

# FOR LEASE

## Park Place Office Suites

OFFICE SPACE LOCATED ON 41ST STREET

3101 West 41st Street | Sioux Falls, SD 57105



### SIZE

Suite 200: 736 sqft

Suite 201AB: 405 sqft

Suite 214: 1,100 sqft



### PRICE

Suite 200: \$1,250/mo (Gross)

Suite: 201AB: \$600/mo  
(Gross)

Suite 214: \$1,650 / month  
(Gross)



### LOCATION

Located just east of the Empire Mall and across from O'Gorman High School on the #1 retail corridor in South Dakota.



### LAYOUT

Arrive via elevator or grand staircase to bright second-floor offices with fresh paint and large windows. Enjoy shared amenities including a spacious conference room, kitchenette with coffee bar and restrooms.



### TRAFFIC

49,100 vpd

41st Street between Louise Avenue and Kiwanis Avenue.



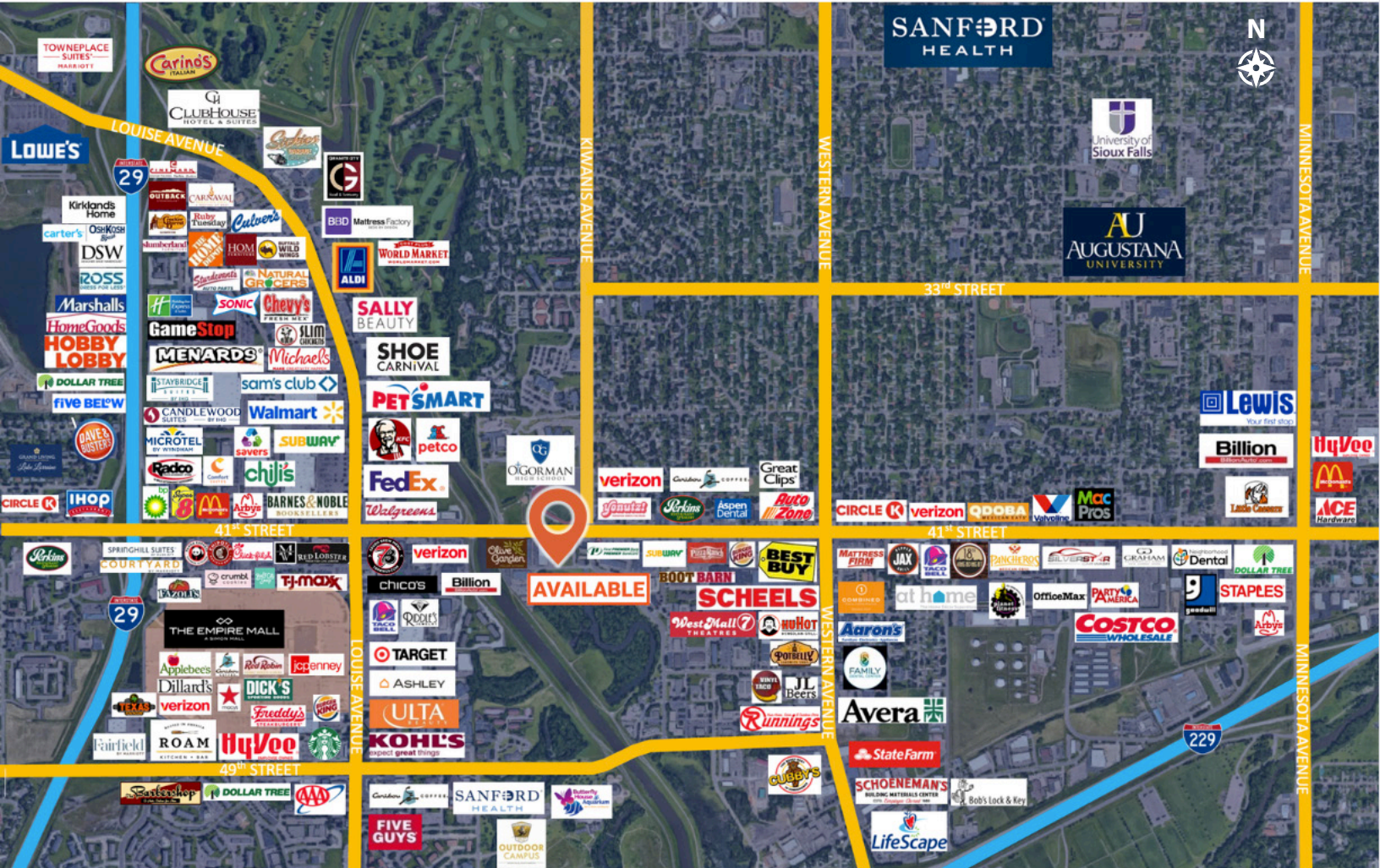
### AREA TENANTS

Plato's Closet, Stensland Family Farms Ice Cream, Prairie Road Yarn, Coming Soon – Early Bird, Olive Garden, Walgreens, Barnes & Noble, The Empire Mall, Target, Kohl's.

Information deemed reliable, but not guaranteed.

