

**FOR
LEASE**

BISON TRAIL OFFICE

3240 East Bison Trail, Sioux Falls, SD 57032

SUITE 100



Convenient Southeast Sioux Falls Office Space



SIZE

1,524 sqft



PRICE

\$17.00 psf (NNN)
Estimated NNN: \$5.33 psf



LOCATION

Located in southeast Sioux Falls, near the 69th and Southeastern corridor. This office space is easily accessible from major roads and nearby several amenities and services.



LAYOUT

This office suite includes a reception area, two private offices with windows, open work area with a kitchenette, shared conference room and shared restrooms.



AVAILABLE

February 1, 2026
Call broker for a tour!



AREA TENANTS

Embark Mental Health, GreatLIFE Fitness Center, Southeastern Dental Center, The Human Bean, Harrisburg East Middle School, Roundhouse Brew Pub, Circle K, HyVee Grocery Store

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512

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AREA RETAIL MAP

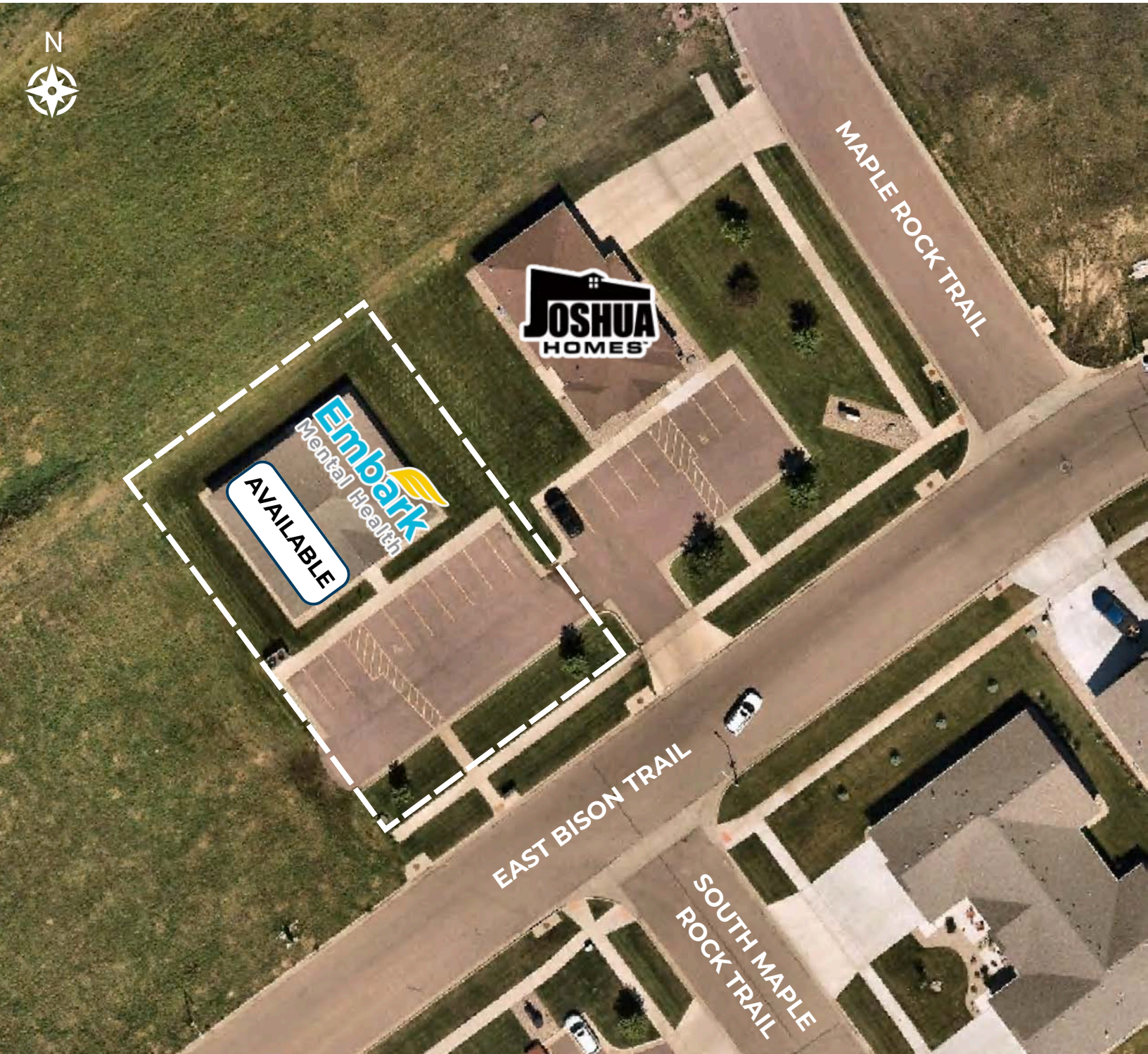


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SITE OVERVIEW



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BUILDING FLOOR PLAN



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PHOTO GALLERY



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