

WESTERN AVE OFFICE BUILDING

3801 South Western Avenue, Sioux Falls, SD 57105

SUITE 102 & 104

**FOR
LEASE**



Move-In Ready Professional Office Suites



SIZE

Suite 102:
1,610 SF

Suite 104:
2,337 SF



PRICE

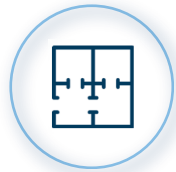
Suite 102:
\$2,150/mo (GROSS)

Suite 104:
\$3,100/mo (GROSS)



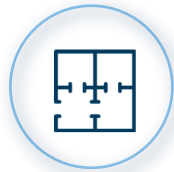
LOCATION

Highly visible, conveniently located office site at the corner of 46th Street and Western Avenue with close proximity to I-29.



SUITE 102

Designed for both flow and functionality, this suite features a welcoming reception area, four large offices - three with generous natural light - plus a dedicated data/storage room, a conference room, a well-sized breakroom, and access to shared restrooms.



SUITE 104

This thoughtfully designed suite features a reception and waiting area, three open workstations separated by pony walls, three private offices with ample natural light, a spacious conference room, a breakroom, and shared restrooms.



AREA TENANTS

All About Travel, Once Upon A Child, Heirloom Creations, Runnings, Scheels, All Day Cafe, Best Buy, Papa Murphy's, Hy-Vee, The Man Salon, Target, West Mall 7, and Empire East

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com

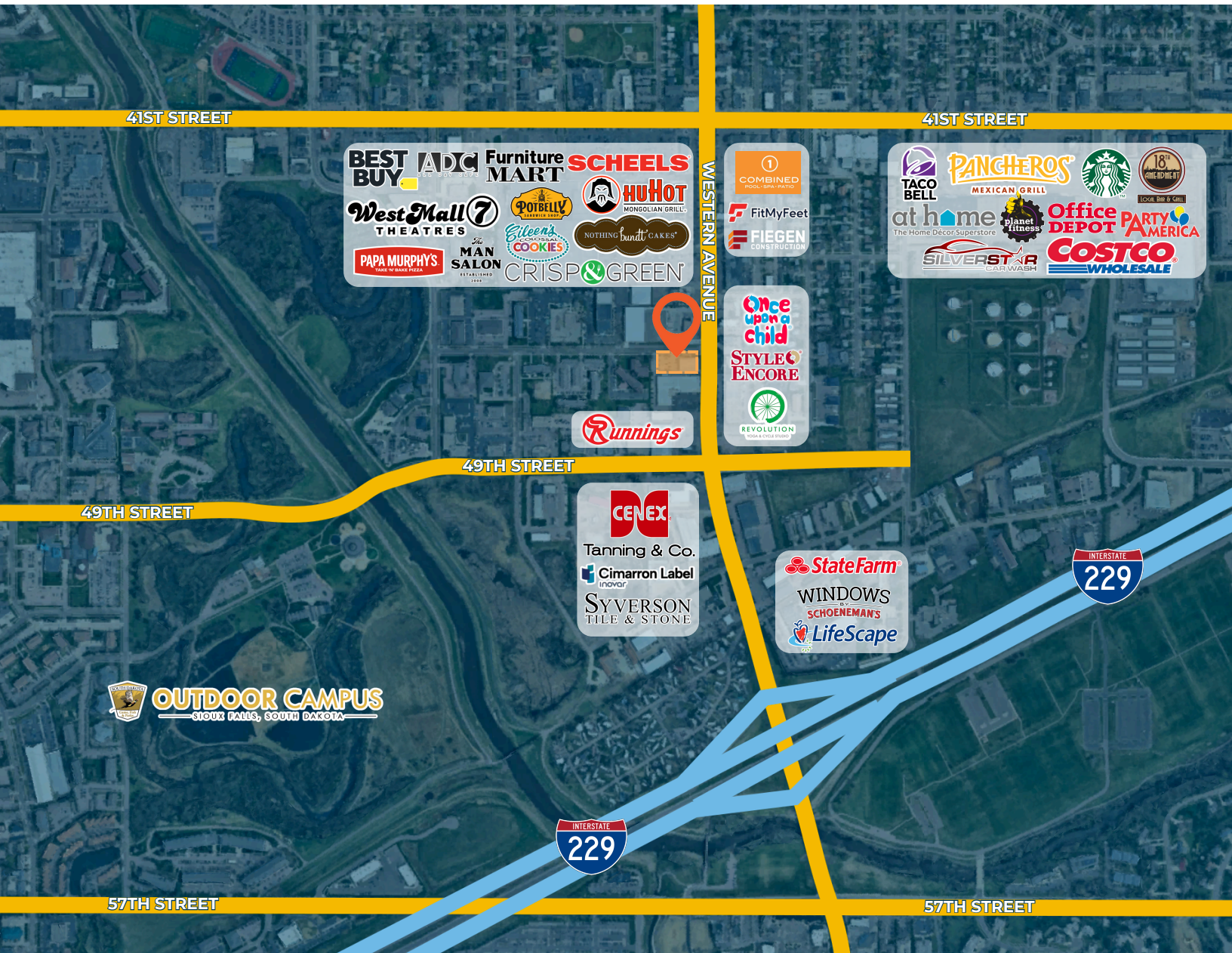
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512

