

FOR LEASE

Western Ave Office Building

MOVE-IN-READY OFFICES

3801 South Western Avenue, Suite 100 & 105 | Sioux Falls, SD 57105



SIZE

Suite 100: 1,109 sqft

Suite 105: 903 sqft



PRICE

Suite 100:
\$1,700/mo (Gross) + Utilities

Suite 105:
\$1,400/mo (Gross)
Utilities Included



LOCATION

Highly visible, conveniently located office site at the corner of 46th Street and Western Avenue with close proximity to I-29.



LAYOUT

Suite 100: Features a spacious open work area filled with abundant natural light, ideal for collaborative office use or wellness services. This thoughtfully designed layout also includes a private office, dedicated storage room, and a breakroom with a sink.



LAYOUT

Suite 105: Features a welcoming reception area and an efficient layout designed to support a productive work environment. This suite includes 4 private offices, a dedicated copy and supply room, and a convenient breakroom with a sink.



AREA TENANTS

All About Travel, Tru Massage Therapy, Once Upon A Child, Runnings, Scheels, All Day Cafe, Best Buy, Papa Murphy's, Hy-Vee, The Man Salon, Target, West Mall 7, and Empire East.

Information deemed reliable, but not guaranteed.

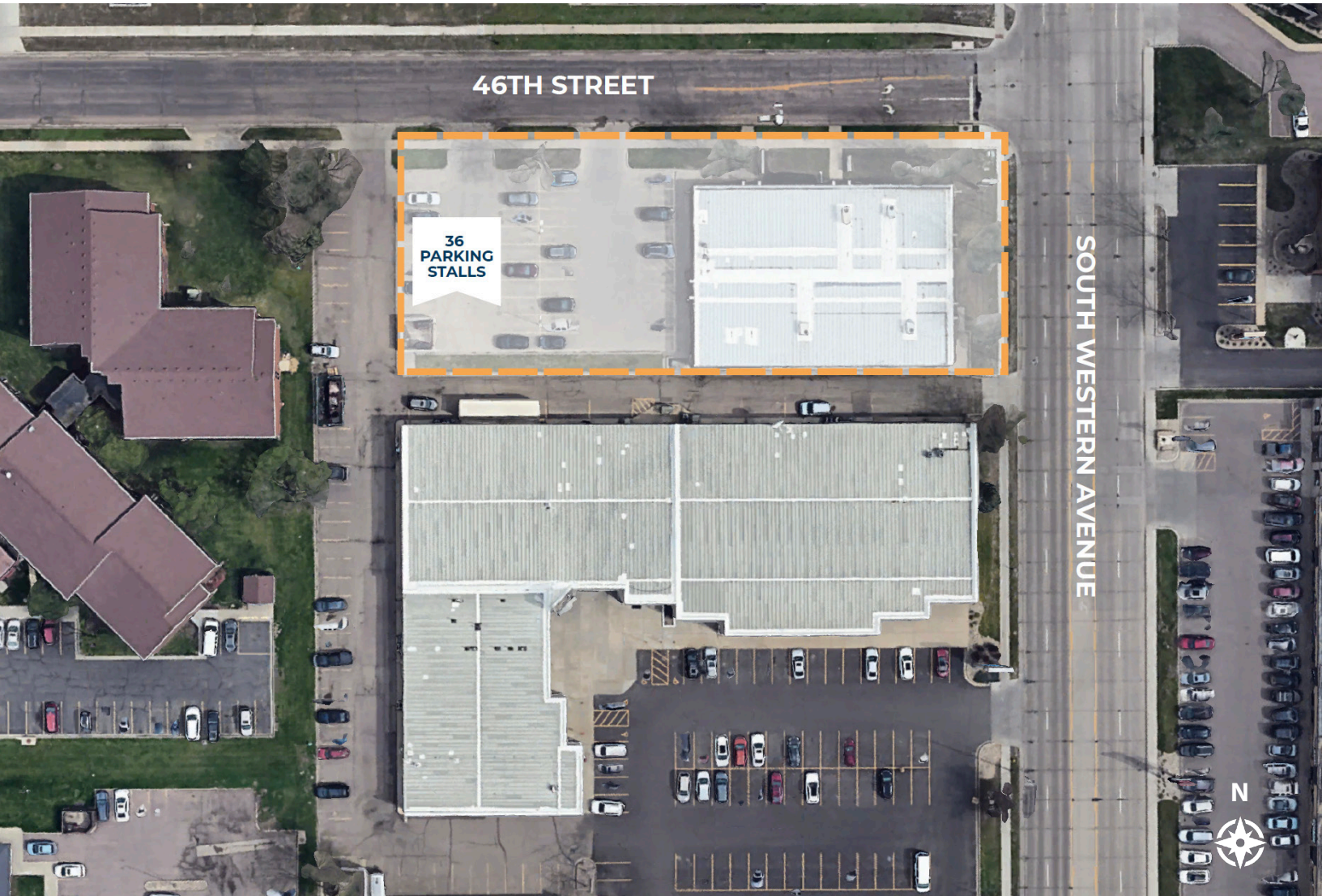
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Area Map Western Ave Office Building



