



3411 S. Hawthorne Ave, Suite A Sioux Falls, SD 57105

Lease Rate	\$1,600.00/MO GROSS
Suite Size	1,025 SF (41' X 25')

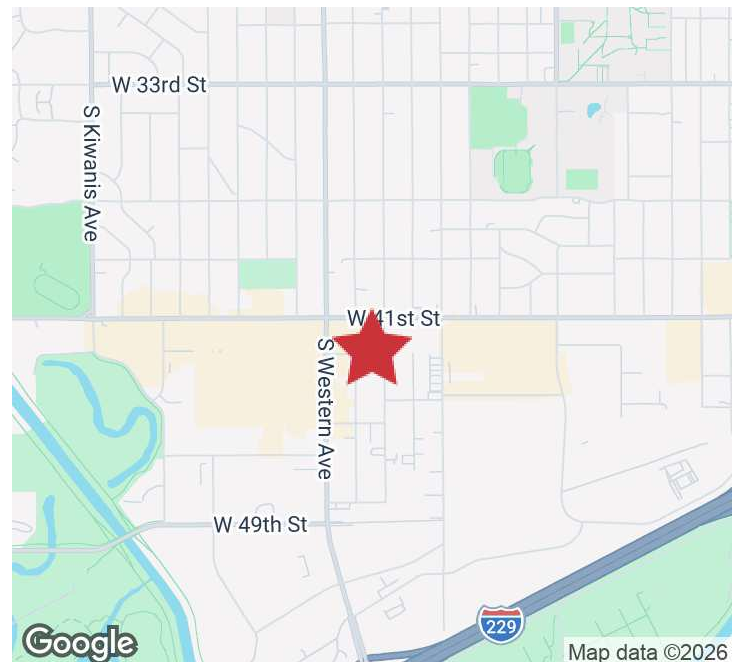
PROPERTY HIGHLIGHTS

- 1 private office with connected work station
- Large windows, plenty of natural light
- In-suite restroom
- Large lobby area
- 5 exclusive, paved parking spots
- Tenant pays for internet, all other utilities paid by landlord
- Maximum 1 year initial lease
- Annual escalators
- Monument signage available

LOCATION DESCRIPTION

Located just east of Western Avenue, near busy intersection (41st Street & Western Avenue)

Area neighbors include: Western Mall, Scheel's, Mattress Firm, Graham Tire



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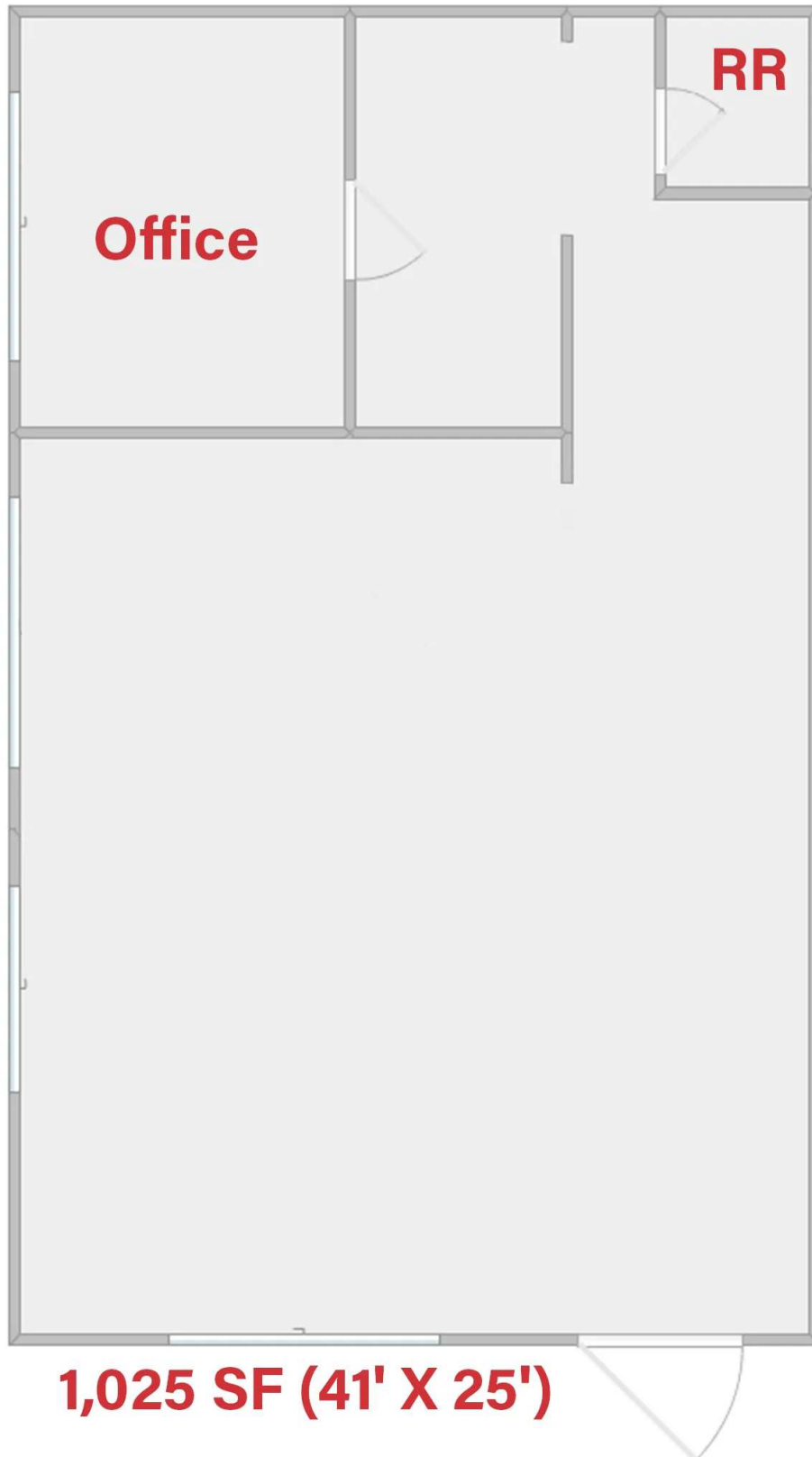
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
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FLOOR PLAN

