

# FOR LEASE

## Midtown Office Building

PROFESSIONAL OFFICE 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.



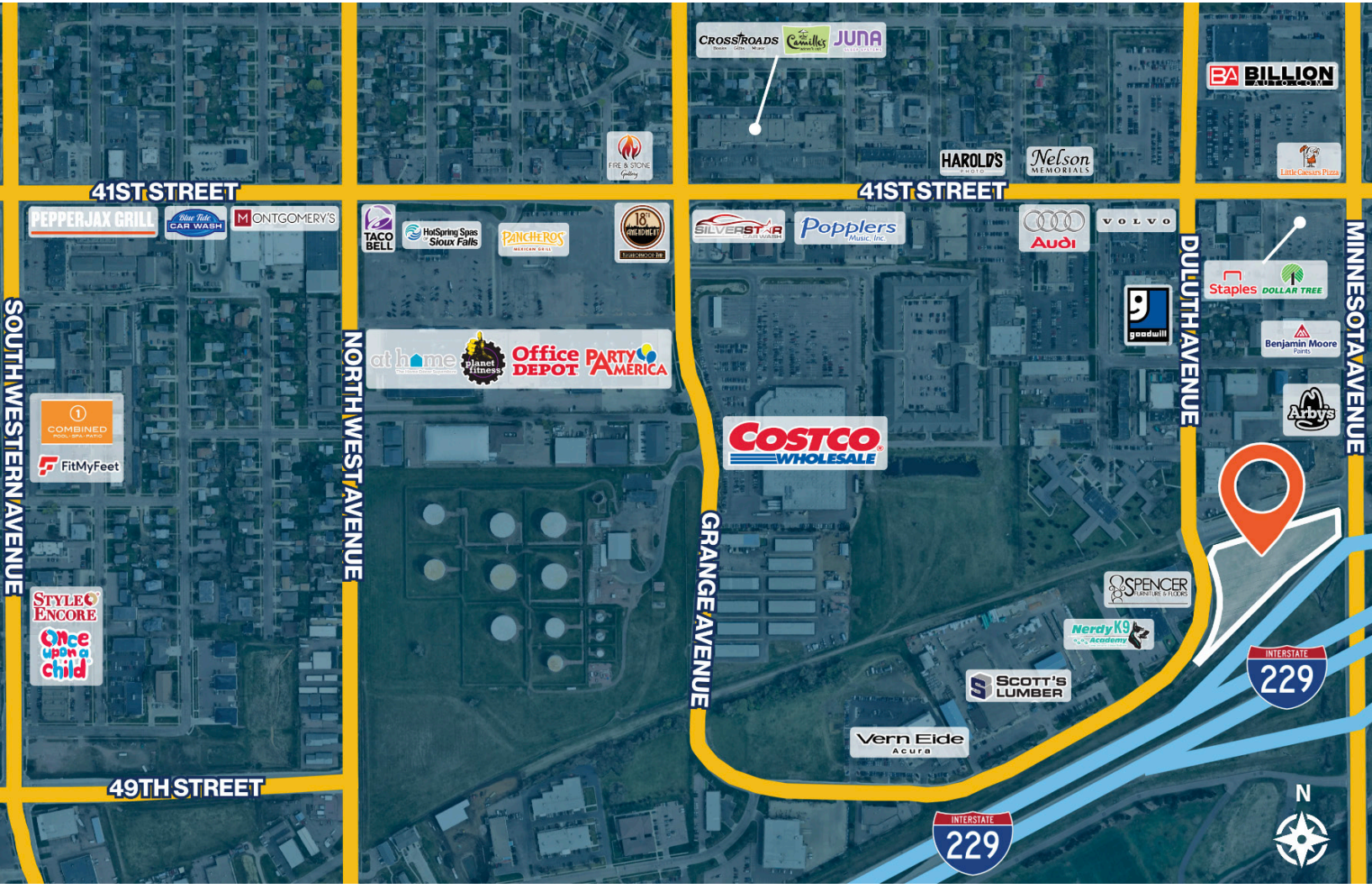
### AREA TENANTS

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.

