

# Western Avenue Office Building

3801 South Western Avenue

**FOR  
LEASE**



## Professional Office Suites



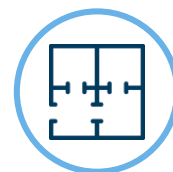
### LOCATION

Highly visible office site at the corner of 46<sup>th</sup> St. & Western Ave. with close proximity to I-29



### CO-TENANCY

Allstate Insurance, All About Travel, Campbell's Home & Auto Store, JL Beers, Scheels, Potbelly Sandwiches



### LAYOUT

Each suite includes private offices, breakrooms and reception areas



### SUITE 102

Size: 1,610 SF  
Price: \$14 PSF + utilities  
Available: Sept. 1<sup>st</sup>, 2020



### SUITE 104

Size: 2,337 SF  
Price: \$14 PSF + utilities  
Available: Sept. 1<sup>st</sup>, 2020



### SUITE 105

Size: 903 SF  
Price: \$1,000 mo. (Gross)  
Available: March 1<sup>st</sup>, 2020

Information deemed reliable but not guaranteed.



605.361.8211 | [VBCLink.com](http://VBCLink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



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# Aerial Map



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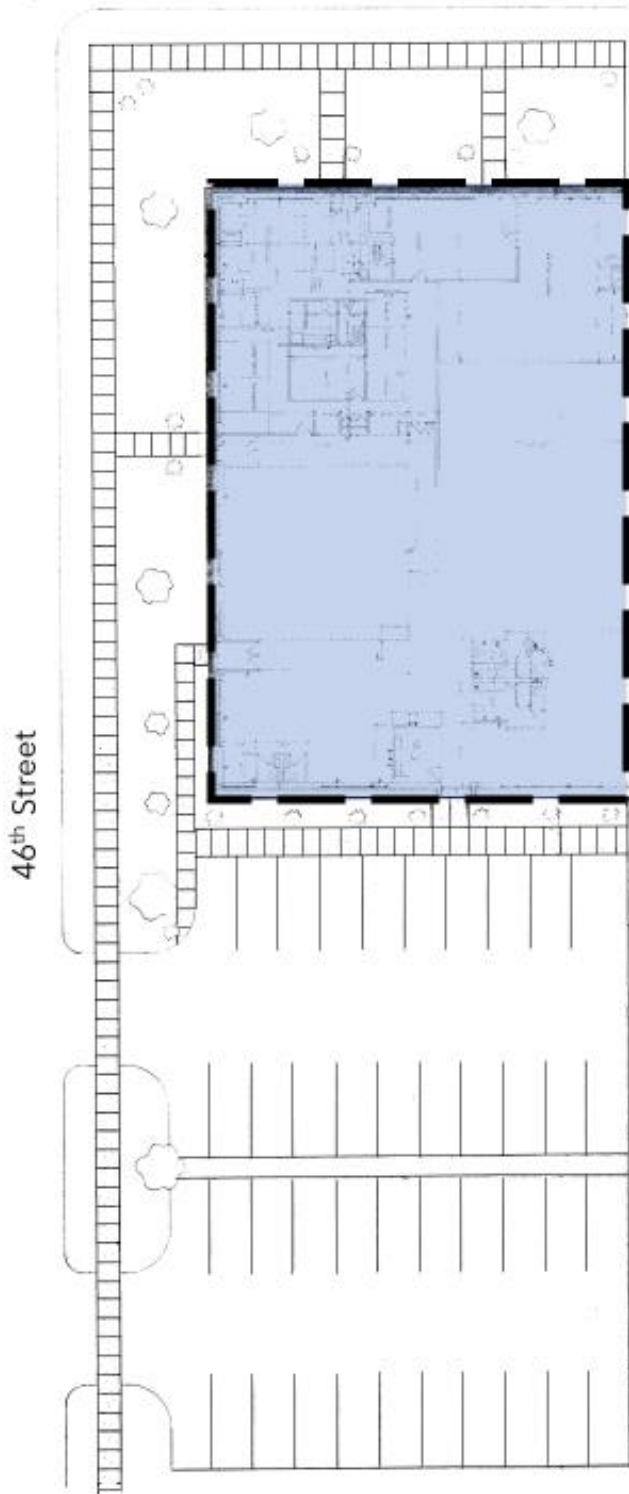
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46<sup>th</sup> Street



