

KIWANIS SQUARE

RETAIL OR OFFICE SPACE FOR LEASE



3700 S. Kiwanis Avenue, Suite 4
Sioux Falls, SD 57105

FOR LEASE

\$12.00 - \$14.00 / SF NNN
1,615 to 2,665 SF

SIZE

- Suite 4: 2,665 SF
- Suite 3: 1,615 SF

PRICE

- Suite 4: \$14.00 / SF NNN
- Suite 3: \$12.00 / SF NNN
- Estimated NNN: \$5.00 / SF

LOCATION

- Positioned just off of 41st Street and in close proximity to the Western Mall, numerous dining and shopping opportunities, and less than one mile to an I-229 interchange.

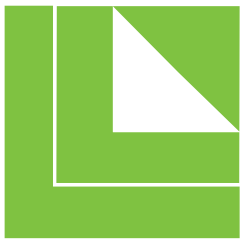
DESCRIPTION

- Central location and floor plan provide opportunity for retail and/or office users
- Suite 4 includes a reception area, three offices, three conference rooms, break room, IT/storage room and access to common area restrooms. Now Available
- Suite 3 includes a shared vestibule, reception and waiting area, five offices, large open area and access to common area restrooms. Available: January 1, 2021
- Approximately 61 on site parking spaces
- Zoned C-4 Commercial
- Building and pylon sign opportunities
- Co-Tenants include Prairie Ridge Chiropractic & Rehab, Wayne & Mary's Nutrition Center, Genesis Hairstyling, and Skin Deep Face & Body Spa
- Contact Broker for additional information

Find out more at lloydcompanies.com

RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com





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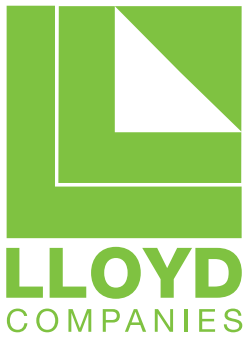
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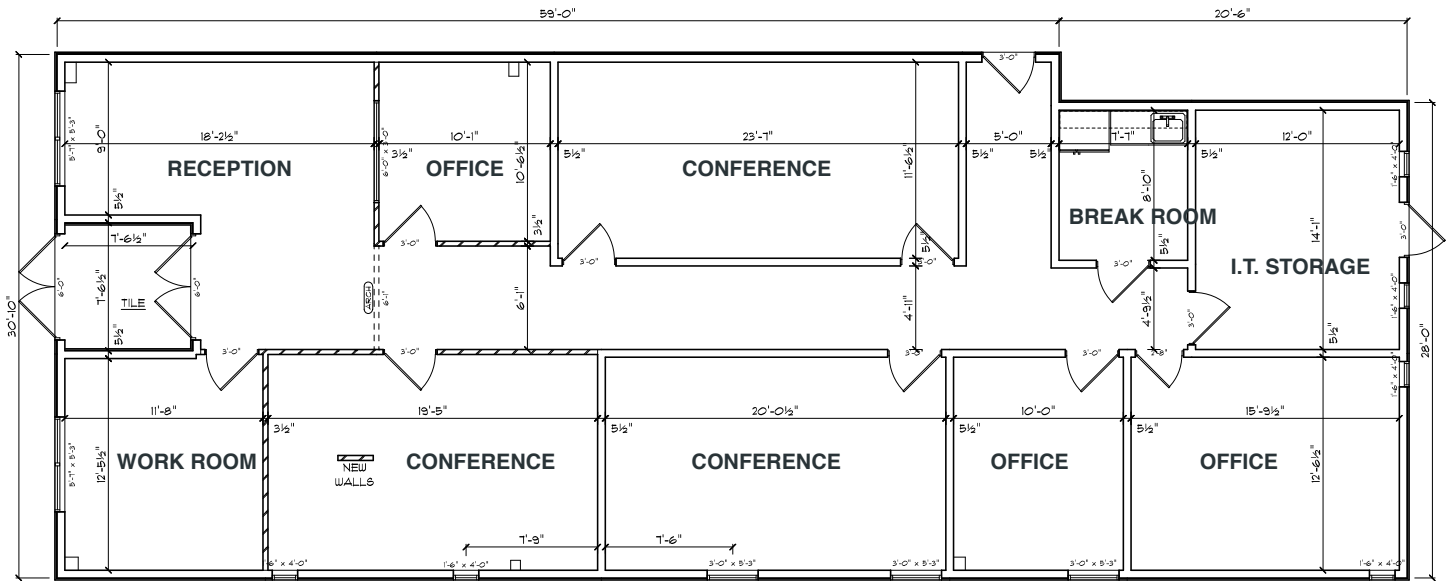
SUITE 4 INTERIOR PICTURES

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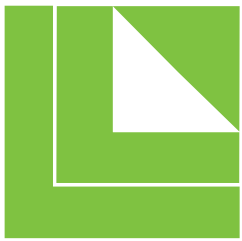
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SUITE 4 FLOOR PLAN

