



# WESTERN AVENUE OFFICE

## 41ST + WESTERN

### SINGLE-TENANT OFFICE BUILDING FOR LEASE

3508 South Western Avenue | Sioux Falls, SD 57105



#### SIZE

1,296 sqft



#### PRICE

\$16.00 NN (Tenant to self-CAM)  
2025 Taxes + Insurance = \$3.82 psf



#### LOCATION

High-profile location near 41st & Western. Site is surrounded by many large employers, retailers, and restaurants.



#### TRAFFIC

18,400 vpd



#### LAYOUT

The building is currently built out as a turn-key chiropractic office, with 3 offices/exam rooms, reception area, personal office, open area and restroom.



#### AREA TENANTS

Western Mall, Scheels, HuHot Mongolian Grill, Papa Murphy's, Nothing Bundt Cakes, Potbelly Sandwich Shop, Graham Tire Company, Pepper Jax Grill, Verizon, Qdoba, Montgomery's

Information deemed reliable but not guaranteed.



605.361.8211

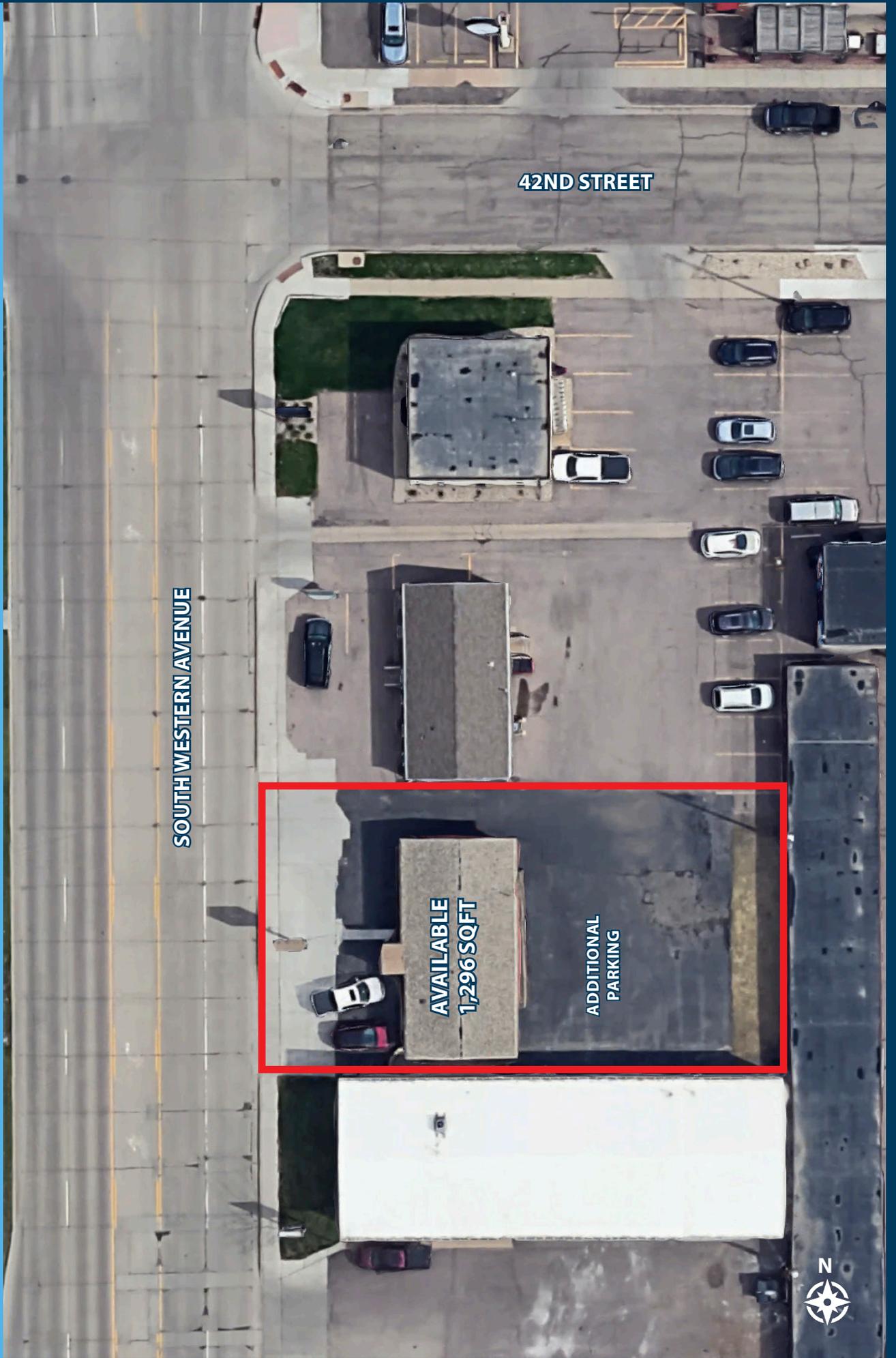
2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106



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# SITE OVERVIEW



SOUTH WESTERN AVENUE

42ND STREET

AVAILABLE  
1,296 SQFT

ADDITIONAL  
PARKING



# PHOTOS