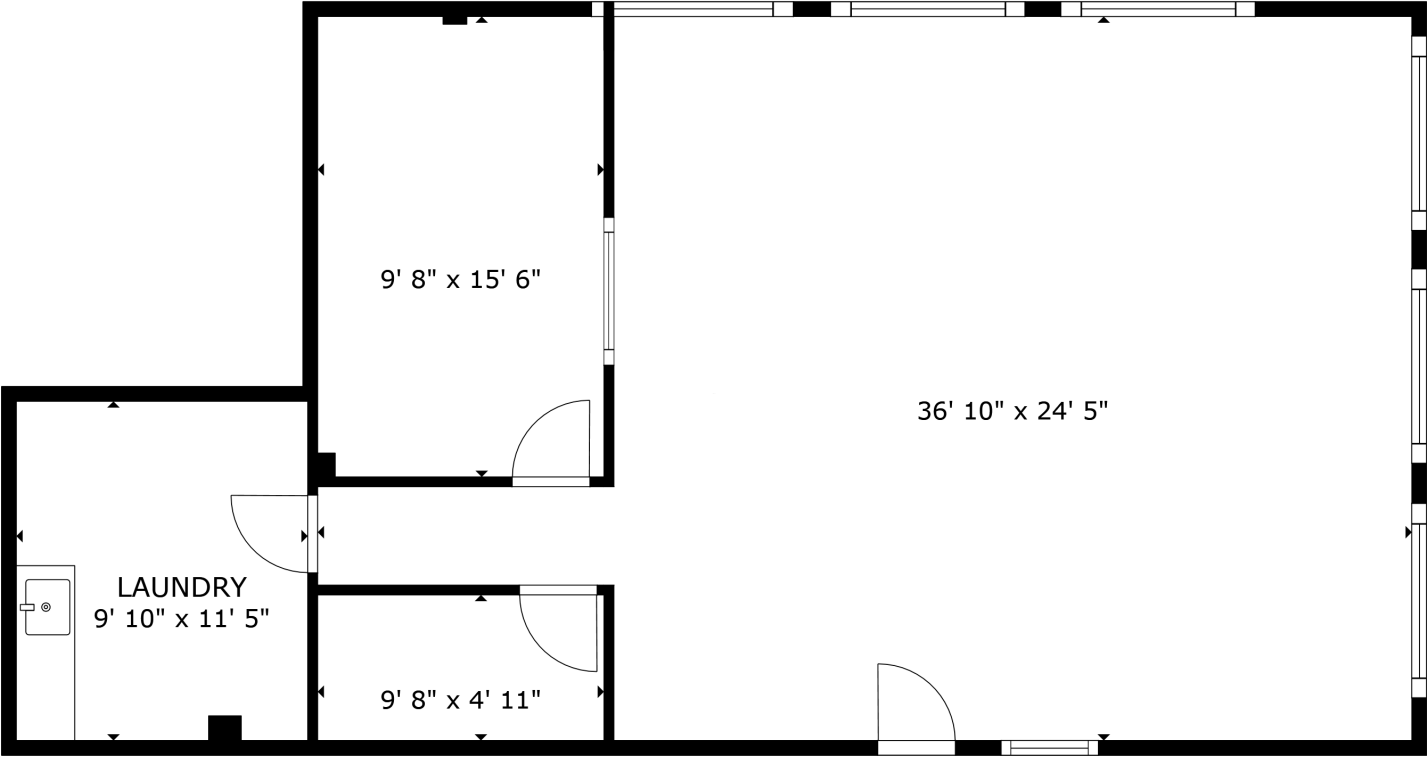
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Site Overview
Western Ave Office Building



