

**FOR  
LEASE**

# MEDIA ONE CENTRE

## 49th + Western

### Office Space with Excellent Frontage!



3922 South Western Avenue  
Sioux Falls, SD 57105



#### size

2,226 square feet



#### price

\$12.00 per foot (NNN)

NNN est. \$2.42 per foot



#### location

This office centre is located at 49th + Western, just north of the Interstate 229 interchange.



#### layout

Space is built out with 6 private offices, conference room, reception area, kitchenette and storage.



#### traffic

Western Avenue:  
26,200 cars per day

49th Street:  
13,700 cars per day



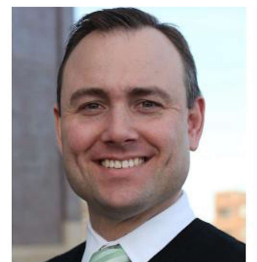
#### co-tenancy

Media One Advertising, Dakota Hearing, State Farm Insurance, Oppenheimer Endocrinology, Avera Health, SD Lions Foundation

Information deemed reliable but not guaranteed.



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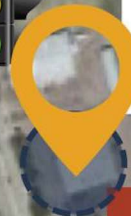
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49<sup>th</sup> Street

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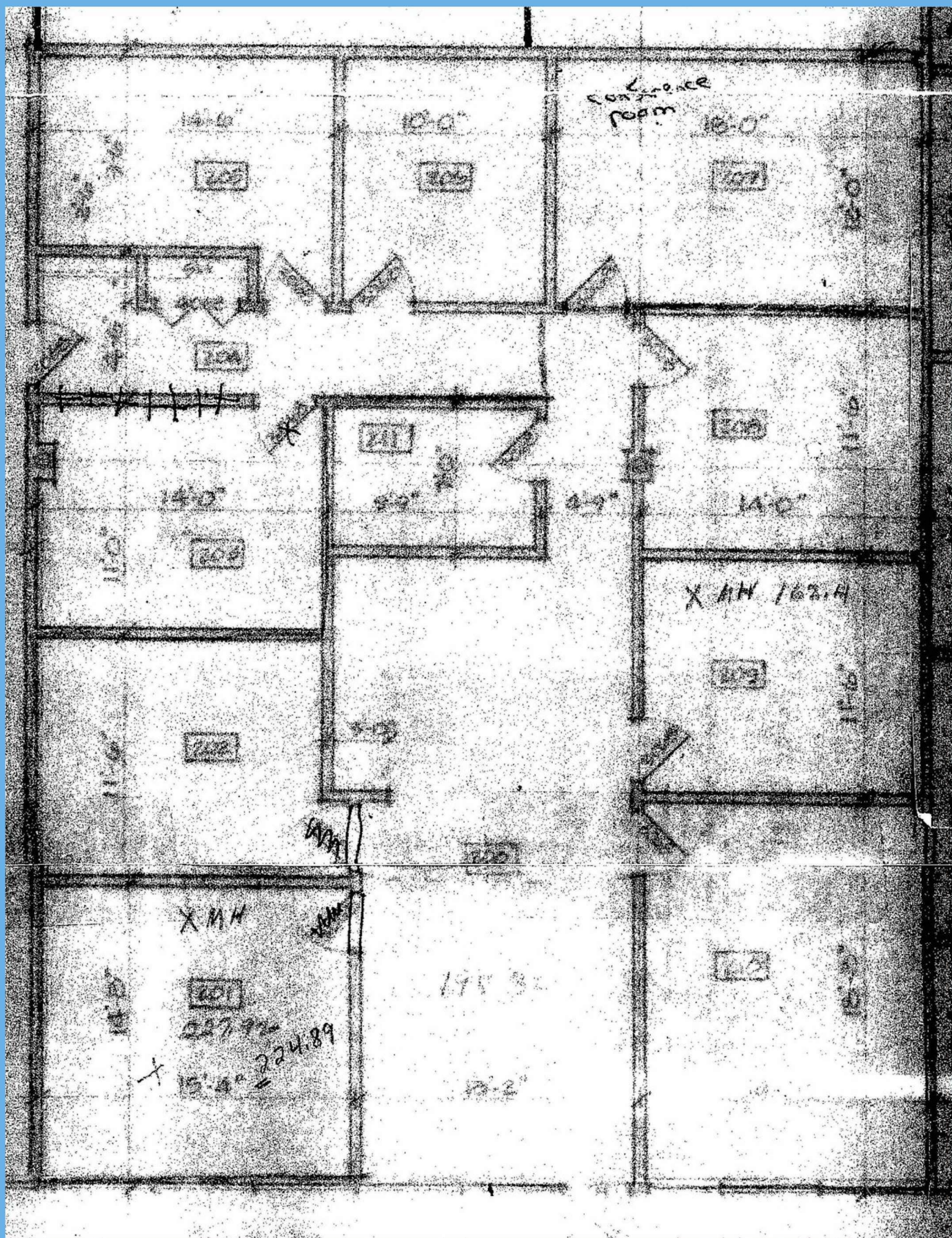
**SYVERSON**  
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**229**





Floor Plan