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## Area Map Midtown Office Building



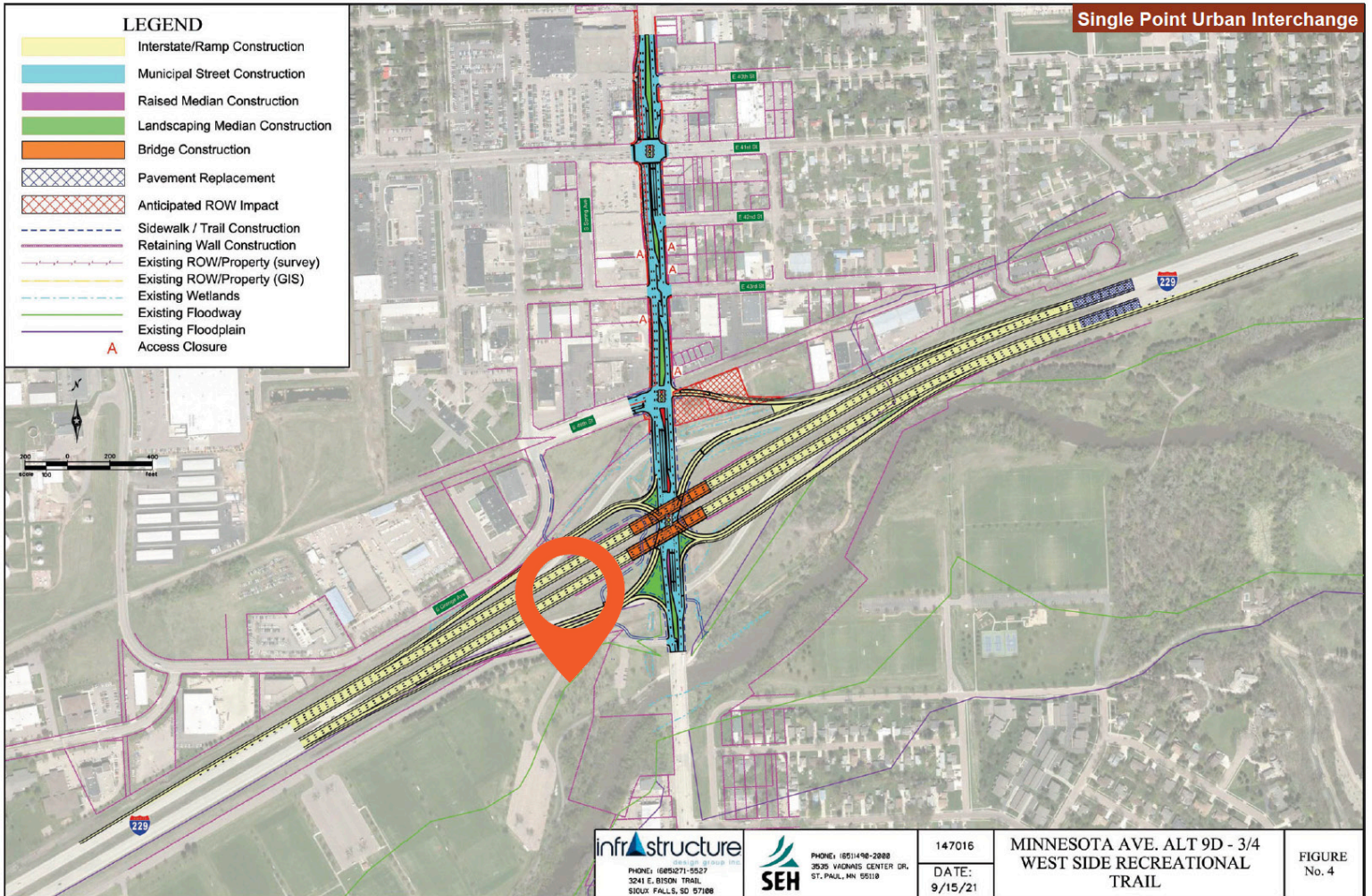
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*Parcel Map*  
**Midtown Office Building**



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## Intersection Map Midtown Office Building



