

# FOR LEASE

# WESTERN AVE OFFICE BUILDING

3801 South Western Avenue, Sioux Falls, SD 57105

**SUITE 102 & 104**



## Move-In Ready Professional Office Suites

### SIZE

**Suite 102:**  
1,610 SF

**Suite 104:**  
2,337 SF

### PRICE

**Suite 102:**  
\$2,150/mo (GROSS)

**Suite 104:**  
\$3,100/mo (GROSS)

### LOCATION

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

### SUITE 102

Designed for both flow and functionality, this suite features a welcoming reception area, four large offices - three with generous natural light - plus a dedicated data/storage room, a conference room, a well-sized breakroom, and access to shared restrooms.

### SUITE 104

This thoughtfully designed suite features a reception and waiting area, three open workstations separated by pony walls, three private offices with ample natural light, a spacious conference room, a breakroom, and shared restrooms.

### AREA TENANTS

All About Travel, Once Upon A Child, Heirloom Creations, 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.

**VanBuskirk**  
COMPANIES

(605)-361-8211 | [vbclink.com](http://vbclink.com)  
2571 S Westlake Dr #100 Sioux Falls SD 57106

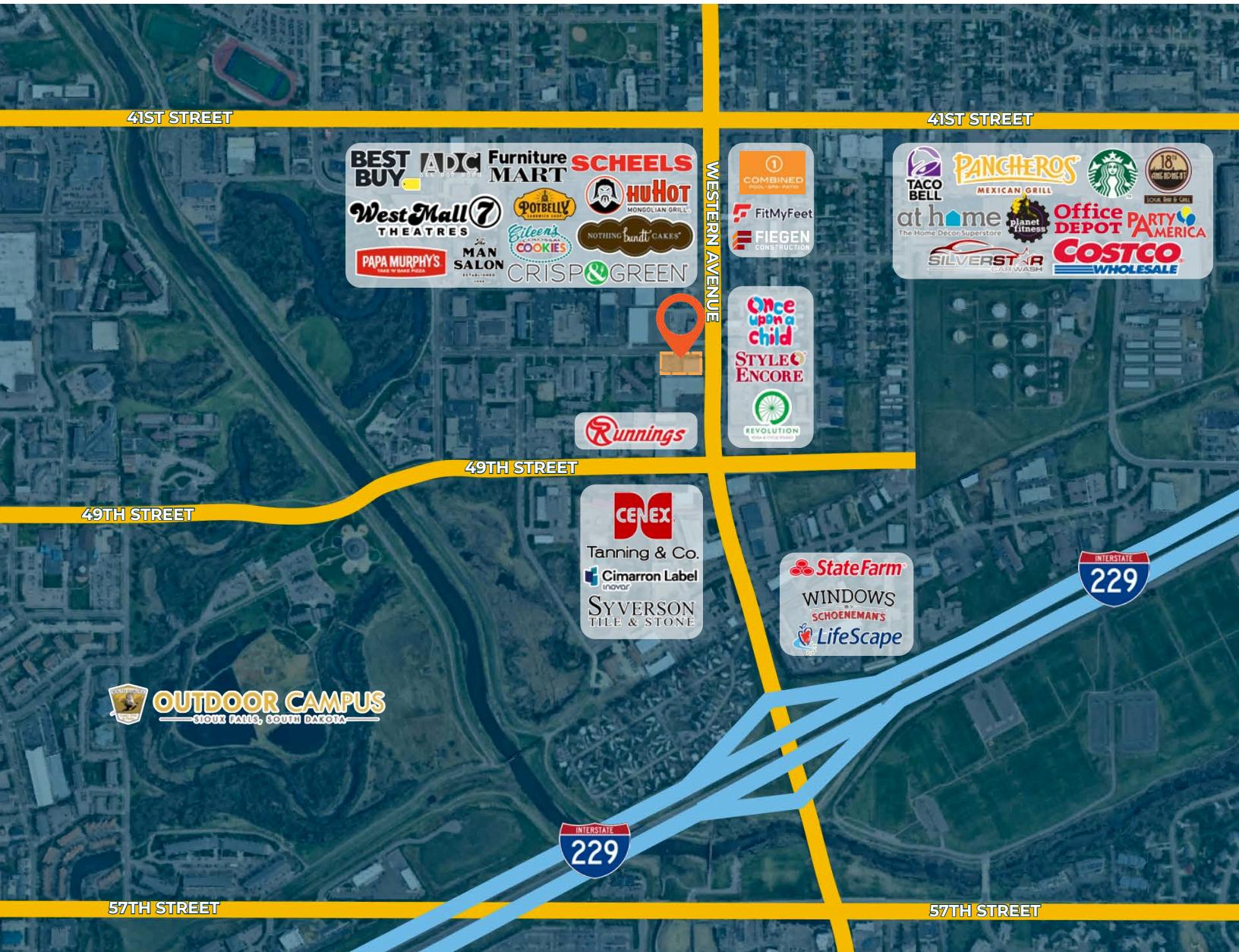


**Autumn**  
KAUFHOLD

**(605)-351-5512**

[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

# AREA RETAIL MAP



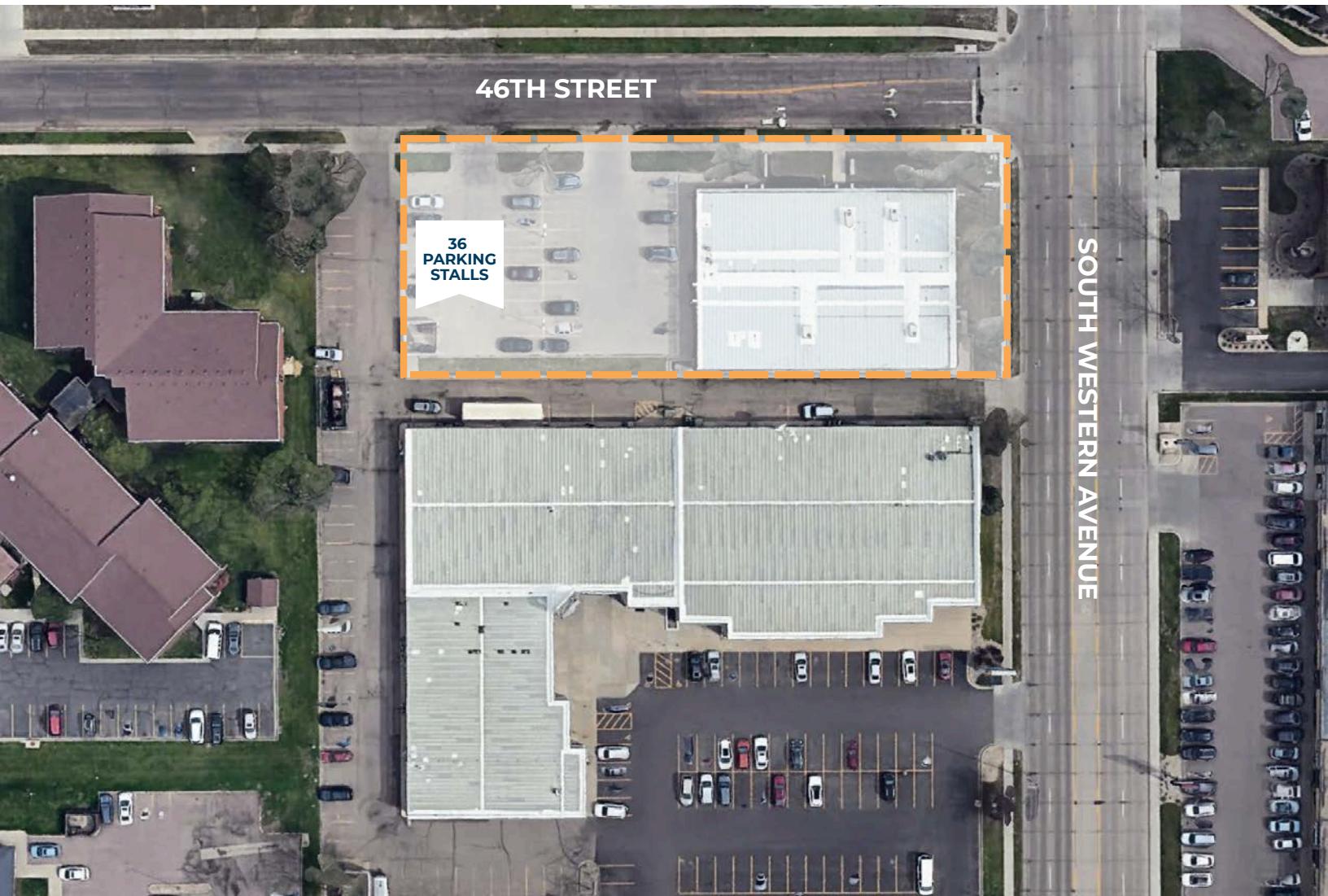
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# SITE OVERVIEW



