

BROOKS CROSSING OFFICE BUILDING



3701 West 49th Street
Sioux Falls, SD 57106

FOR LEASE

\$12.00/ SF Gross
1,503 RSF

AVAILABLE

- Suite 106: 1,503 Rentable SF
Now available. Suite includes an office, open areas, reception/file room, and exterior access.

PRICE

- \$12.00/SF Gross; Most utilities included in rent
- 10% load factor added on to usable square footage

LOCATION

- 27,586 square foot office building located at the highly visible intersection of 49th Street and Louise Avenue
- Across from The Empire Mall, Target, Kohl's, HyVee, Five Guys, Gordman's, and much more. Most trafficked area for business trade.

DESCRIPTION

- Office building includes common area conference room, elevator access and ample parking area
- Owner is a South Dakota licensed Real Estate Broker
- Contact Broker to schedule showing

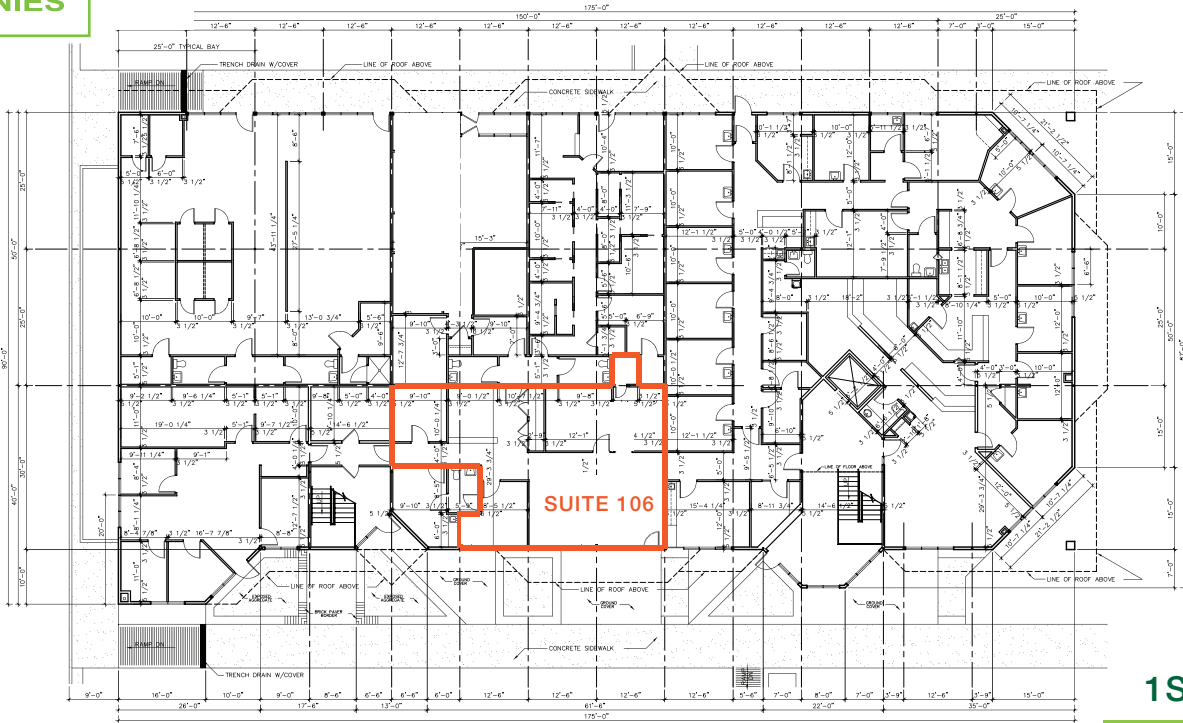