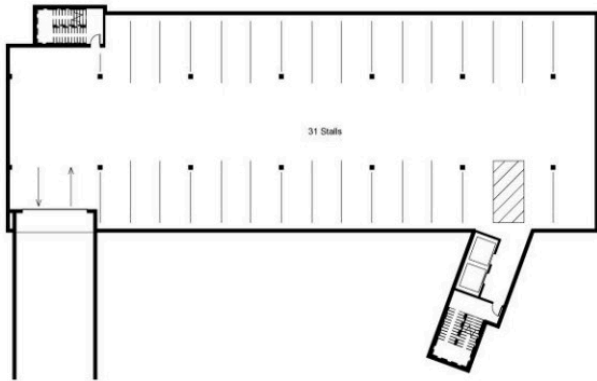
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*Preliminary Concept*  
**Midtown Office Building**

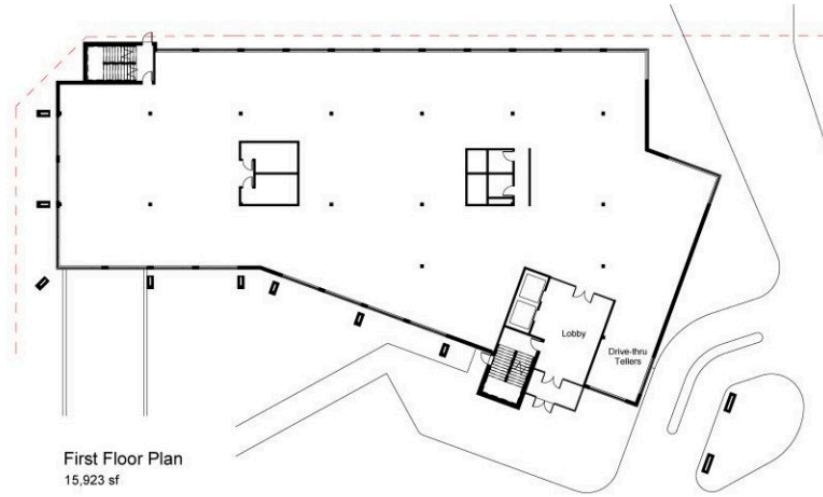


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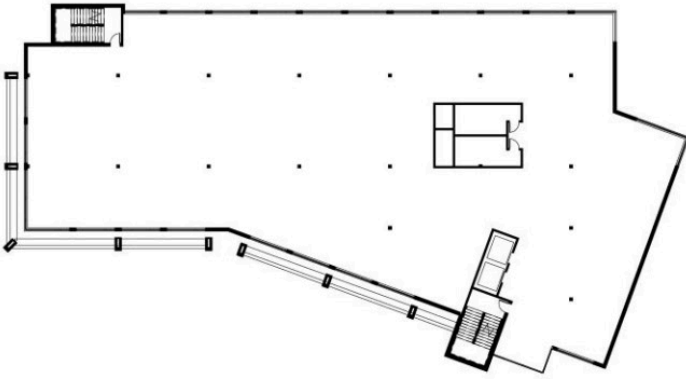
*Floor Plans*  
**Midtown Office Building**



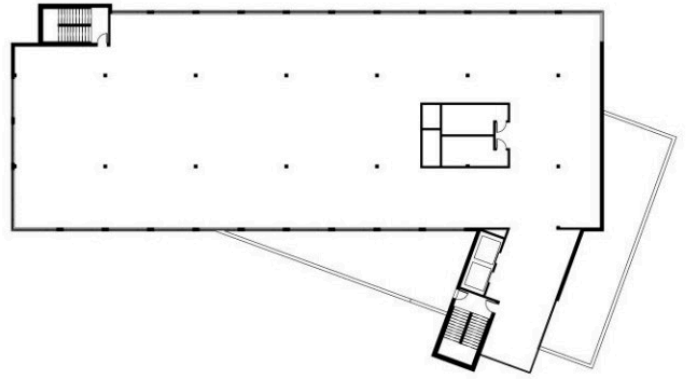
Garage Level Plan  
12,897 sf



First Floor Plan  
15,923 sf



Second Floor Plan  
15,870 sf



Third Floor Plan  
13,546 sf

