

**LLOYD**  
COMPANIES

# OAKWOOD HILLS ESTATES

## OFFICE BUILDING FOR SALE



4500 E. Oakwood Place  
Sioux Falls, SD 57110

# FOR SALE

**\$520,000**  
**4,929 SF**

## SIZE

- Building Size: 4,929 SF
- Lot Size: 34,066 SF (0.78 Acres)

## PRICE

- \$520,000

## LOCATION

- Located off of North Sycamore Avenue, Oakwood Office Building features a contemporary two-story structure nestled in established 100 year old oak wood trees, rolling hills and manicured lawns.

## DESCRIPTION

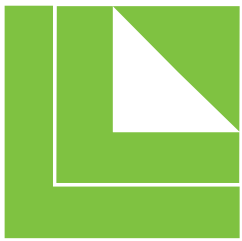
- Property highlights include pristine maintenance, a private gated entrance, and a water feature at the upper level office entrance - a must see office space!
- The floor plan includes reception areas, five offices, two conference rooms, storage areas, restrooms, 3 fireplaces, a kitchenette, and several access points to the extensive deck and patio.
- Contact Broker for additional information.

- Grade access to the main level and walkout access on the lower level.
- Constructed in 1980 with extensive renovations completed in 1996-1997.
- Zoned O - Office
- Property is serviced by Midco

Find out more at [lloydcompanies.com](http://lloydcompanies.com)

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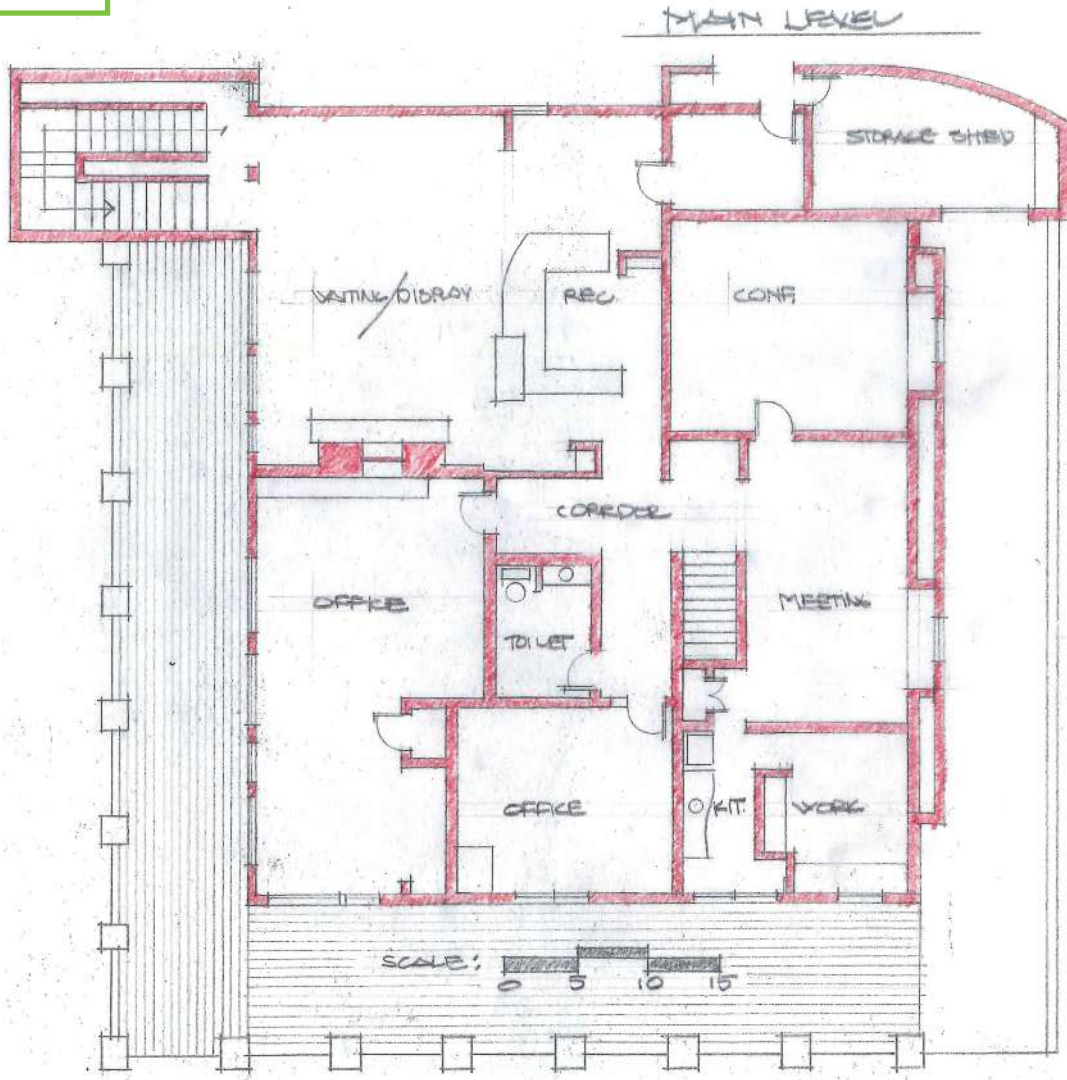
**ALEXIS KONSTANT**  
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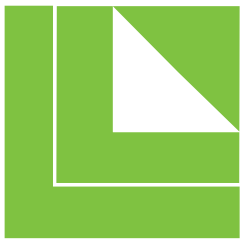


