



Bechtold W. 47th Office

3409 W. 47th Street, Sioux Falls, SD

Property Features

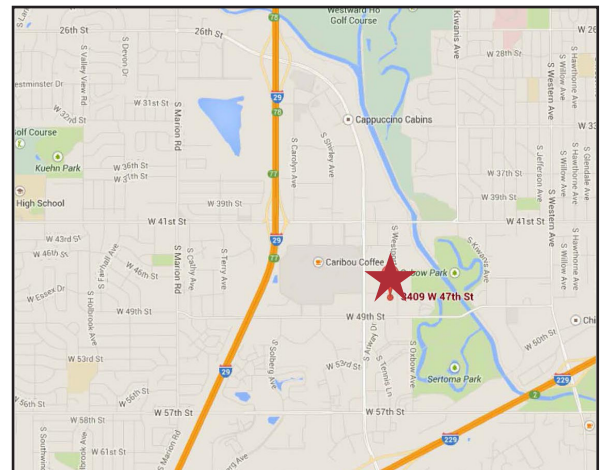
- Class A office space available
- Suite 103 is 1,958 sq. ft. / 1,780 usable sq. ft.
- Suite 102 is 2,541 sq. ft. / 2,285 usable sq. ft.
- Large windows, tray ceilings and handsome millwork
- Ample parking with approximately 33 spaces
- Signage: monument signage on W. 47th Street, sidelight, and directory

Pricing

- Lease price: \$13.00/ sq. ft.
- Triple net expenses are \$4.87/sq. ft. INCLUDING HEAT
- Tenant pays electric - separately metered

Location

- Directly south of the Empire East Mall
- Area neighbors include: Kohl's, Bed, Bath & Beyond, Ulta, Target, Empire Bowl, Inn on Westport, Signature Salon



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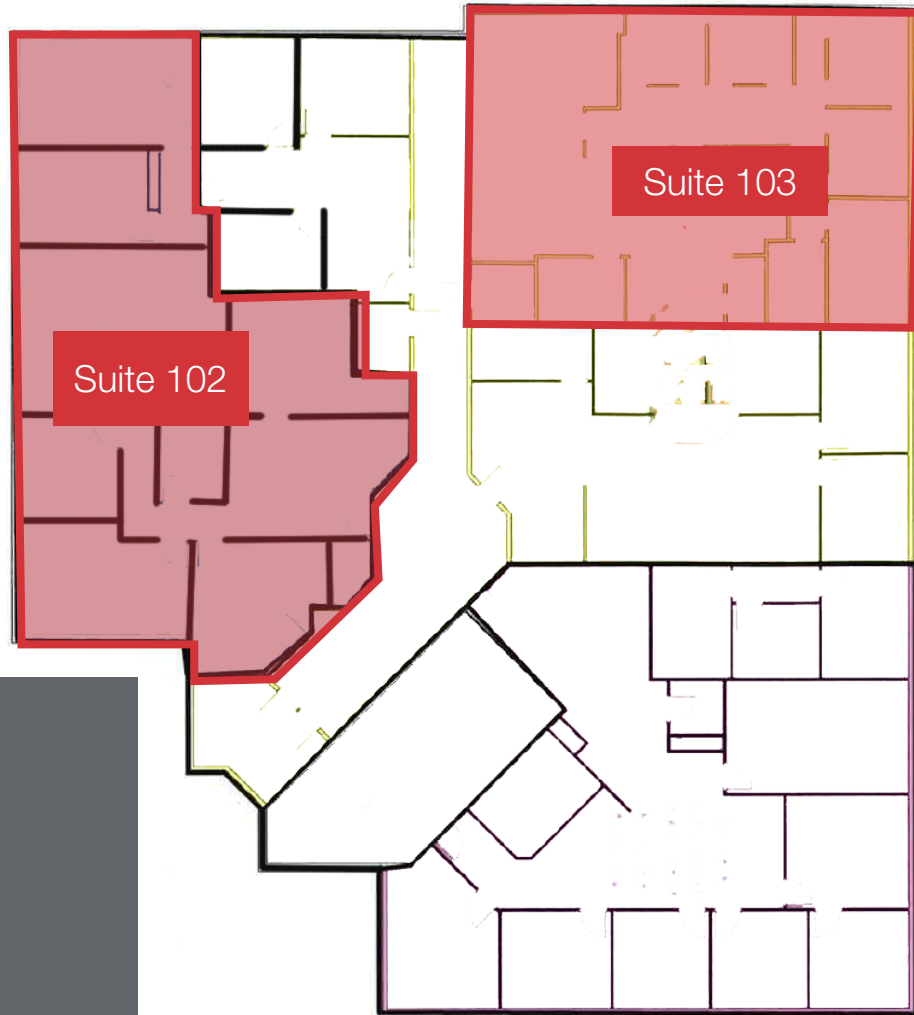
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For Lease
Office Space

W. 47th Street

Parking Lot



NAISioux Falls

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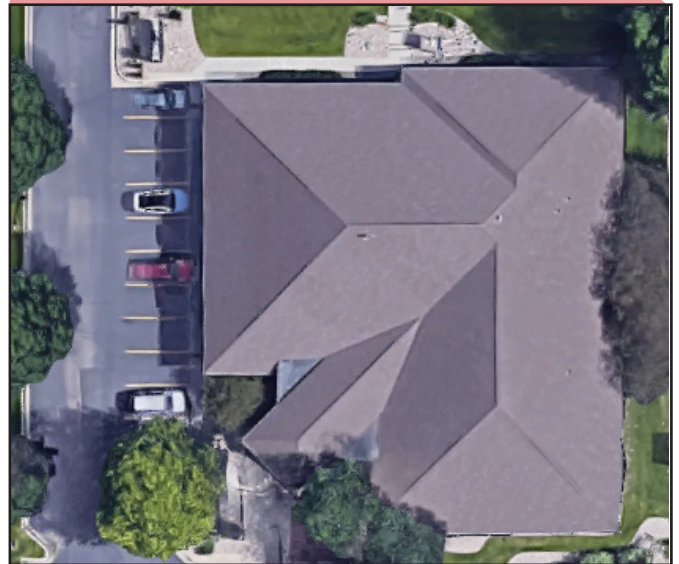


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For Lease
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Suite 102 Photos