Concept only;
Subject to change

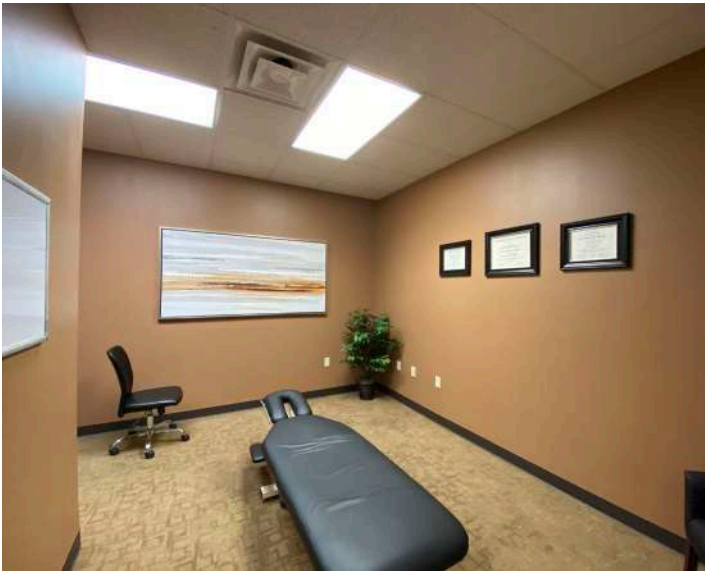
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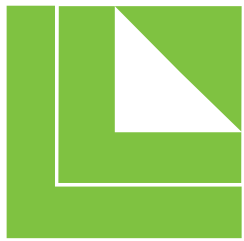
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SUITE 3 INTERIOR PICTURES

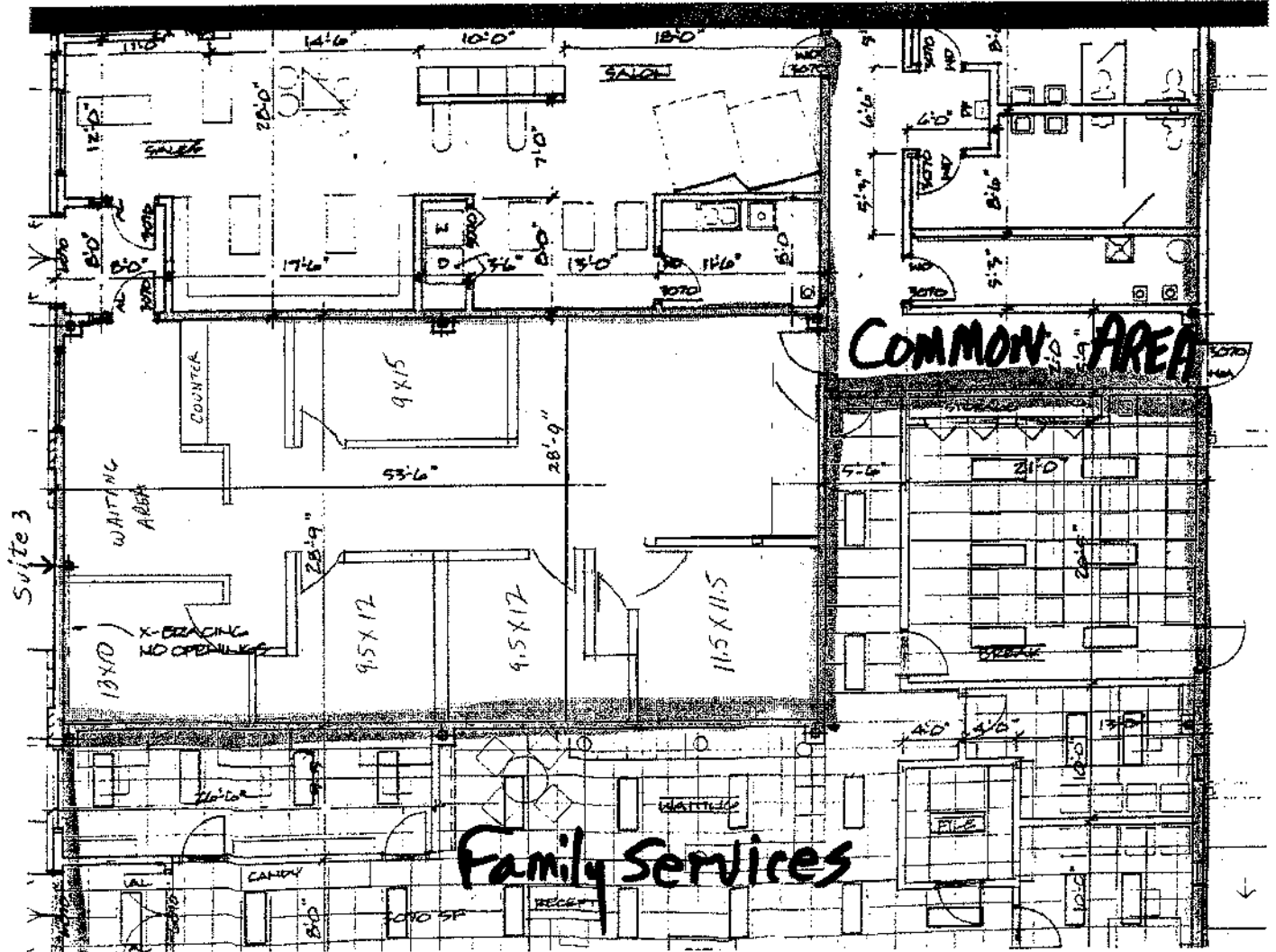
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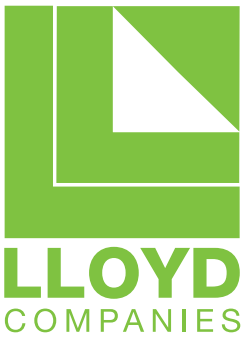


SUITE 3 FLOOR PLAN

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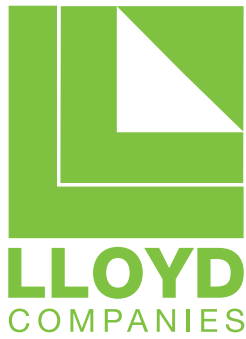


EXTERIOR PICTURES

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Information deemed reliable, but not guaranteed.



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AREA MAP