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Suite 100 Floor Plan
Western Ave Office Building



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 1,016 sq.ft.
TOTAL : 1,016 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



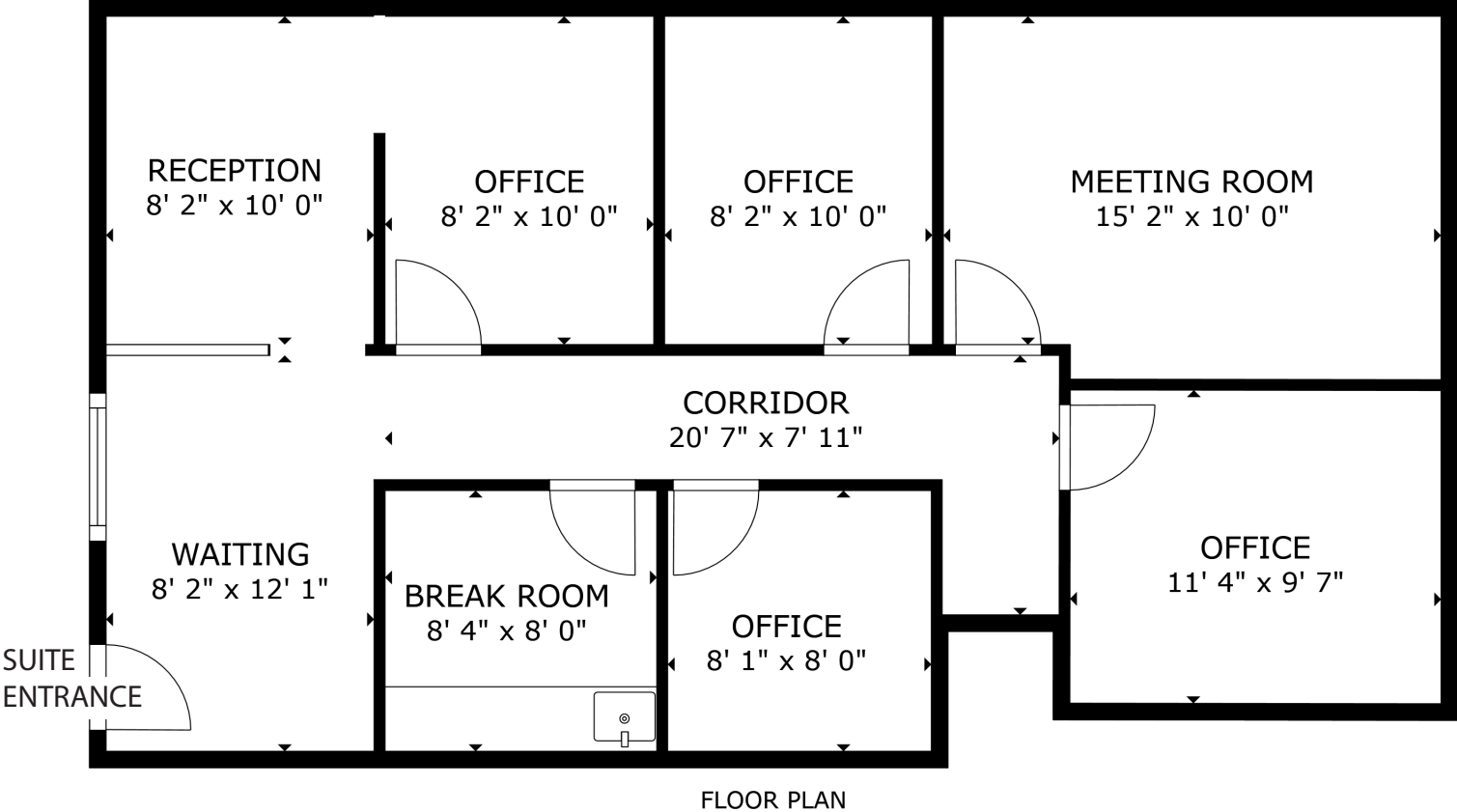
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Suite 100 Photos
Western Ave Office Building



FOR
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Suite 105 Floor Plan
Western Ave Office Building



GROSS INTERNAL AREA
FLOOR PLAN 880 sq.ft.
TOTAL : 880 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Suite 105 Photos
Western Ave Office Building