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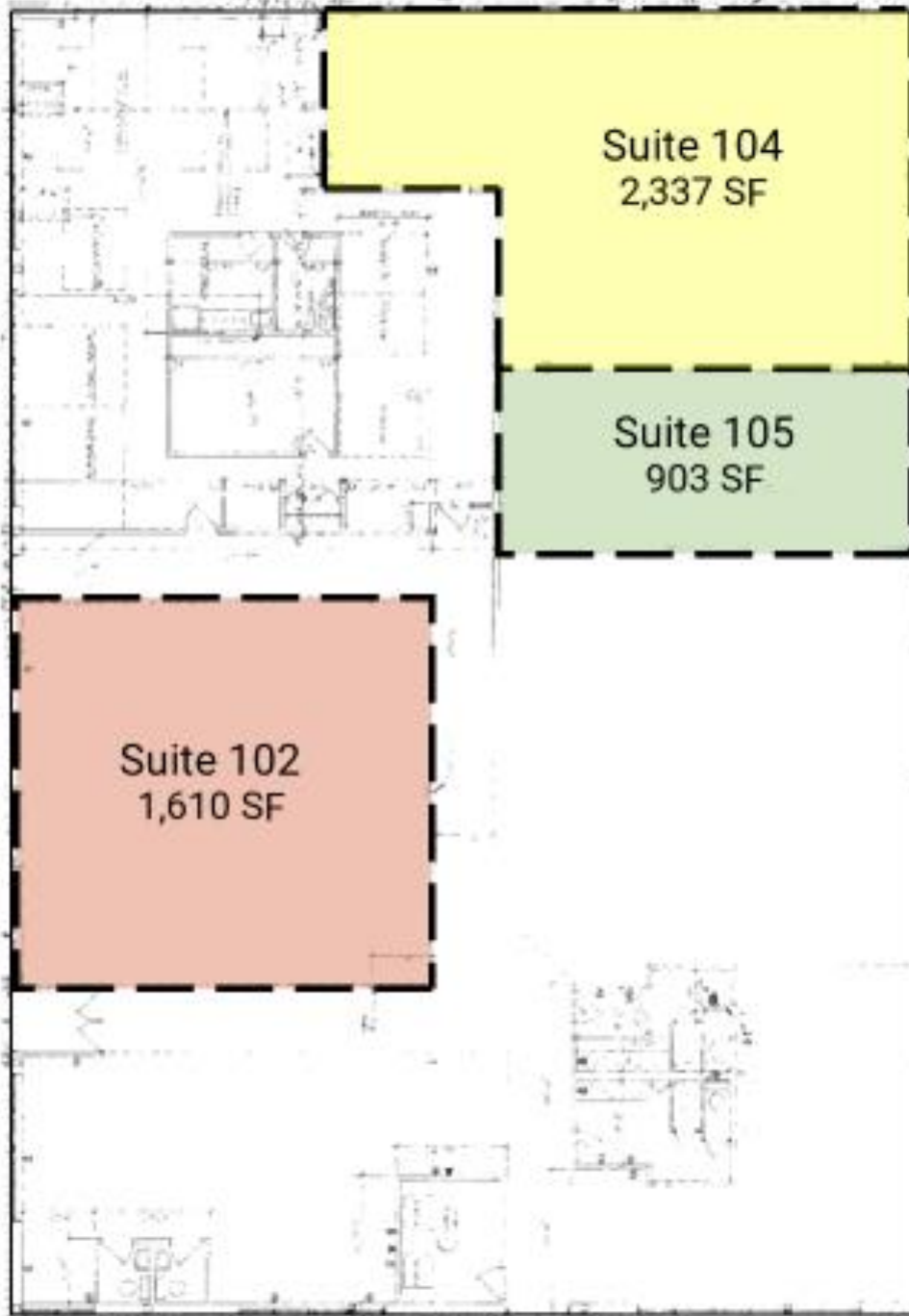
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Floor Plan



Western Avenue

46<sup>th</sup> Street



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# Suite 102: Photo Gallery



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