

# For Lease: Office Space

4809 W 41st St., Sioux Falls, SD



Space Size: 500 +/- sq. ft.

Lease Rate: \$750/mo. all utilities included

Zoning: Office

Traffic Count: 31,400 Cars per day

10 Parking Spaces on paved parking lot

Option to combine 2 lower level suites

## Incredible Value on 41st Street!!

- \*Lower Level suite with two private offices and large open work/reception area
- \*Monument Signage
- \*Shared breakroom and Men and Women's bathrooms on upper level
- \*On the corner of Terry Ave & 41st St.
- \*Easy access to I-29



www.Ncommercial.com  
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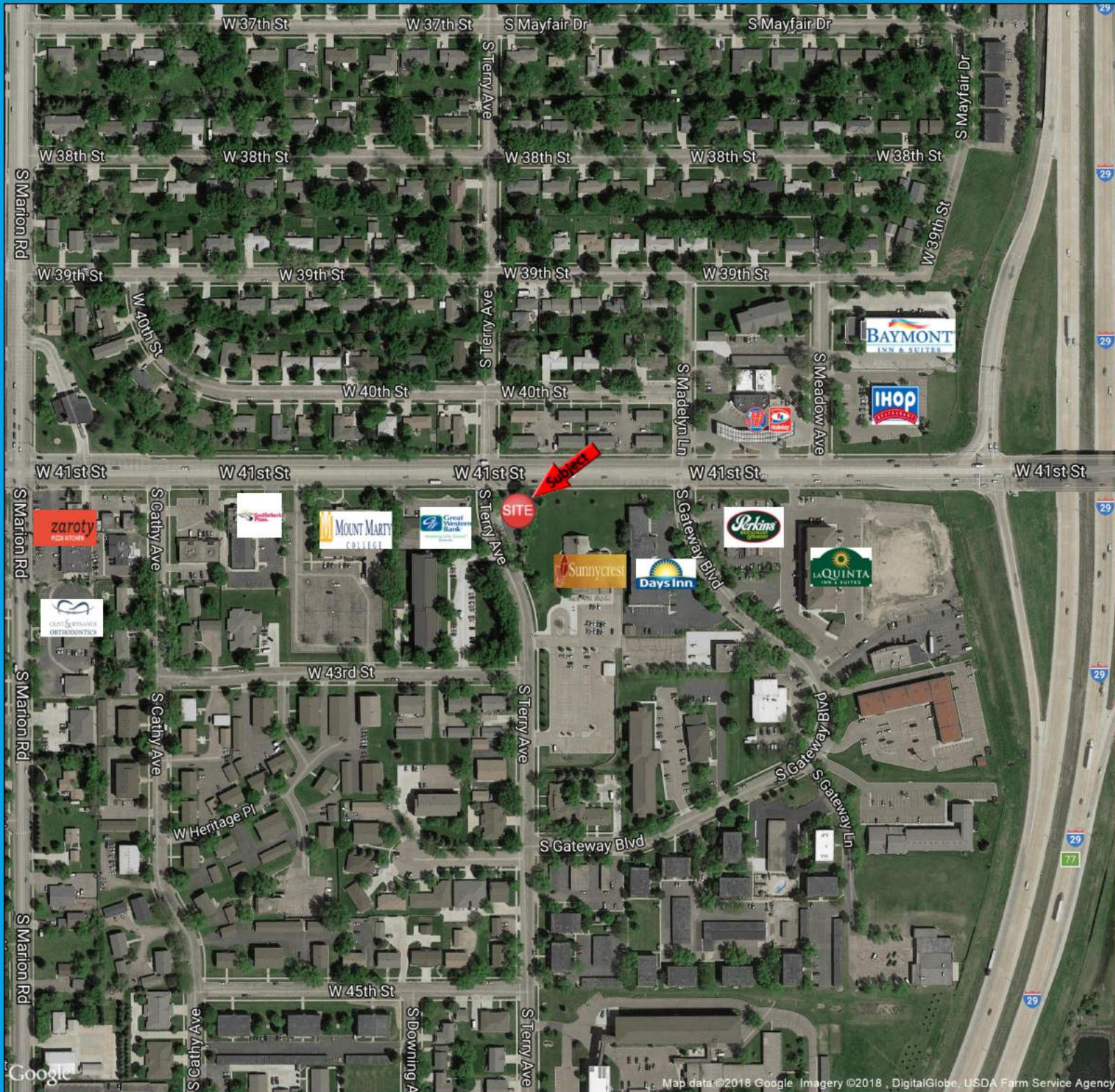


Member



*\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed*

# AERIAL



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# PHOTOS



Office #1



Office #2



Open work/reception area



Stairwell View



Shared breakroom Area



View of Building from parking lot



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