autumn.kaufhold@vbclink.com

AREA RETAIL MAP

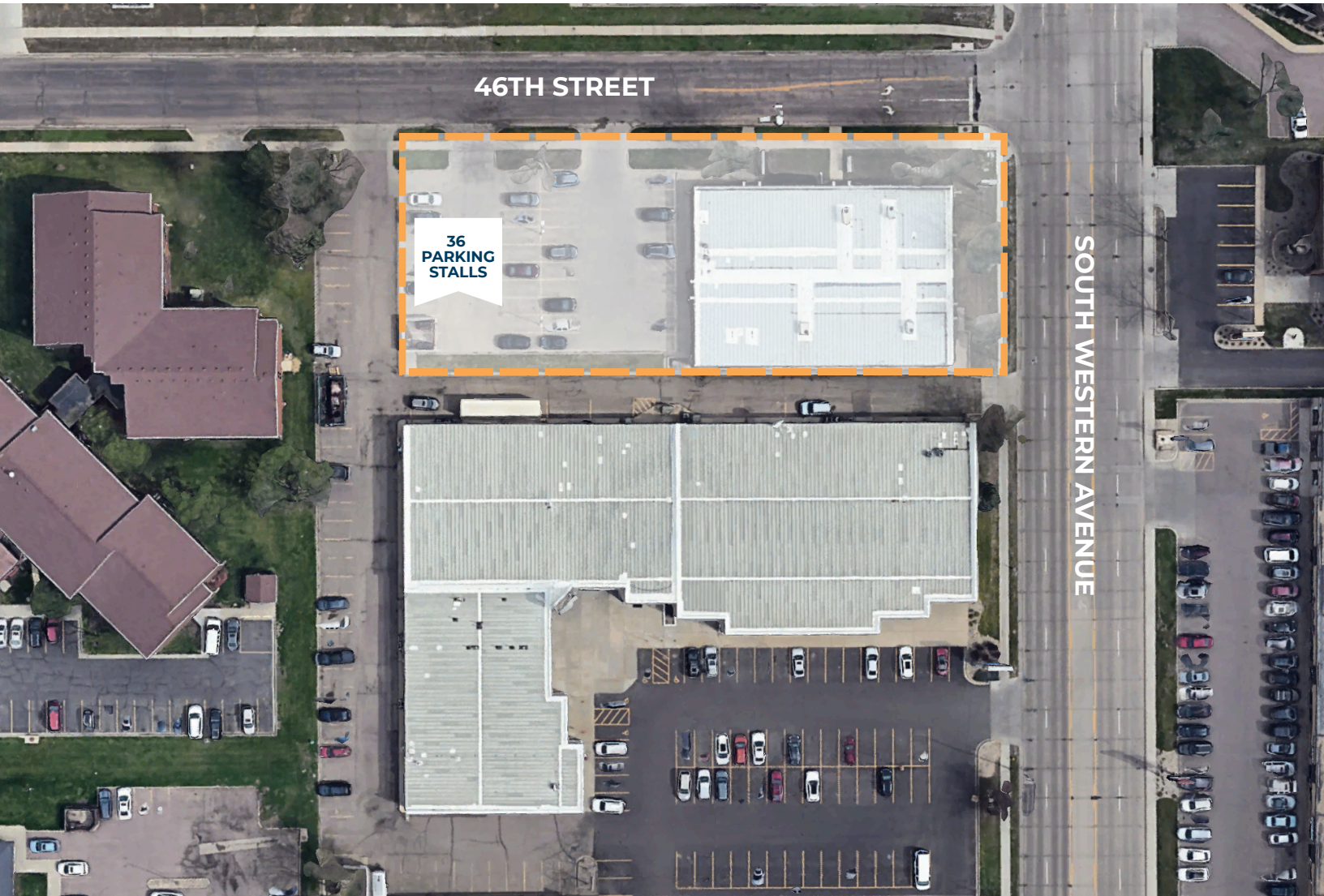


(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

SITE OVERVIEW

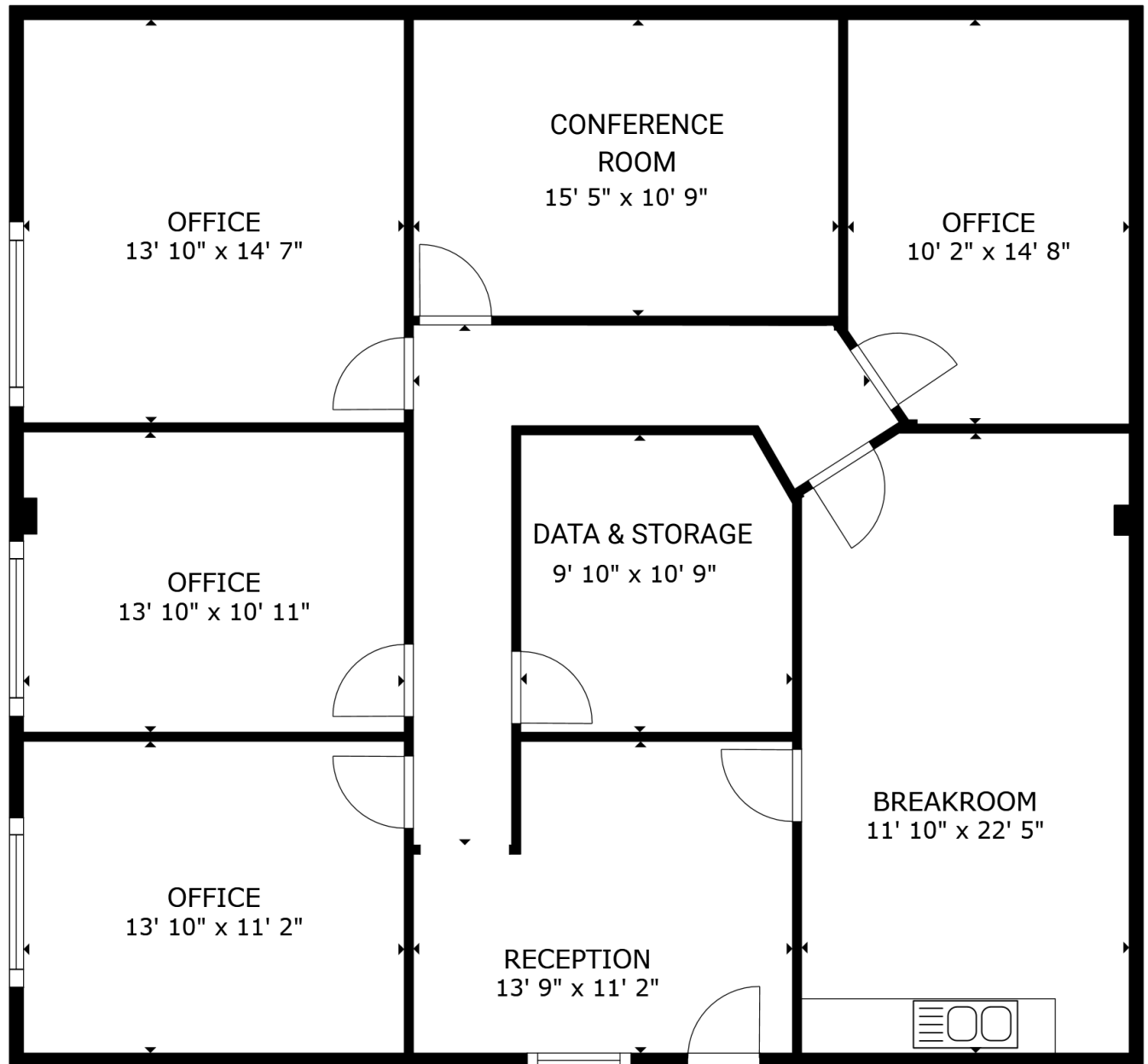


