



# SMALL OFFICE SUITE

## 49th + Western

### Office For Lease In Golden Rule Building



3905 South Western Avenue, Suite 101  
Sioux Falls, SD 57105



#### size

approx. 600 sqft



#### price

\$675 per month  
(gross including utilities)



#### location

This office space is located directly inside the main entrance of the Golden Rule building at the intersection of Western Ave. & 49th Street, with close proximity to Interstate 229



#### layout

Small office suite with one closed-door office (with window), open work/reception area (with window), in-suite storage area, restroom and shared use of conference room.



#### traffic

Western Avenue:  
25,600 cars per day  
  
49th Street:  
12,900 cars per day  
  
Interstate 229:  
51,500 cars per day



#### co-tenancy

Golden Rule Construction, Campbell's Home & Auto, Media One Advertising, Lawrence & Schiller, Sioux Falls Shopping News, JL Beers, HuHot Mongolian Grill, Red Rossa

Information deemed reliable but not guaranteed.



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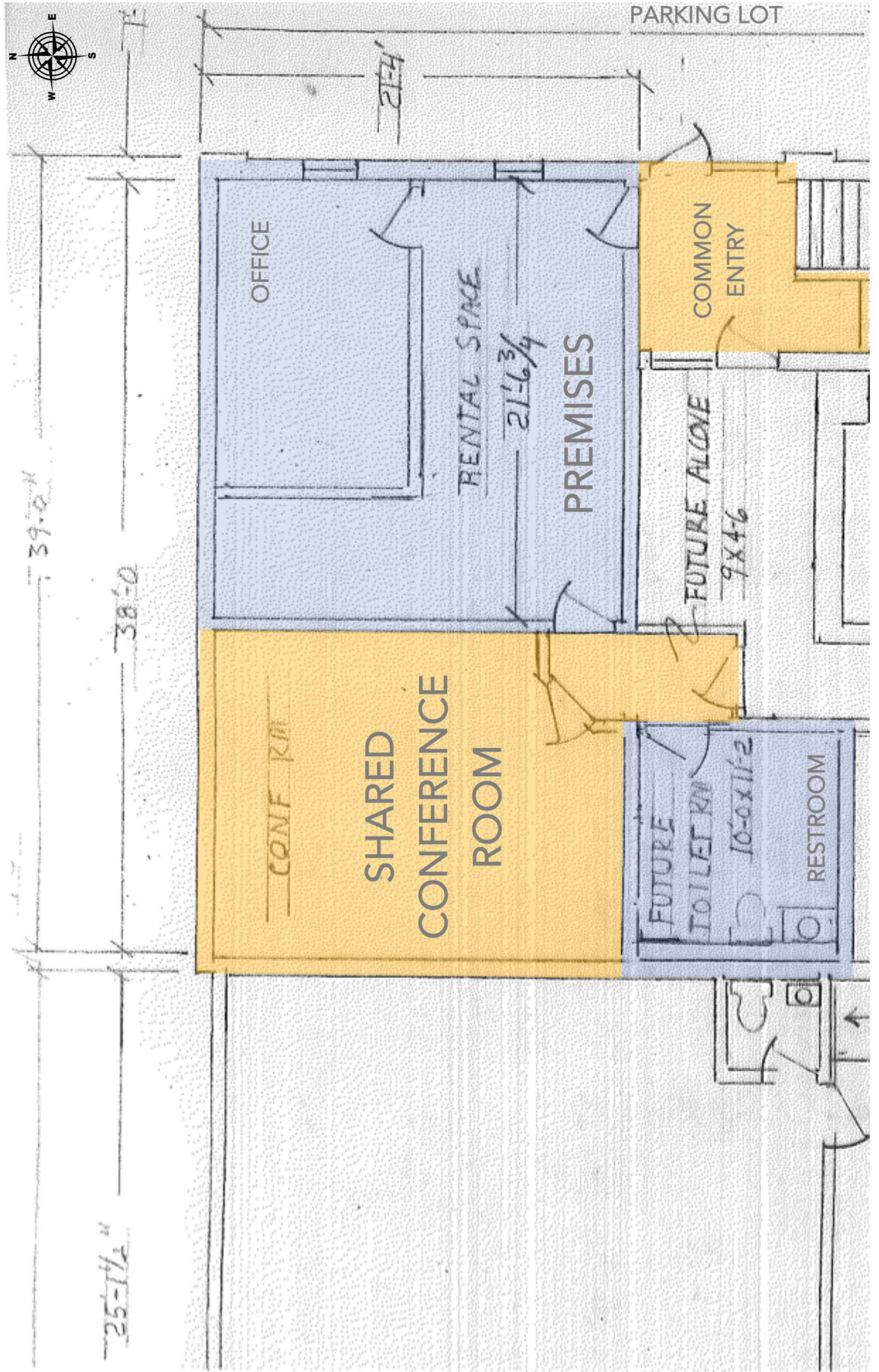


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49th + Western Avenue

# FLOORPLAN



PROPERTY PHOTOS

