



MIDTOWN OFFICE BUILDING

PROFESSIONAL OFFICE BUILDING OPPORTUNITY

3700 South Duluth / 3701 South Minnesota Avenue | Sioux Falls, SD 57105



SIZE

45,339 sqft
(subdividable)



PRICE

Contact Broker



LOCATION

Located at the corner of 49th Street and South Minnesota Avenue, adjacent to I-229. Providing high visibility.



LAYOUT

Three story professional office building with forward thinking architecture. Will include underground parking and drive-up potential on the main level.



AVAILABLE

Negotiable based on plans.



AREA TENANTS

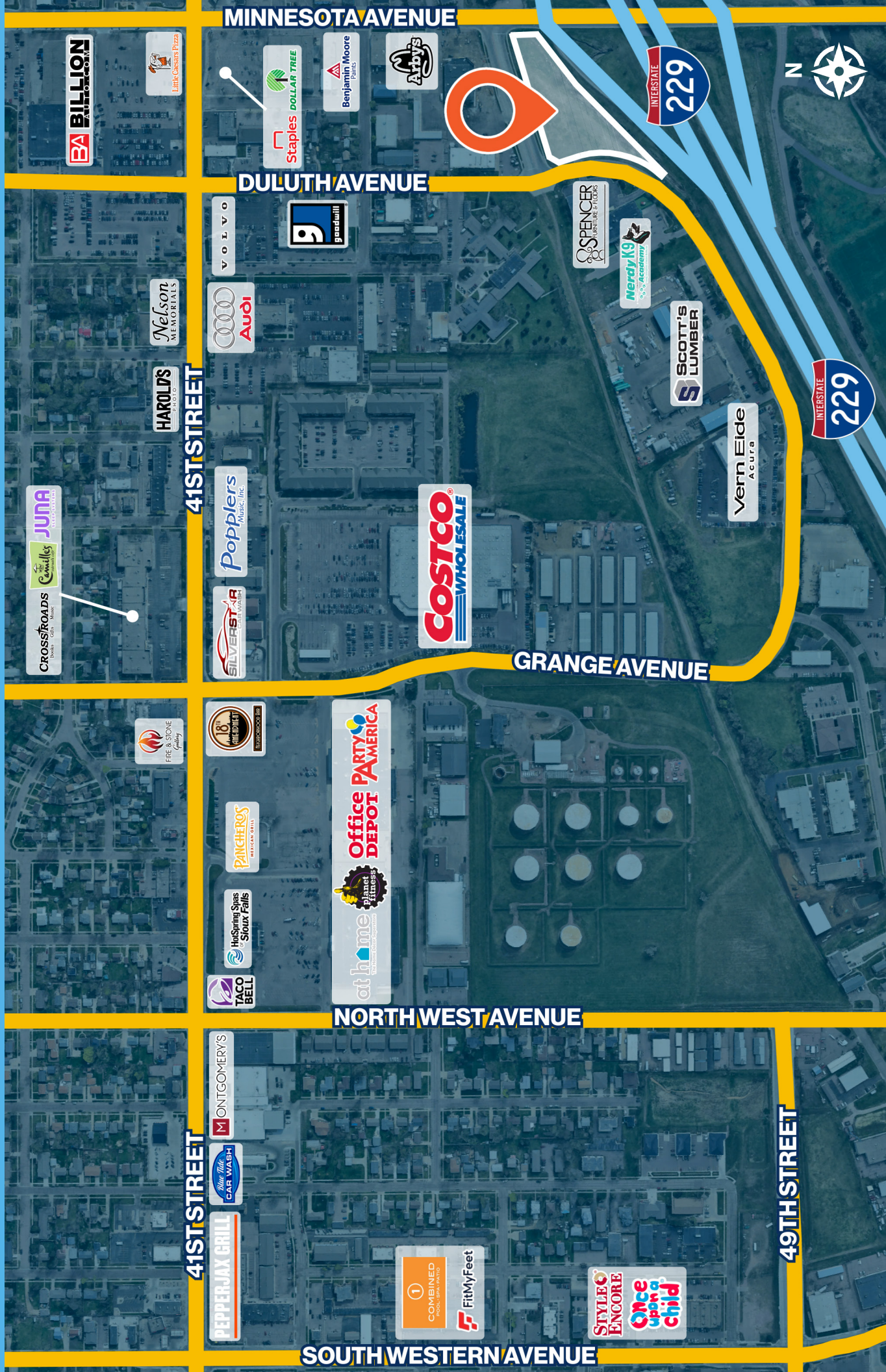
All City Pet Care, Arby's, Subway, Benjamin Moore Paint, Dollar Tree, Staples, T&A Service, Ace Hardware, McDonald's, Billion Auto, Costco, Vern Eide Acura

Information deemed reliable but not guaranteed.



