

**FOR
LEASE**

OXBOW OFFICE BUILDING

3816 SOUTH ELMWOOD AVENUE SIOUX FALLS SD 57105



Beautiful 2-story Office Building with Elevator



SIZE

19,340
Rentable
Square Feet



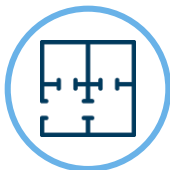
PRICE

\$12.00 SF NNN



LOCATION

Off S Western Ave &
49th St



LAYOUT

2 story building;
front & back
stairs; elevator;
Building &
monument
signage; 72
parking spaces



TRAFFIC

49th Street
between Oxbow
Ave & Kiwanis
Ave has 14,400
cars/day.



NEIGHBORS

Hauge Associates;
Fischer Rounds &
Associates, Inc; NAI Sioux
Falls; DakotaCare; Dakota
Allergy & Asthma & many
others.

Information deemed reliable but not guaranteed.



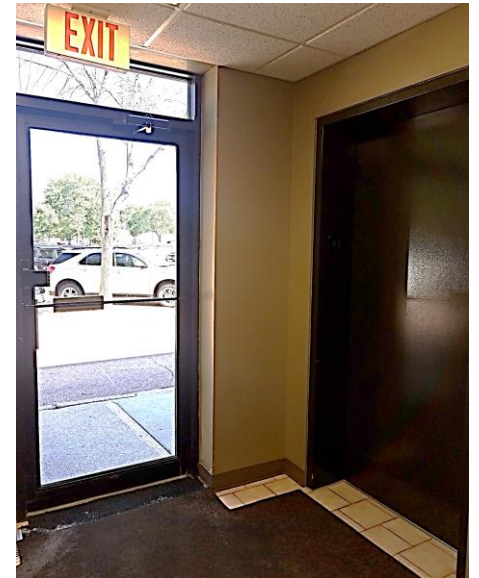
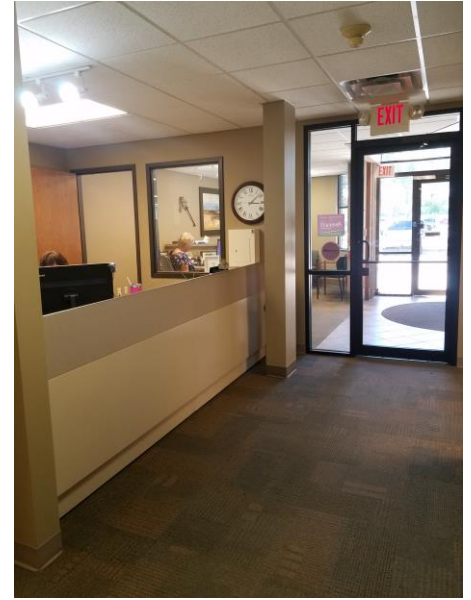
**CLINT
DREYER**
605.400.5973

