

LLOYD
COMPANIES

VALLEY WEST PLAZA

SPACE FOR LEASE



945 S. Marion Road, Suite 201
Sioux Falls, SD 57106

FOR LEASE

\$10.00 / SF NNN
1,294 - 1,500 SF

SIZE

- Suite 201: 1,500 SF

PRICE

- \$10.00 / SF NNN
- Estimated NNN: \$3.74 SF

LOCATION

- Affordable retail and office suites available along Marion Road. Several shopping, dining and professional services are located nearby.

DESCRIPTION

- Suite 201 is a second floor suite with five offices, open area, file room and common area restrooms
- Potential for building and pylon signage
- Traffic counts estimated at 7,500 vehicles per day
- Contact Broker for additional information
- 81 surface parking spaces
- Co-tenants include The Thirsty Duck, Liquor Stadium, West Side Glass Emporium, Tha' Spot Barbershop and Process Agent Service Company

Find out more at lloydcompanies.com

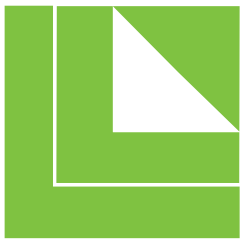
SCOTT BLOUNT

605.231-1882

scott@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

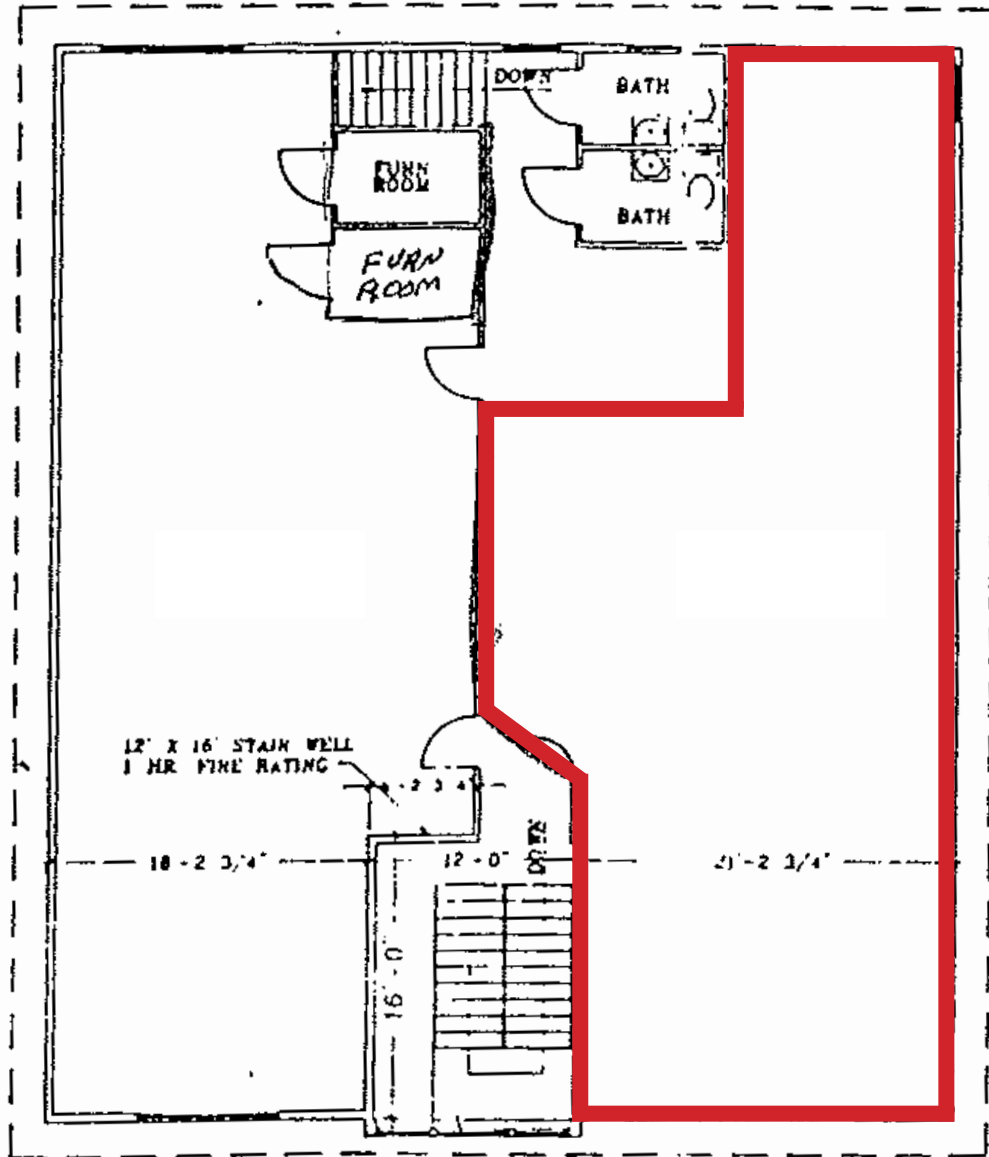
Information deemed reliable, but not guaranteed.



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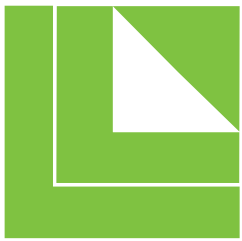
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FLOOR PLAN

SUITE 201



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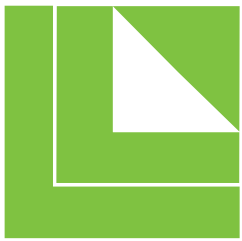


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EXTERIOR PICTURES

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AREA MAP