(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

SUITE 102 FLOOR PLAN



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

SUITE 102 PHOTOS

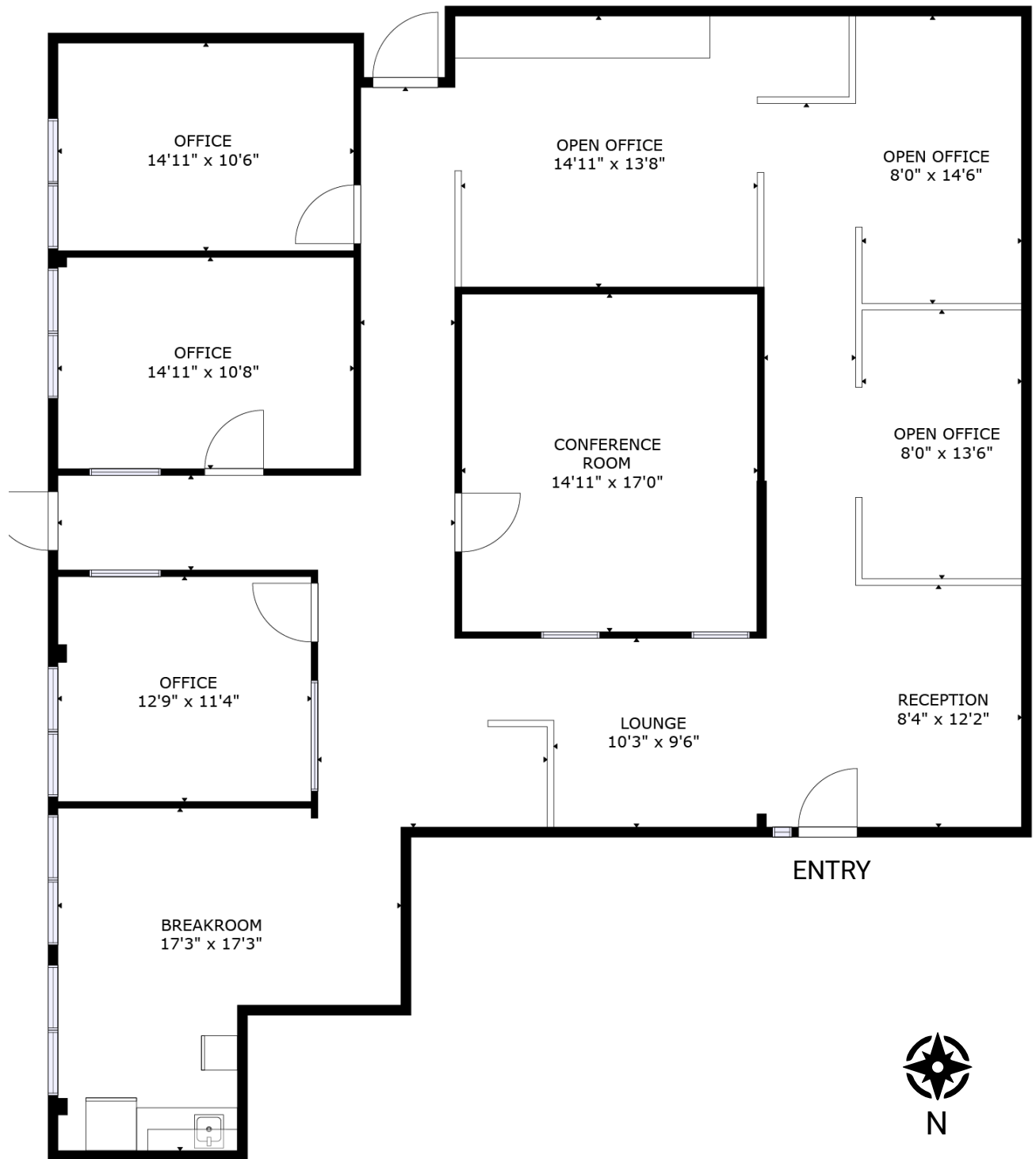


(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

SUITE 104 FLOOR PLAN



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

SUITE 104 PHOTOS



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com