**MIKE
VAN BUSKIRK**
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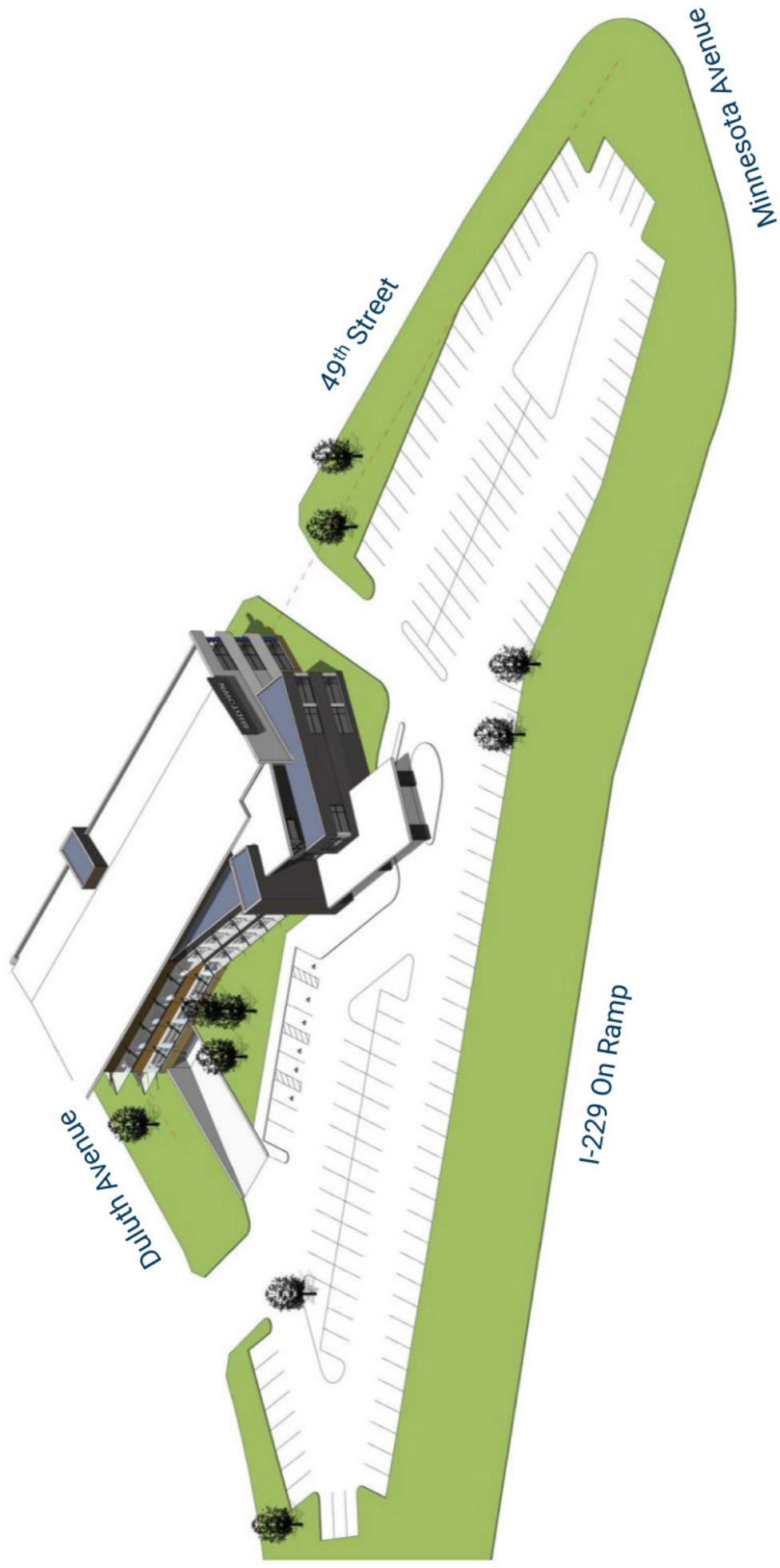
AREA MAP



