



LLOYD
COMPANIES

801 E 41ST STREET

OFFICE AVAILABLE



801 E 41st St
Sioux Falls, SD 57105

FOR SALE OR LEASE

SIZE

- Total Building Size: 3,706
- For Lease: 2,187 SF
- Lot Size: 16,640 SF

PRICE

- For Sale: \$449,000
- For Lease: \$12.00 / SF Gross
Plus Utilities

LOCATION

- Office space available on 41st Street with excellent signage opportunities and visibility facing I-229 and 41st Street.

DESCRIPTION

- Floor plan for lease area includes 7 offices, a conference room, break room, and two in-suite restrooms. Built-in reception included. Addition area includes a kitchenette, spacious open area with electric fireplace, restroom and 558 SF mezzanine.
- New roof in 2015 and updated parking lot.
- C-2 Zoning
- On-site parking
- Opportunity for signage on back-lit monument sign
- Constructed in 1975 with addition built in 1998
- Contact Broker for additional details

Find out more at lloydcompanies.com

SCOTT BLOUNT

605 231-1882

scott@lloydcompanies.com

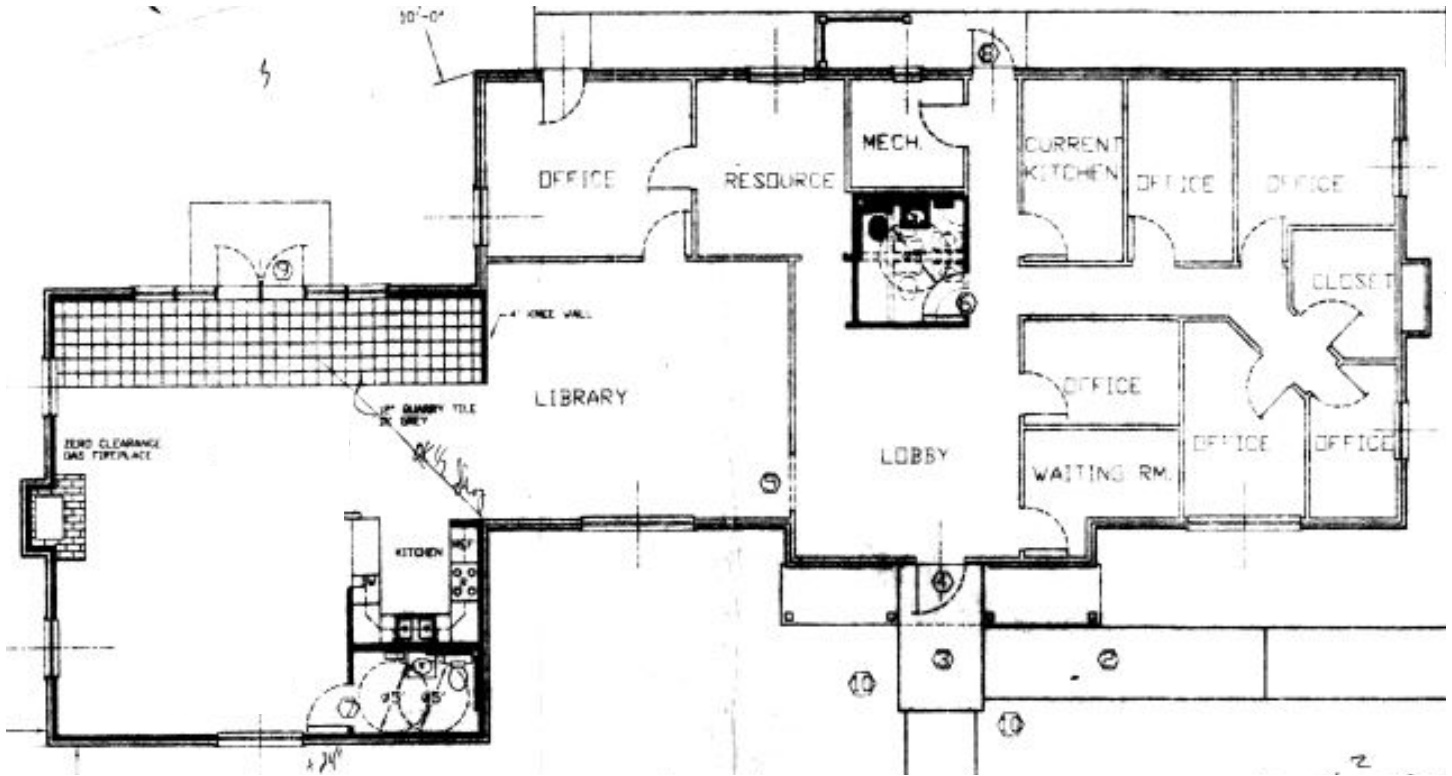
101 S Reid St | Ste 201 | Sioux Falls, SD 57103
Information deemed reliable, but not guaranteed.