## MAIN LEVEL FLOOR PLAN

Concept only;  
Subject to change

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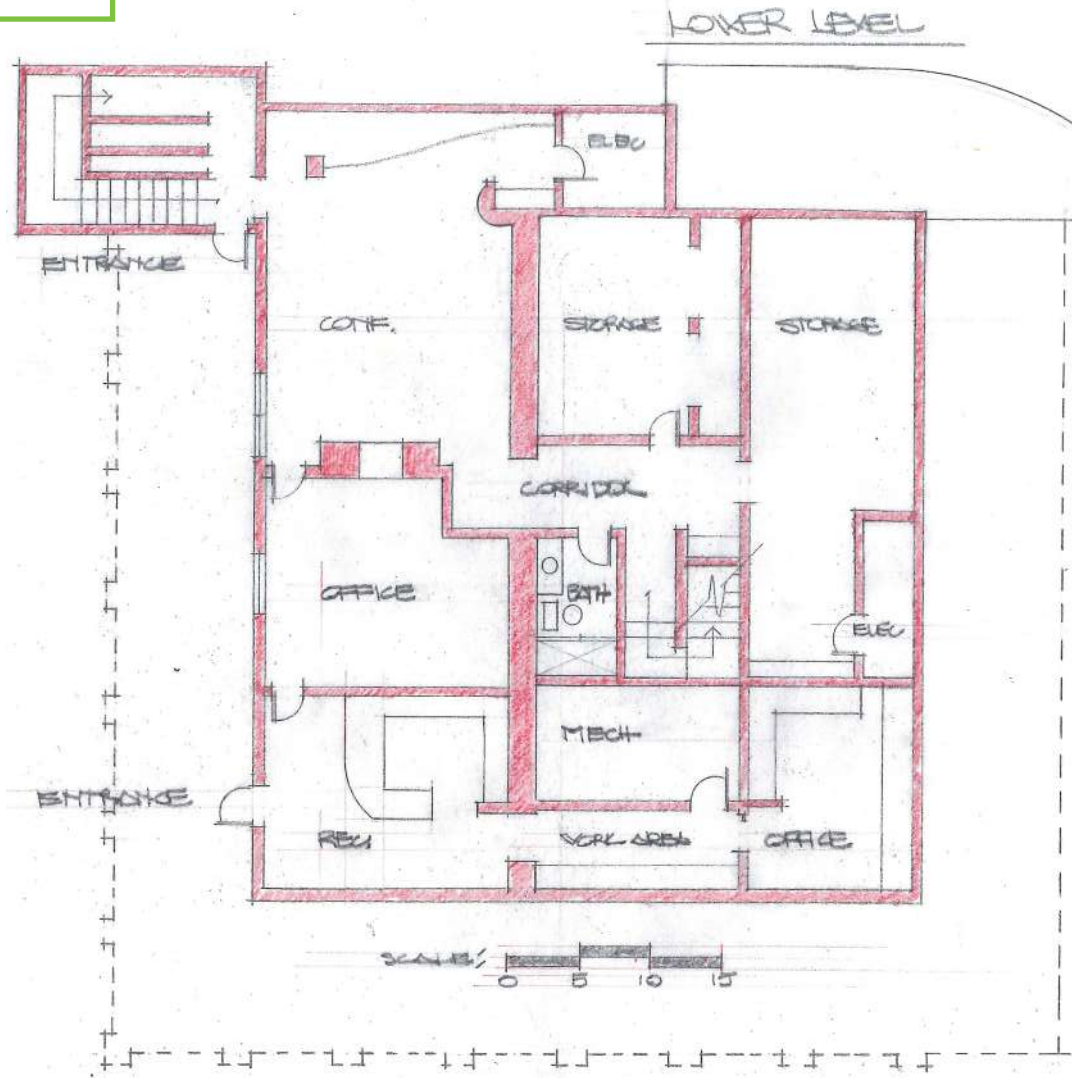
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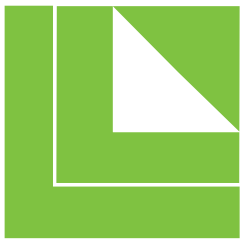