clint.dreyer@vbclink.com

605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

INSIDE PHOTOS



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BUILDING AND SIGN

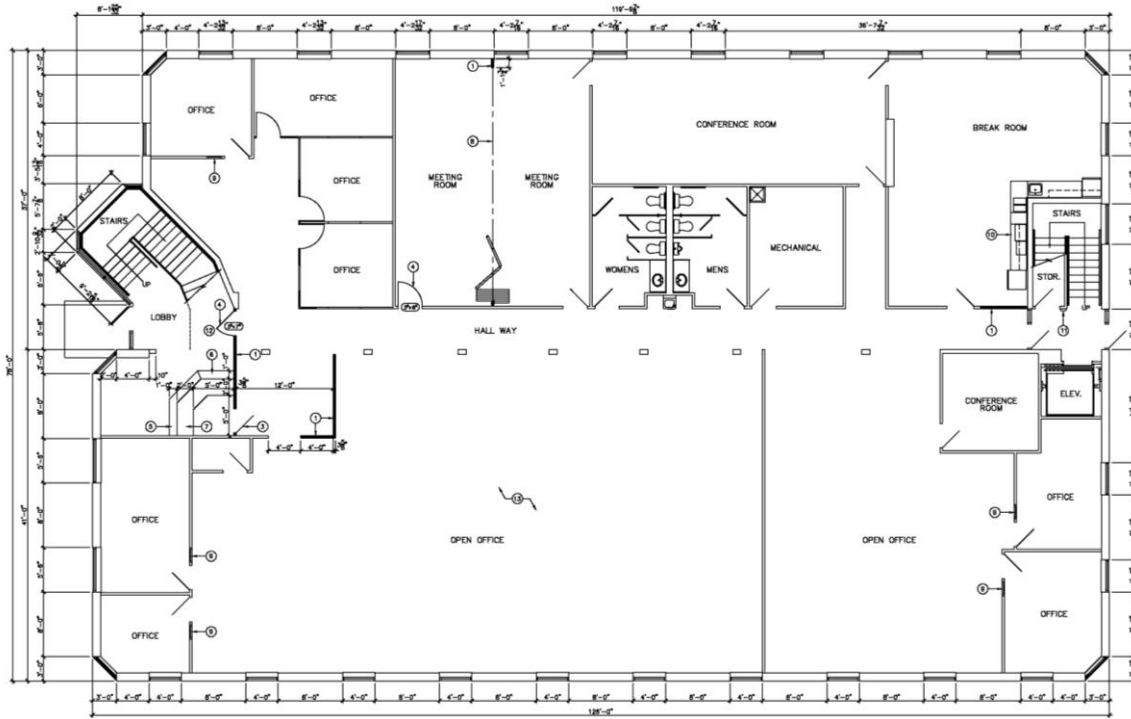


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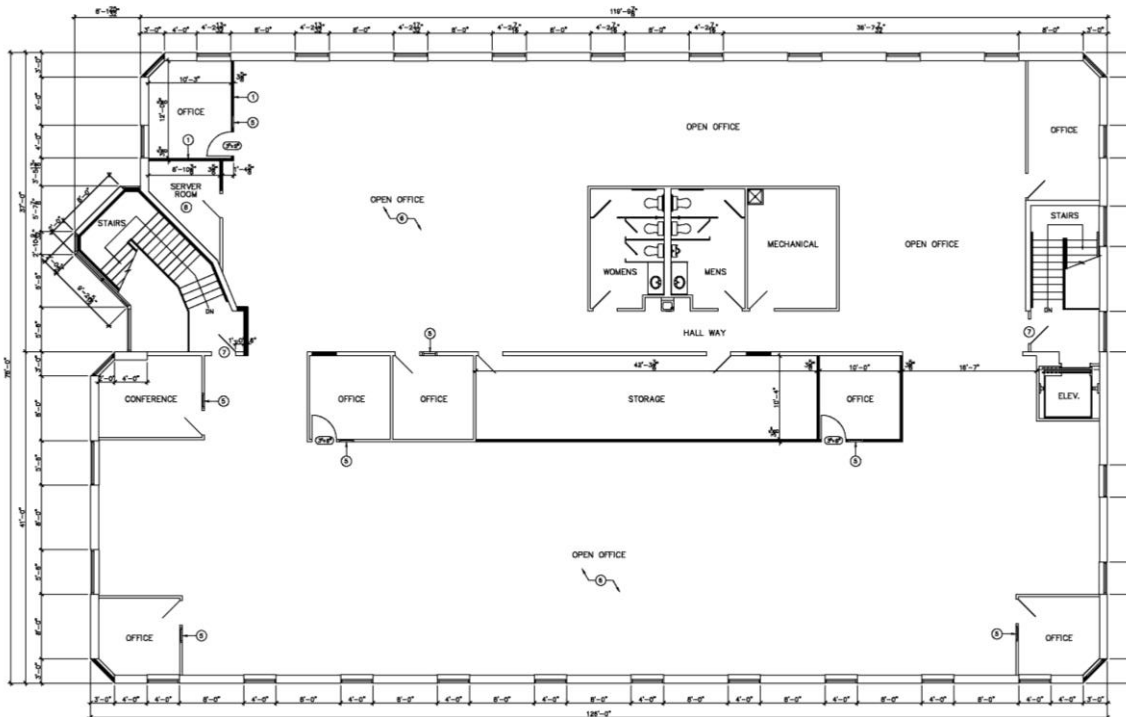
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FLOOR PLANS

First Floor



Second Floor



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AREA MAP



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