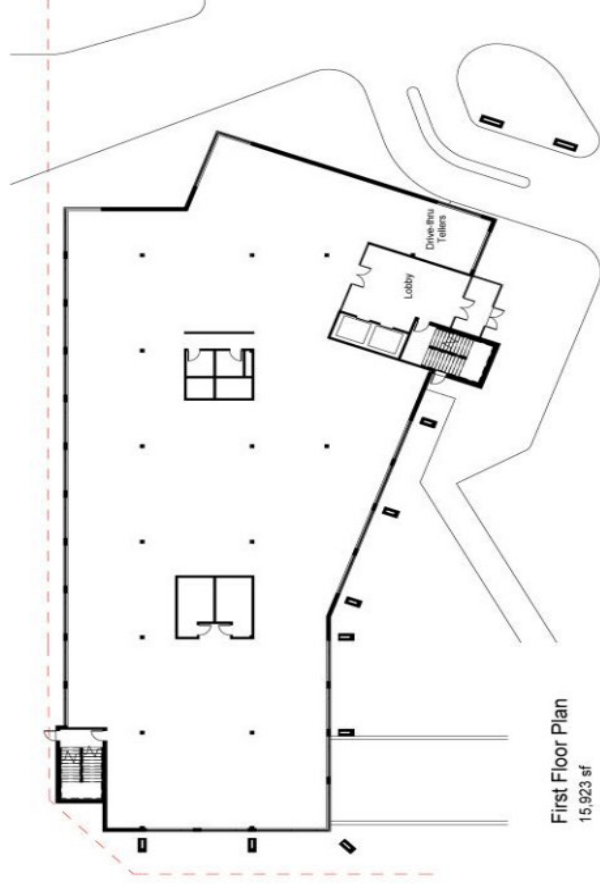
PARCEL MAP



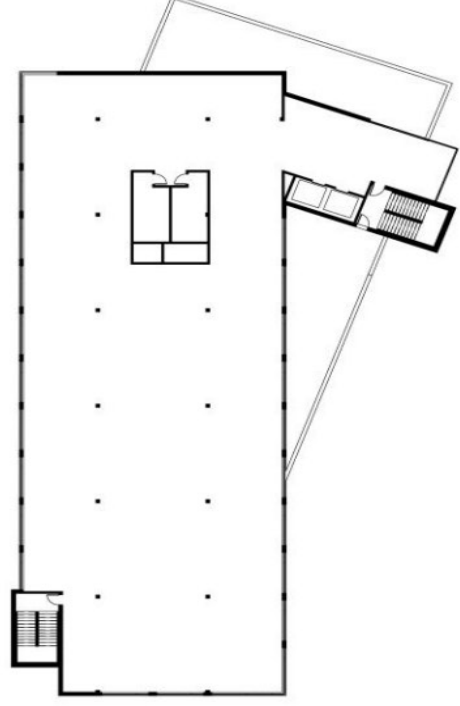
PRELIMINARY SITE PLAN



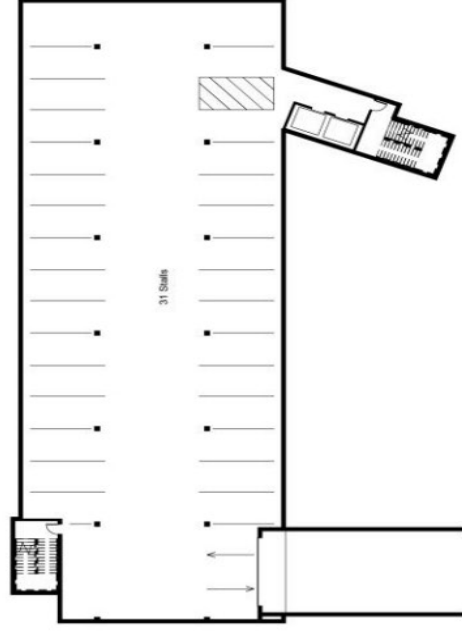
FLOOR PLANS



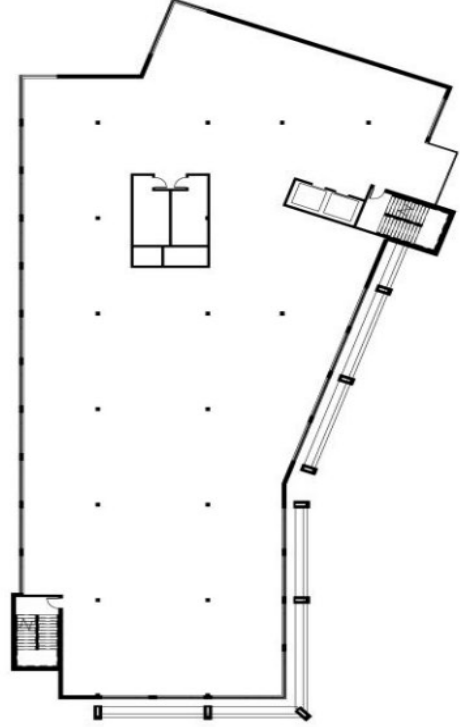
First Floor Plan
15,923 sf



Third Floor Plan
13,546 sf



Garage Level Plan
12,897 sf



Second Floor Plan
15,870 sf