## LOWER LEVEL FLOOR PLAN

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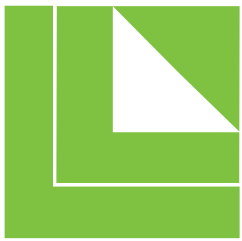
## OFFICE BUILDING FOR SALE



## EXTERIOR PICTURES

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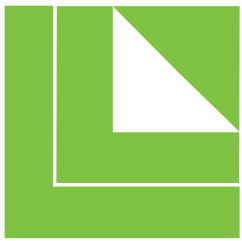
## OFFICE BUILDING FOR SALE



## INTERIOR PICTURES

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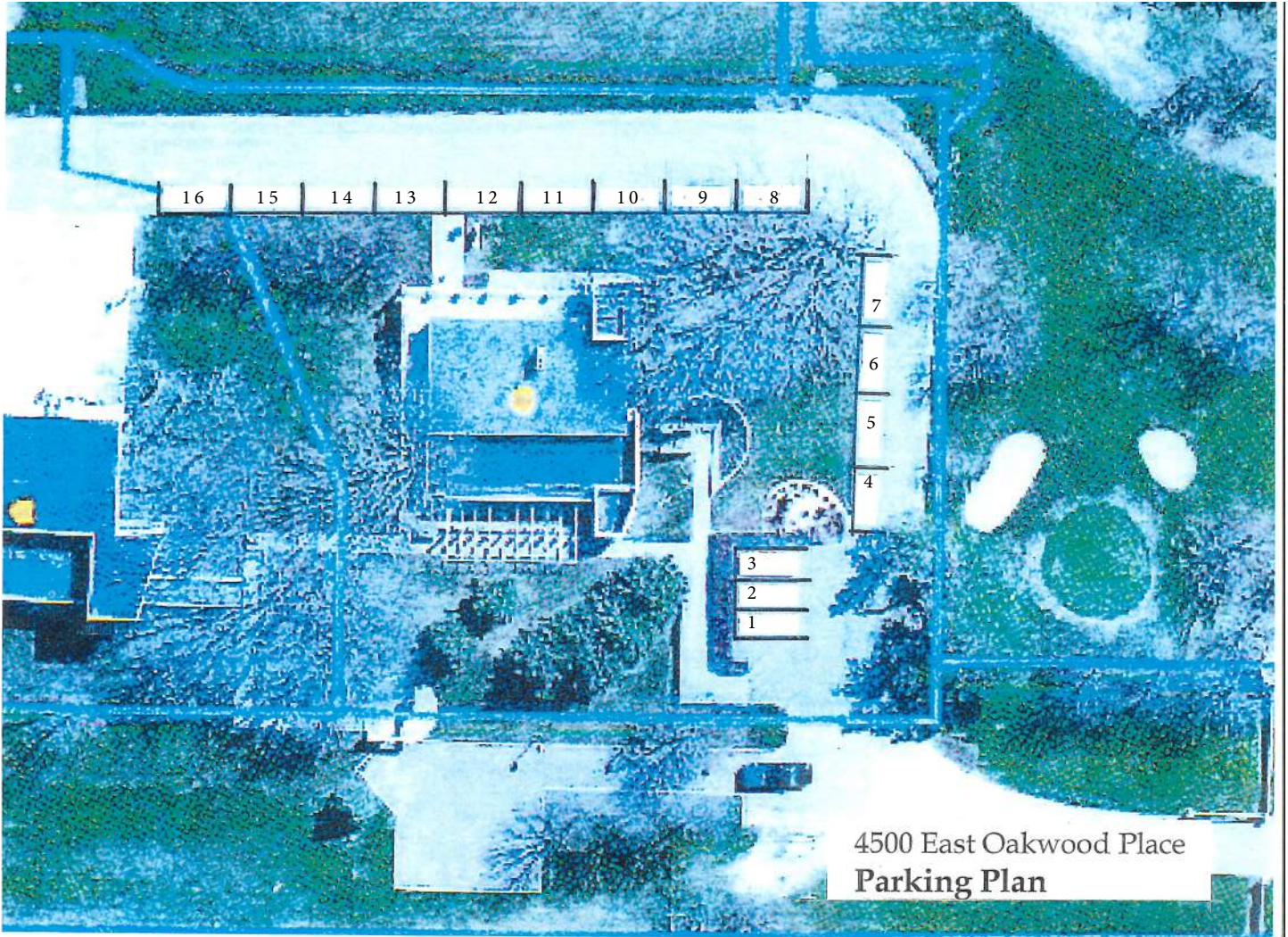
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## OFFICE BUILDING FOR SALE