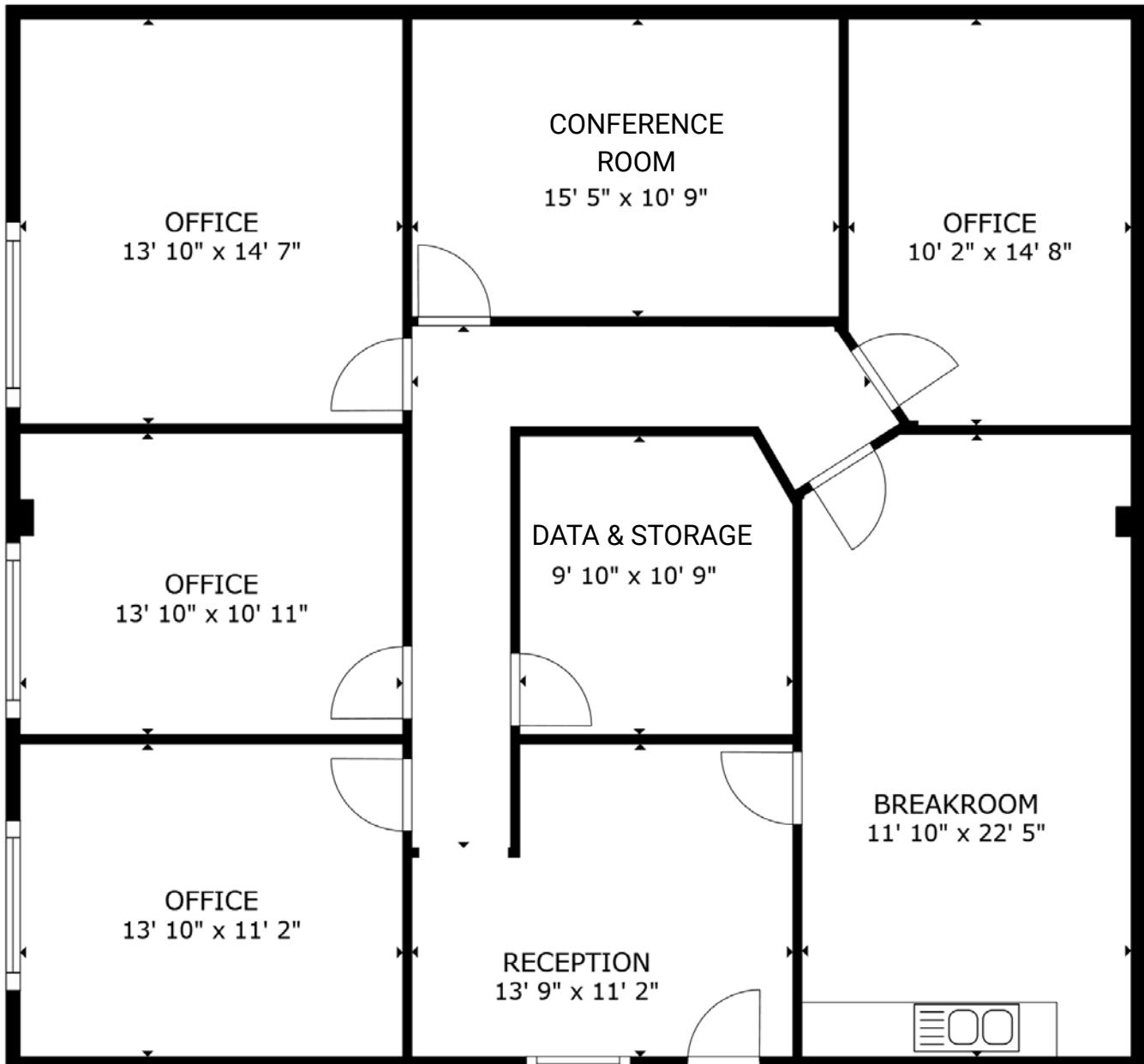
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# SUITE 102 FLOOR PLAN