3411 S HAWTHORNE AVE, SUITE A
Sioux Falls, SD 57105

FOR LEASE

Office Suite

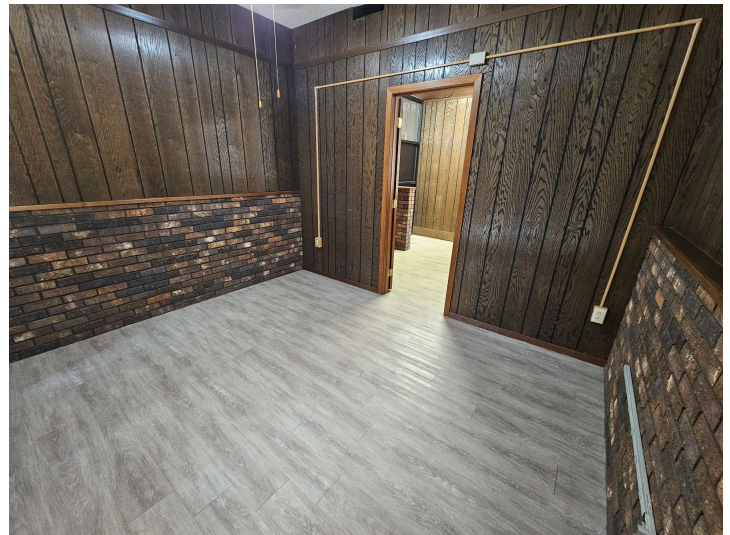
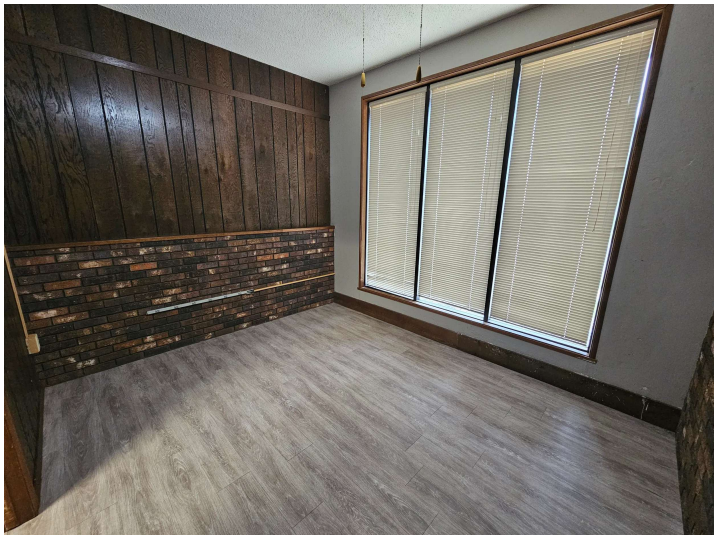


PHOTOS

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