

EMPIRE OFFICE CENTER

OFFICE SPACE AVAILABLE



4305 S. Louise Avenue, Suite 205
Sioux Falls, SD 57106

FOR LEASE

\$12.00 / SF Gross
300 RSF

SIZE

- Suite 205: 300 RSF

PRICE

- \$12.00 / SF Gross; Utilities included in rent
- 10% load factor added on to usable square footage

LOCATION

- Across from The Empire Mall, Target, Kohl's, Hy-Vee, Five Guys, Caribou Coffee & Einstein Bros. Bagels, and much more! Most trafficked area for business trade.

DESCRIPTION

- Floor plan includes an executive office with a closet
- Now Available!
- 20,310 square foot office building located at the highly visible intersection of 49th Street & Louise Avenue
- Office building includes a common conference room, restrooms and ample parking area
- Contact Broker for additional information

Find out more at lloydcompanies.com

RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com

ALEXIS KONSTANT
605 321-4861
alexis@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



FLOOR PLANS

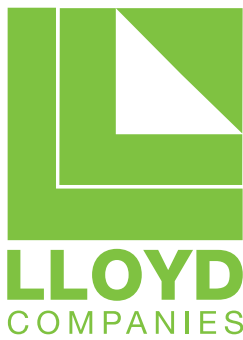
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Concept only;
Subject to change

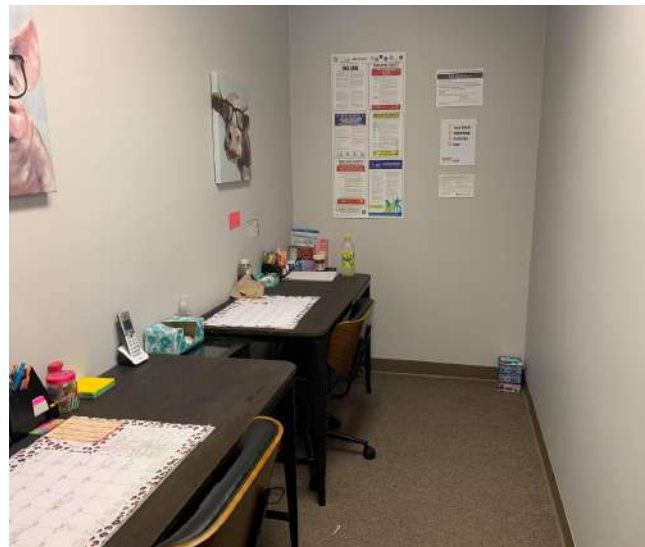
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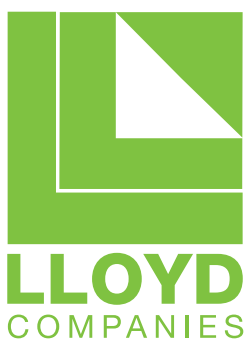
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SUITE 205 PICTURES

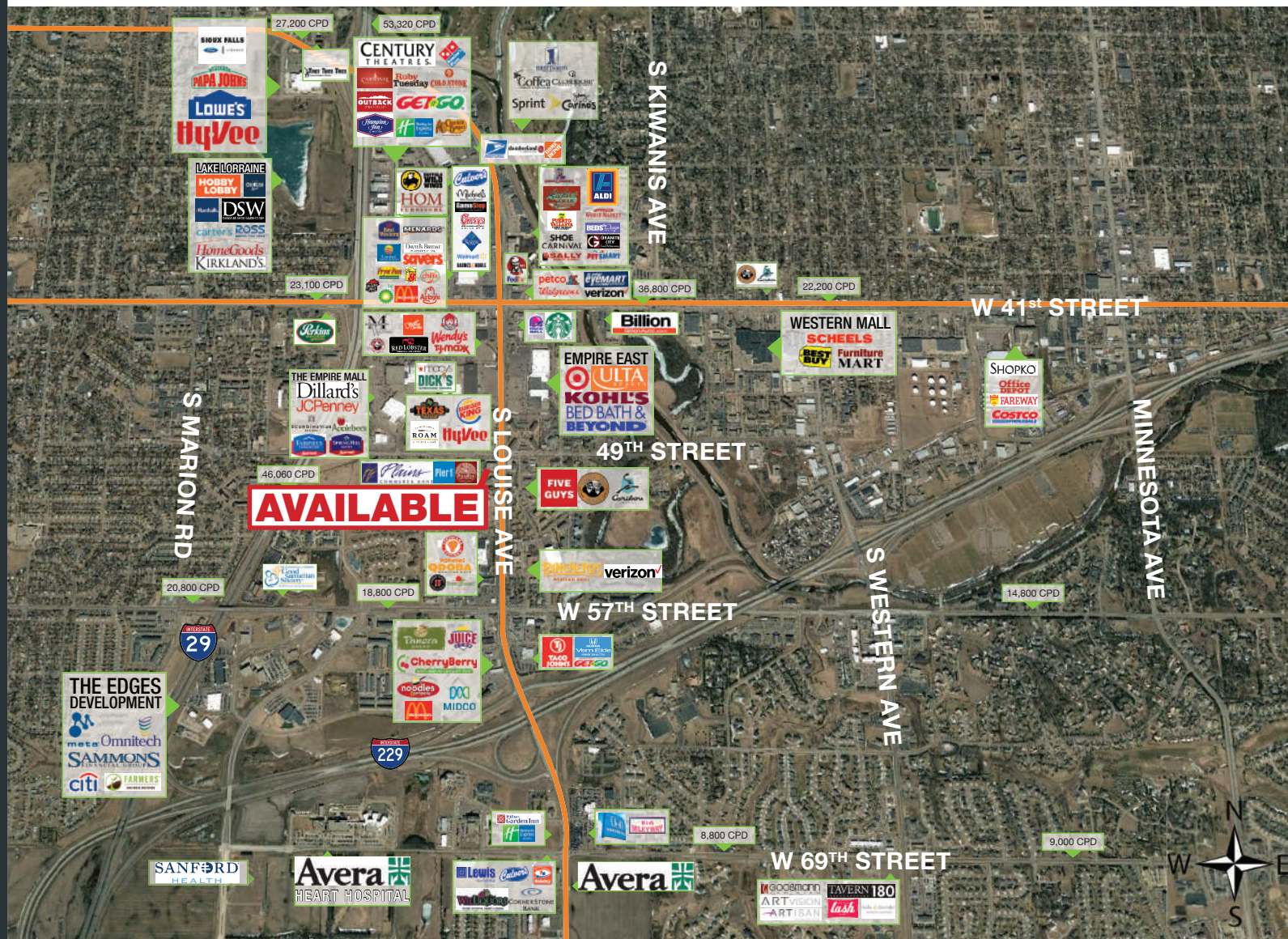
RAQUEL BLOUNT, SIOR
605-728-9092
raquel@lloydcompanies.com

ALEXIS KONSTANT
605-321-4861
alexis@lloydcompanies.com



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RETAIL MAP

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