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# SUITE 102 PHOTOS

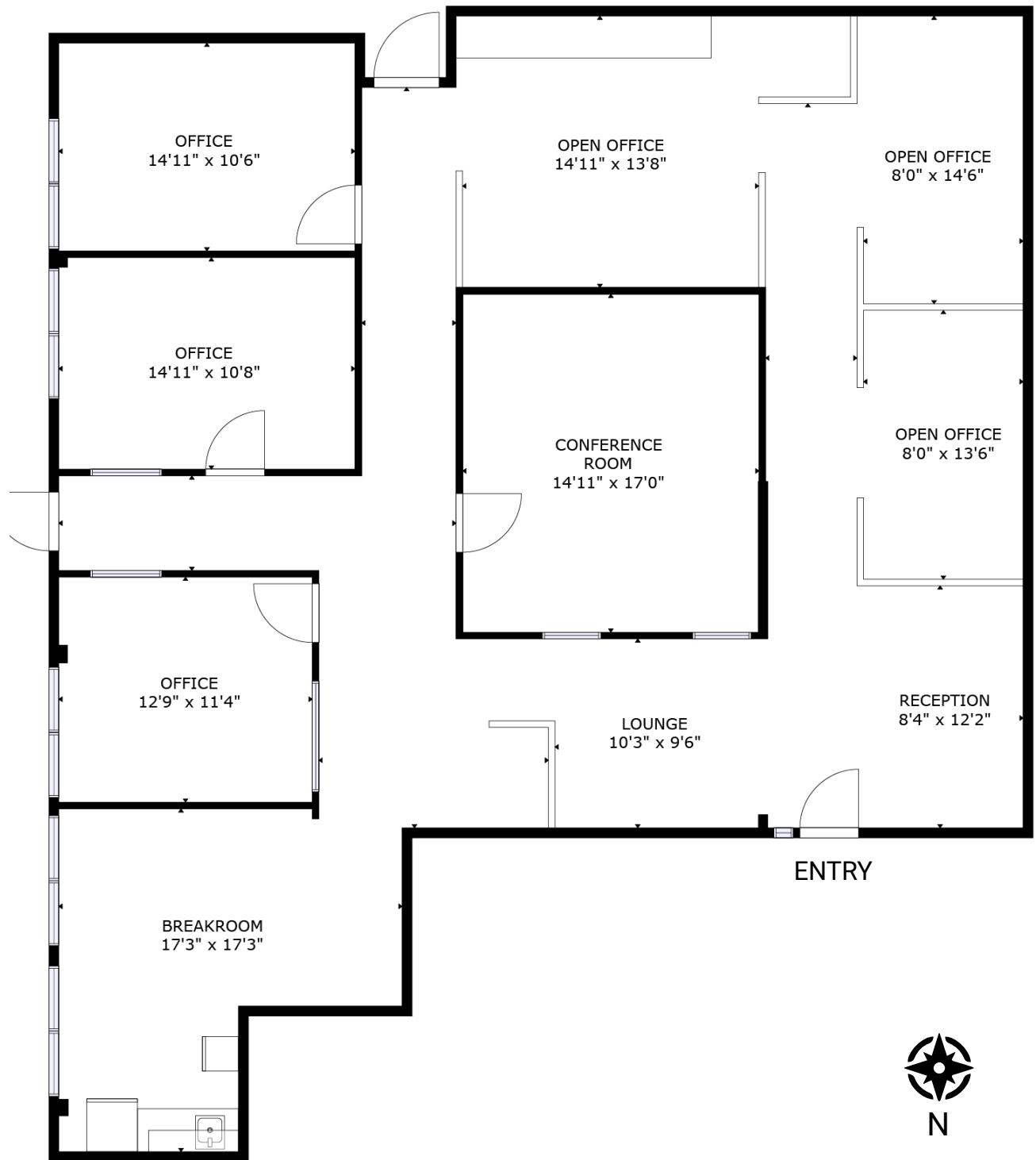


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# SUITE 104 FLOOR PLAN



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## SUITE 104 PHOTOS



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