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# Area Retail Map Park Place Office Suites



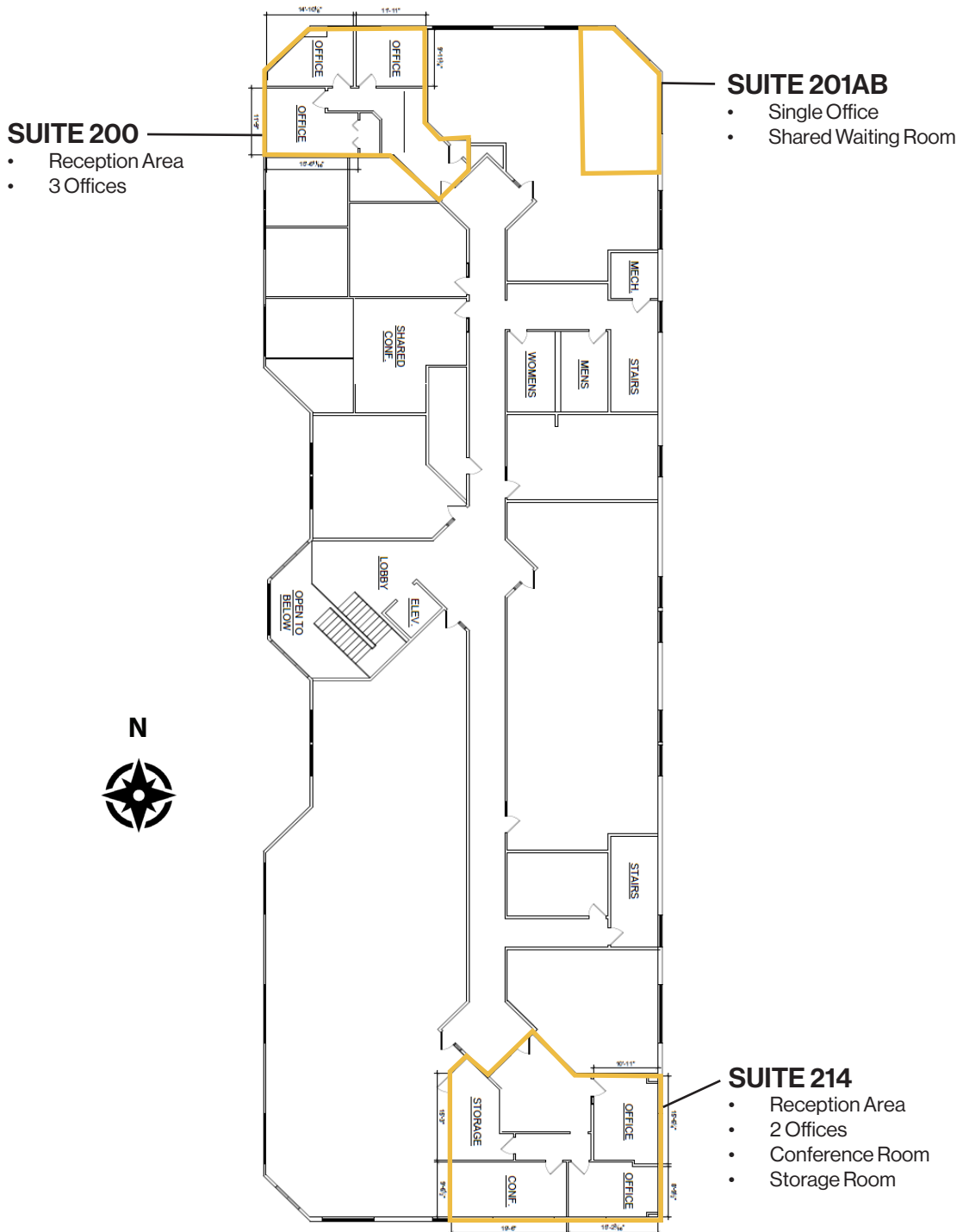
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## Area Overview Park Place Office Suites



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## Building Floor Plan Park Place Office Suites



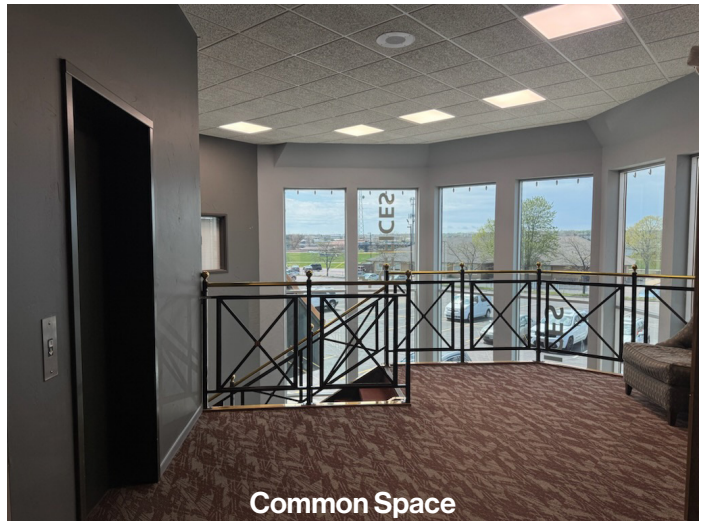
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*Suite 200 Photos*  
**Park Place Office Suites**



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*Suite 201AB Photos*  
**Park Place Office Suites**



**FOR  
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*Suite 214 Photos*  
**Park Place Office Suites**

