



3220 S. Western Avenue
Sioux Falls, SD 57105

Property Features

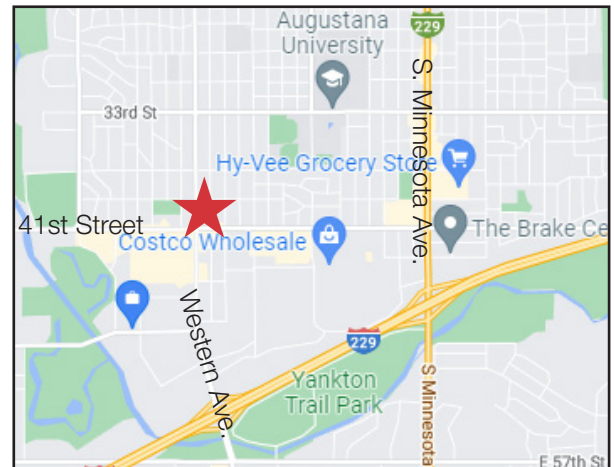
- Two small suites available for lease
- Main floor: 1,548 sq. ft.
- Upper floor: 1,148 sq. ft.
- Total square feet: 2,696 sq. ft.
- Zoned: Office
- On-street parking available
- Lot size: 0.30 acres (99' x 132')
- Year built: 1991
- Parking ratio: 16 paved spots
- New HVAC, roof, interior finishes including kitchen

Pricing

- Upper level lease rate: \$1,580/mo gross plus utilities
- Main level lease rate: \$2,130/mo gross plus utilities
- **Each suite is separately metered**

Location

- Located just north the intersection of W. 41st Street and S. Western Avenue
- Area neighbors include: Circle K Gas Station, Graham Tire, Costco, Scheel's, Western Mall
- 2021 Traffic counts:
 - Western Avenue: 13,900 vpd
 - 41st Street: 22,900 vpd



For more information:

Gregg Brown, MBA, SIOR
605 906 0394 • gbrown@naisiouxfalls.com

FOR LEASE



NAI Sioux Falls

2500 W. 49th Street Suite 100
Sioux Falls, SD 57105
+1 605 357 7100
naisiouxfalls.com

FOR LEASE

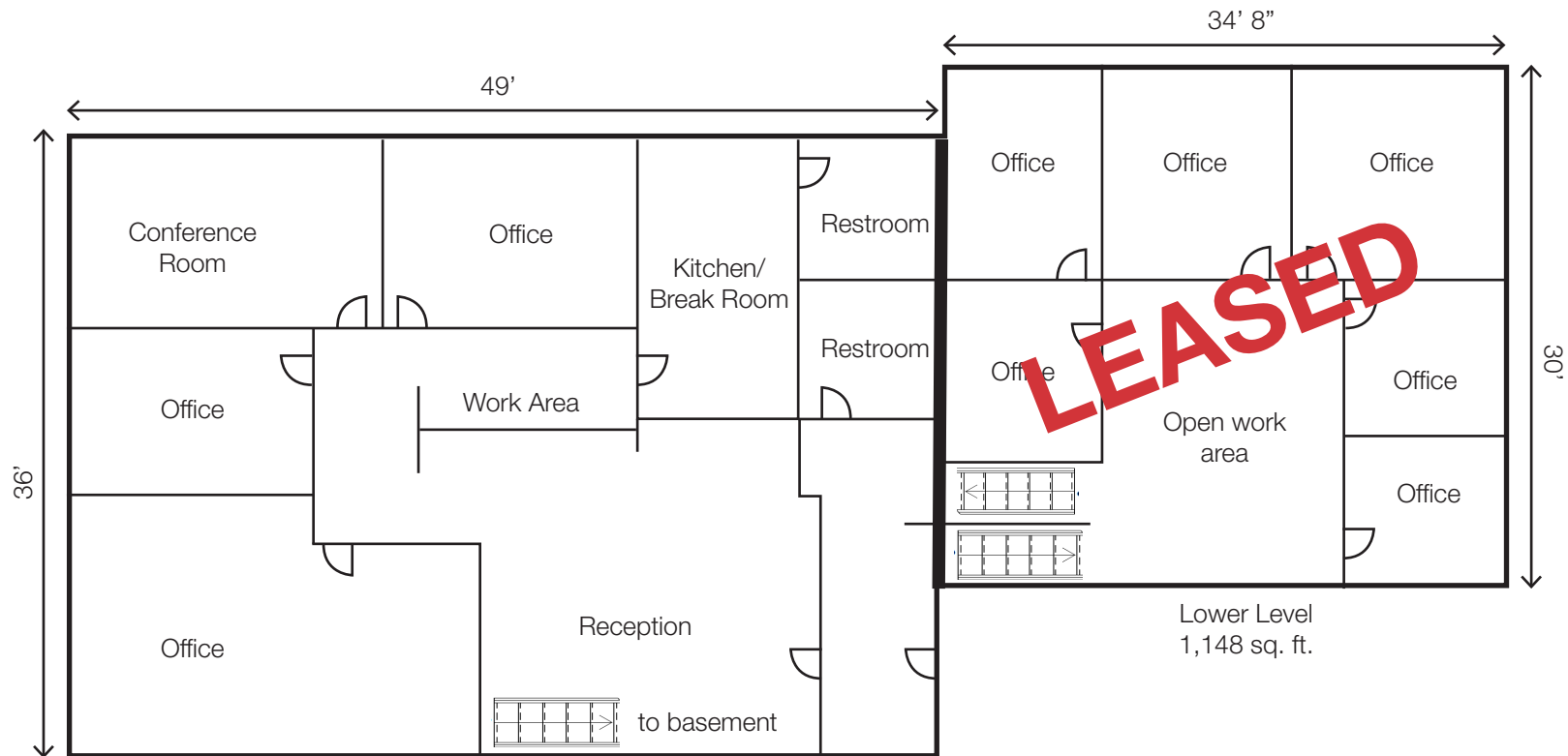


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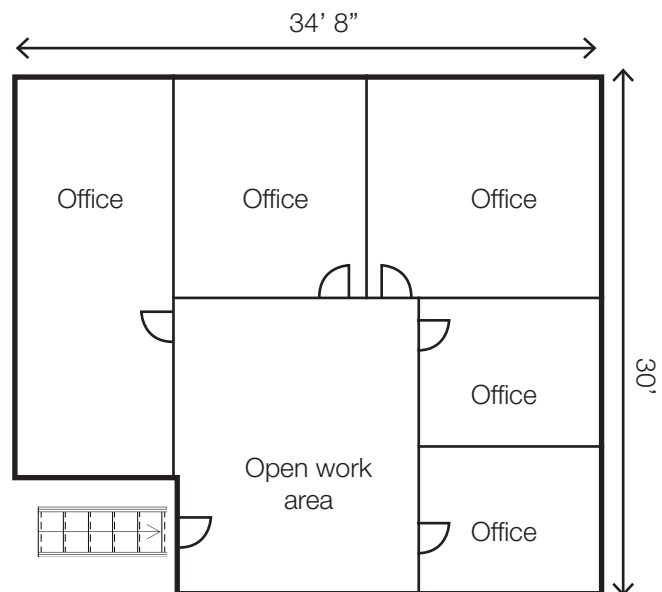
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FLOOR PLAN

FOR LEASE



AVAILABLE
Main Level
1,584 sq. ft.



AVAILABLE
Upper Level
1,148 sq. ft.

AERIAL VIEW

FOR LEASE

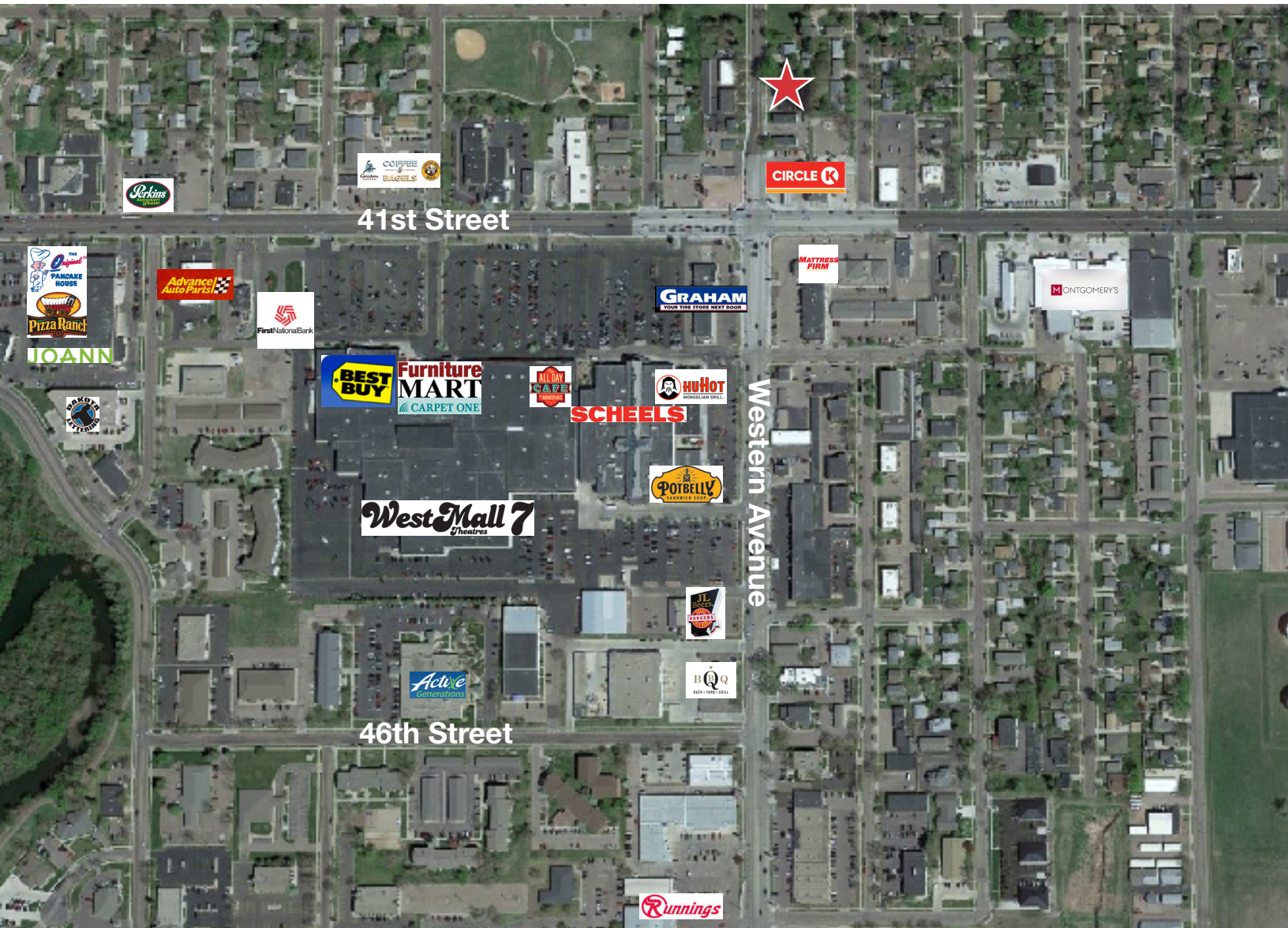


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