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MAIN LEVEL FLOOR PLANS

CONCEPT ONLY;
SUBJECT TO CHANGE

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EXTERIOR

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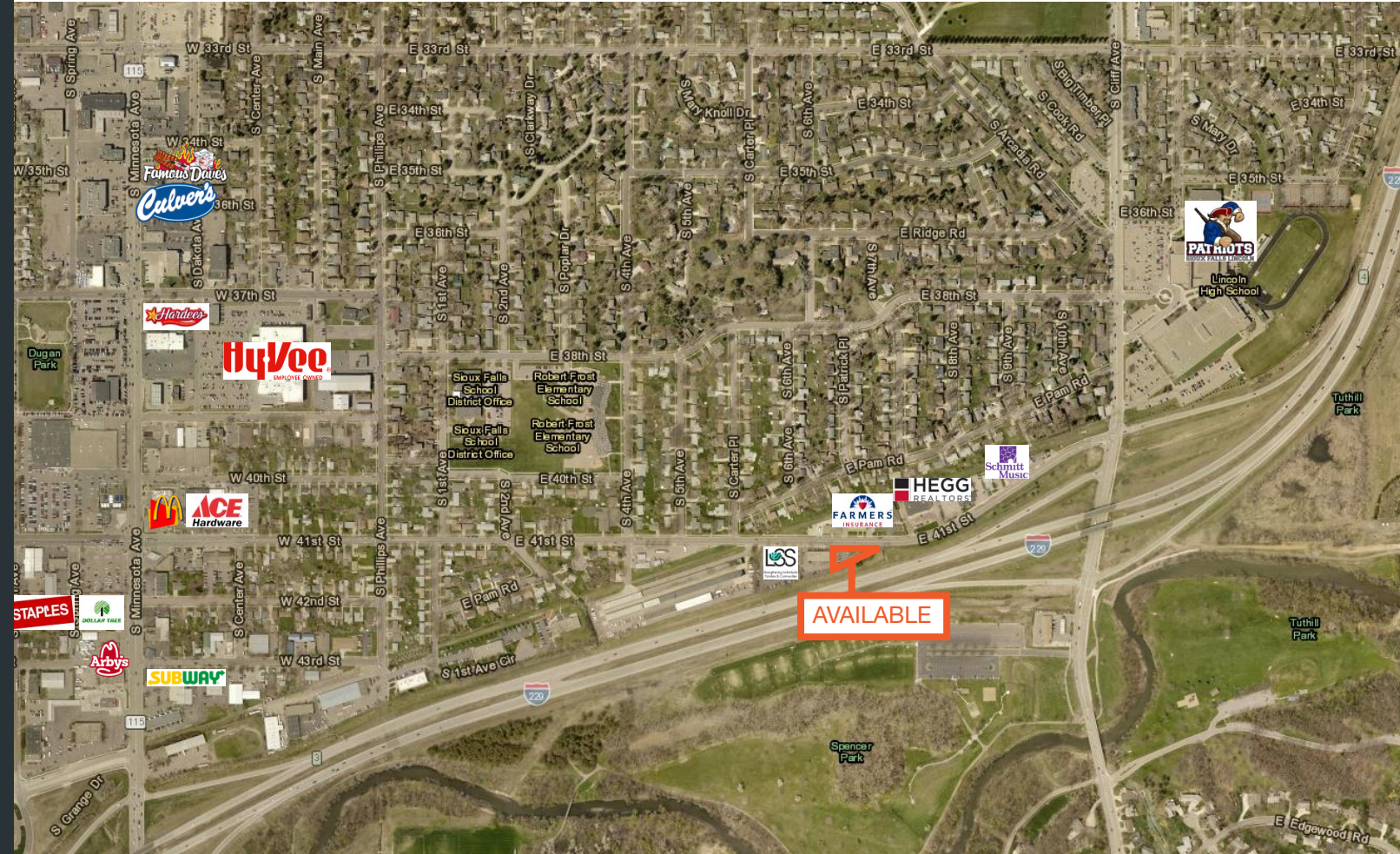
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LANDMARK MAP



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