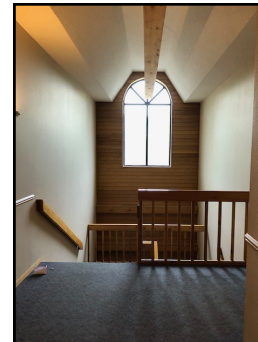
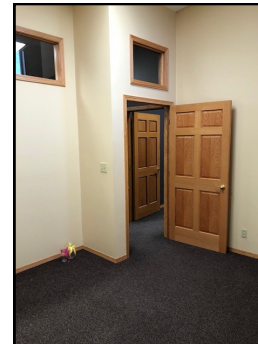
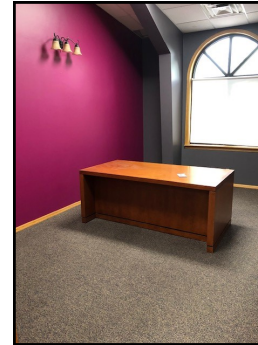
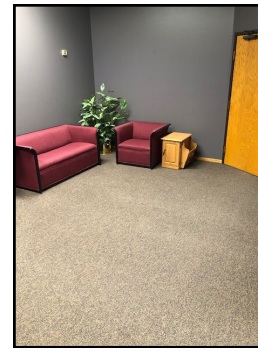


FOR LEASE \$750 / MONTH



**3400 W 49TH ST
SIOUX FALLS, SD 57106**

- ◆ 725 SQUARE FEET
- ◆ \$750 PER MONTH, GROSS INCLUDING UTILITIES (TENANT RESPONSIBLE FOR IN-SUITE JANITORIAL AND PHONE/INTERNET)
- ◆ SECOND FLOOR OFFICE SPACE AVAILABLE IN A MULTI-TENANT STRIP CENTER LOCATED NEAR THE CORNER OF 49TH ST AND LOUISE AVE
- ◆ BUILD-OUT INCLUDES A RECEPTION AREA, TWO OFFICES AND CONFERENCE ROOM
- ◆ DOOR SIGNAGE OPPORTUNITY
- ◆ ZONED C-2
- ◆ TENANT MIX INCLUDES - BB'S PUB N GRILL, PURSES 2 GO, MISSION NUTRITION, ESCAPE FLOAT SPA, THOMAS JAMES JEWELERS AND MERLE NORMAN
- ◆ BLOCKS FROM THE EMPIRE MALL, TARGET, KOHL'S, BED BATH AND BEYOND, BURGER KING, HY VEE AND MUCH MORE



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