Find out more at Lloydcompanies.com

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

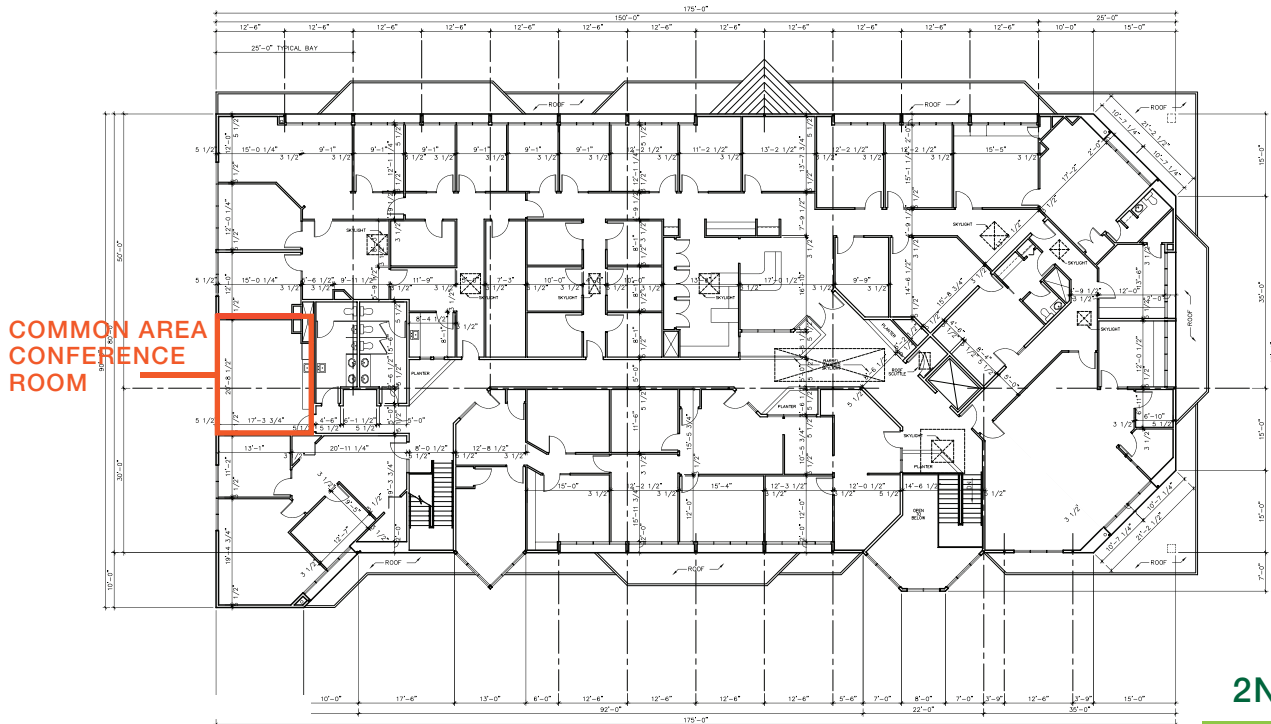
ALEXIS KONSTANT
605 321-4861
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BROOKS CROSSING OFFICE BUILDING



1ST FLOOR



2ND FLOOR

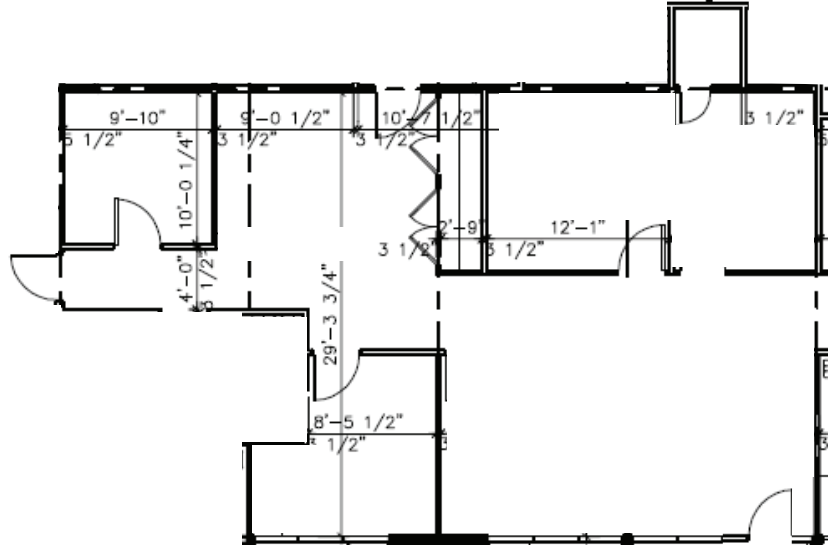
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LLOYD
COMPANIES

BROOKS CROSSING OFFICE BUILDING



1,503 Rentable SF

AVAILABLE

- Suite 106: 1,503 Rentable SF
- Now available

PRICE

- \$12.00/SF Gross; Utilities included in rent
- 10% load factor added on to usable square footage

DESCRIPTION

- Floor plan includes an office, open areas, reception/file room, and exterior access
- Excellent natural light
- Contact Broker to schedule showing



SUITE 106

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