4500 East Oakwood Place  
Parking Plan

## PARKING PLAN

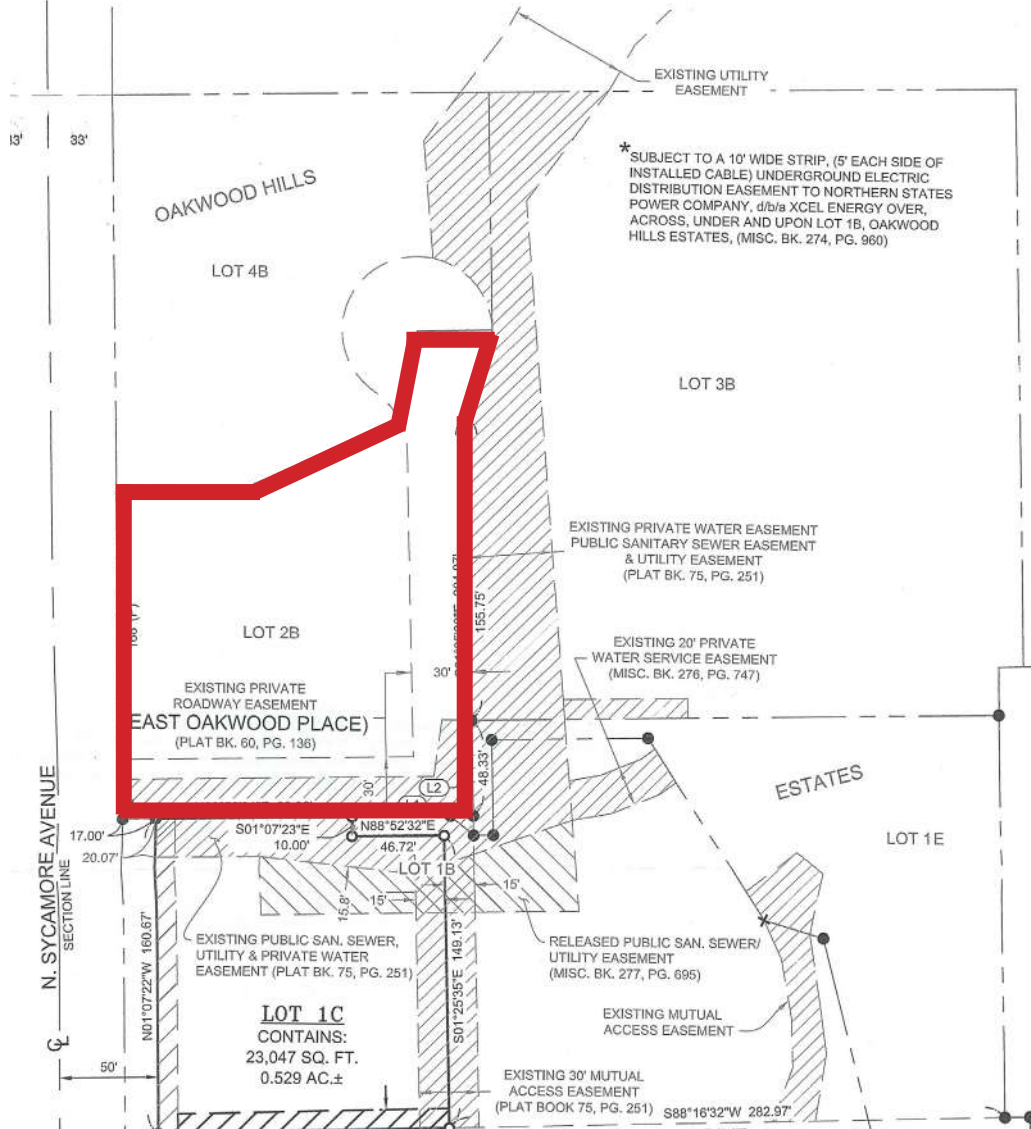
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# OAKWOOD HILLS ESTATES OFFICE BUILDING FOR SALE



