



# WEST 41ST STREET OFFICE

## SIOUX FALLS, SD

### SMALL OFFICE SPACE AVAILABLE

4809 West 41st Street | Sioux Falls, SD 57106



#### SIZE

220 sqft



#### PRICE

\$600 / month  
(gross including utilities)



#### LOCATION

High-profile location at the signalized intersection of West 41st Street and Terry Avenue with convenient access to Interstate 29.



#### TRAFFIC

41st Street: 27,900 vpd  
Terry Avenue: 3,100 vpd  
(Exterior monument signage along 41st Street is available)



#### LAYOUT

Space offers two offices, each with two daylight windows. Common area restrooms and common area breakroom.



#### AREA TENANTS

The Empire Mall, Chick Fil A, Lewis Drug, Wells Fargo, Circle K, Perkins, Godfather's Pizza, Panda Express, Chase Bank, Chipotle Grill, Fly Boy Donuts, Verizon, Smoothie King

Information deemed reliable but not guaranteed.



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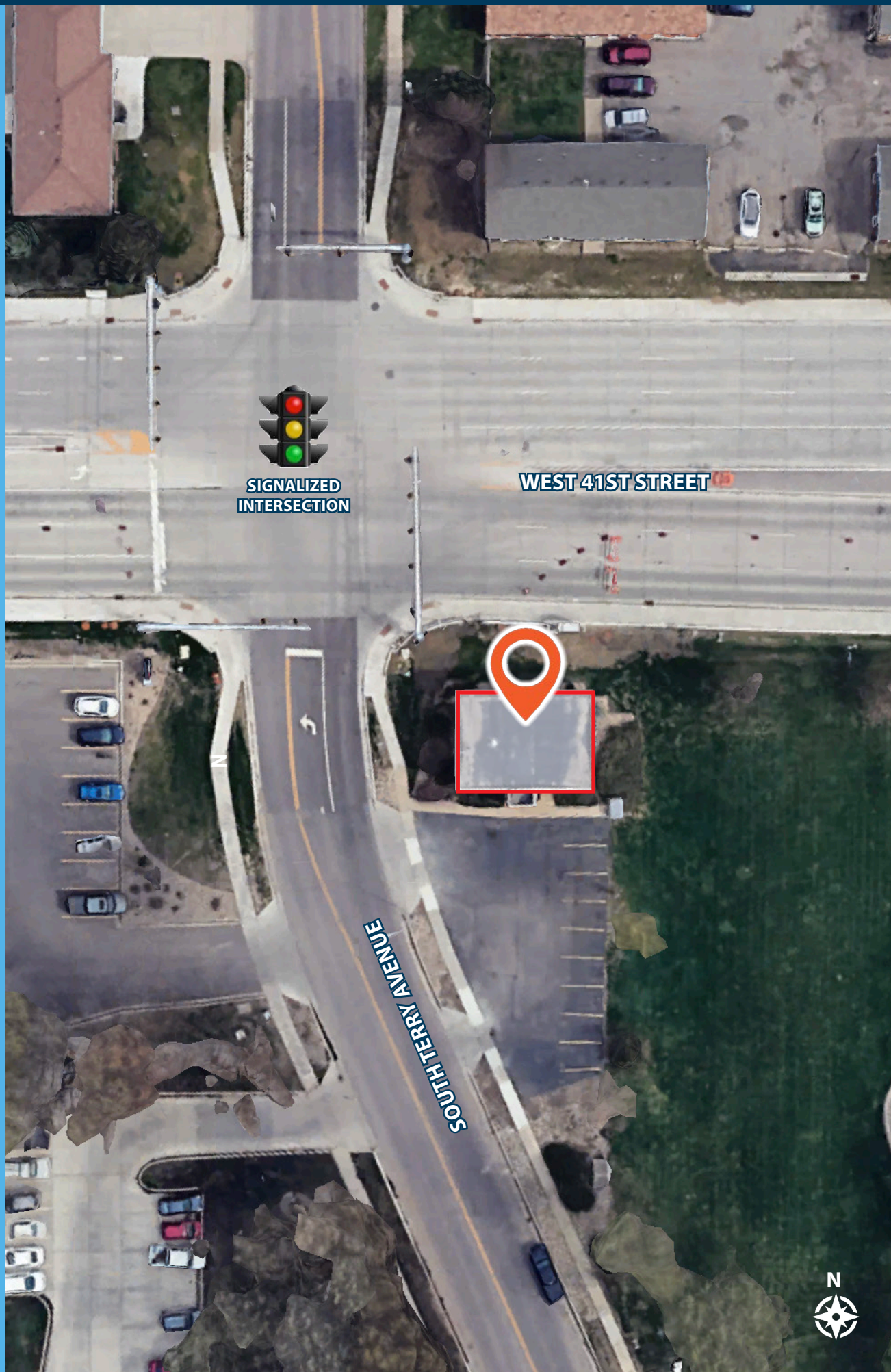


# AREA MAP





# SITE OVERVIEW





# PHOTOS

