



PROPERTY DETAILS

Professional office space for lease in central Sioux Falls on 46th Street just off Kiwanis Avenue and near the Center for Active Generations. This space features a reception area with a vaulted ceiling and ceiling fan with a large adjacent conference room all wired for video conferencing. There are 3 private offices and large open work areas for cubicles, product display or equipment. The suite includes two rest rooms (currently under construction) and a separate room for internet and other technology. There is ample parking with paved on site parking both in front of and behind the building. There is also a large loading door in the back. Monument signage is in place for use by the tenant. Other tenants in the building include Farmer's Insurance, Parham Chiropractic and Integrative Bodyworx & Massage.

2504 W. 46TH STREET
SIoux FALLS, SD 57105
FOR LEASE | \$16/SQ. FT

- 3,635 square feet
- Zoning: C-4 Regional Commercial
- Professional office space
- Large conference room
- 3 private offices
- 2 restrooms
- Paved on-site parking
- Monument signage
- Lease Type: Gross including utilities (except telecom)



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BROKER / OWNER

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