## SURVEY

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# OAKWOOD HILLS ESTATES

## OFFICE BUILDING FOR SALE

### SITE FEATURES

Neighborhood | Oakwood Place Planned Development | Oakwood Hills Estates

100-year-old pine oak shade trees

Extensive landscaping

Wood deck – north and east

Water fountain feature at entrance

Patio

Underground lawn sprinkler

Communications serviced by Midco

Private drive

Handicapped accessibility

Exterior accent lighting

Lower level walk out with private entrance

Underground power

Privacy gate at entrance

Tee box to north green

City sanitary sewer

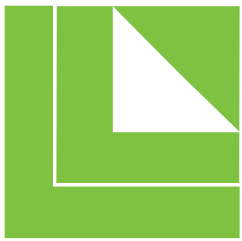
City water

Attached utility storage/garage

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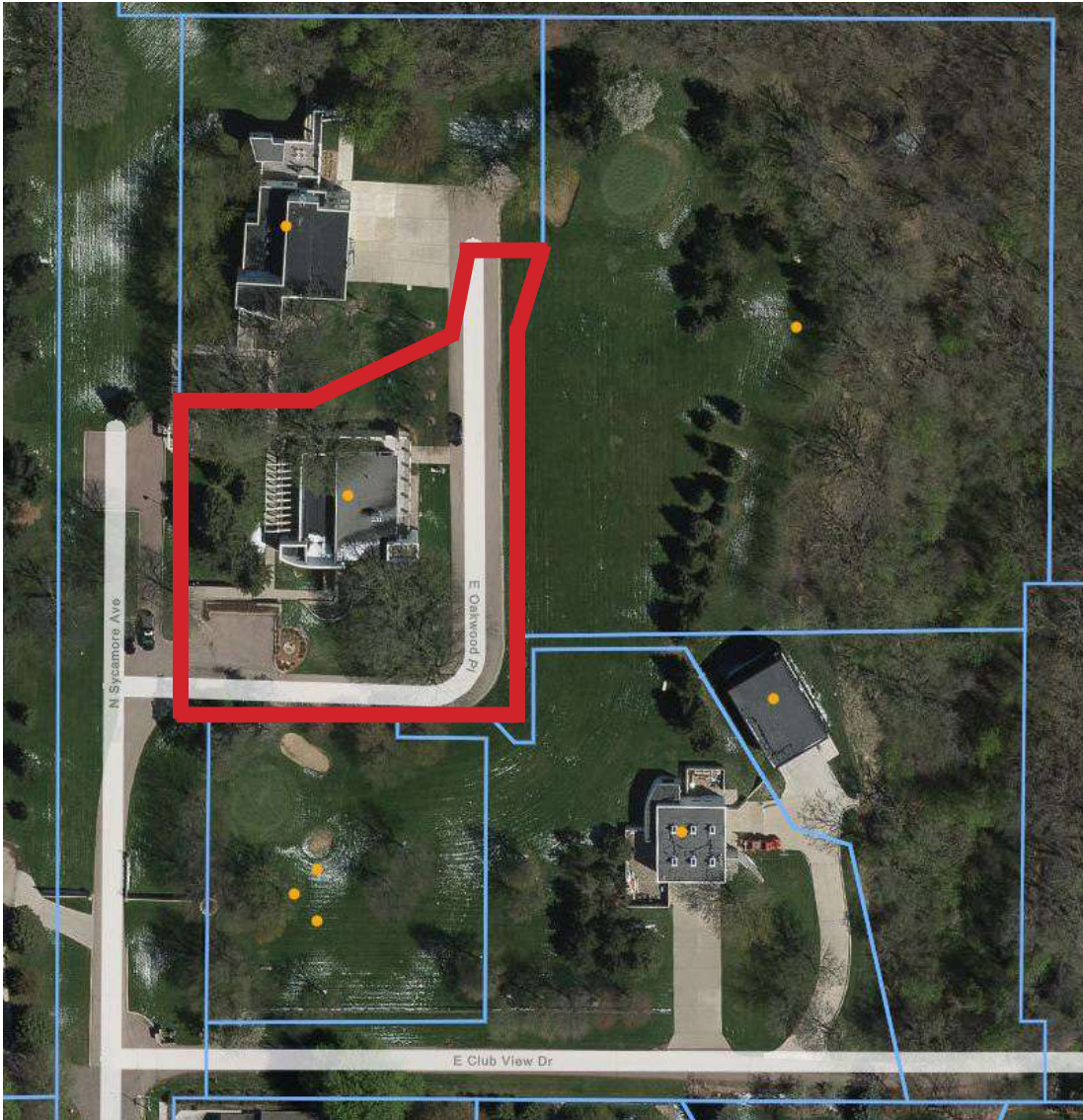




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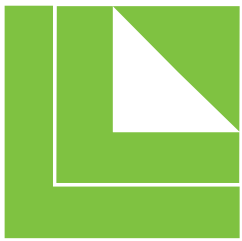
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## SITE AERIAL

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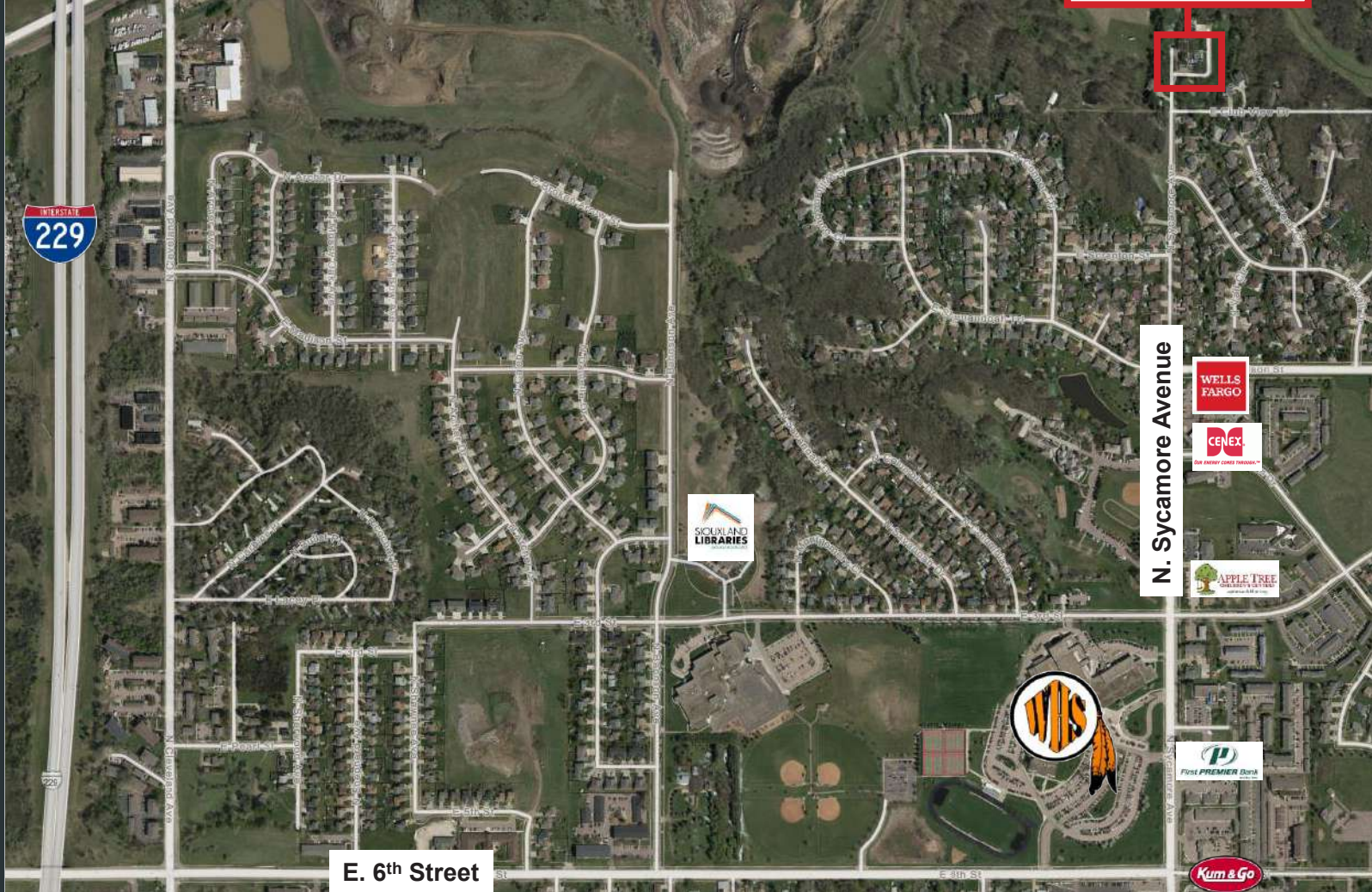


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## OFFICE BUILDING FOR SALE

**AVAILABLE**



## AREA MAP

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