

41ST STREET OFFICE BUILDING

OFFICE SPACE FOR LEASE



307 W 41st Street
Sioux Falls, SD 57105



Upper: 5,800 SF +/-
Lower: 5,800 SF +/-
Total: 11,600 SF +/-



Main Level: \$16.00 / SF NNN
Lower Level: \$8.00 / SF NNN
2022 Taxes: \$1.68 / SF

LOCATION

Situated in close proximity to the bustling intersection of 41st Street and Minnesota Avenue, this prime location lies just south of Ace Hardware. Notably, it boasts convenient access to the I-229 interchange, which is less than one mile away.

DESCRIPTION

- Main-Level Floor Plan: Grand lobby, reception work area, open work areas for cubicles, 12 private offices, one large conference room, restrooms.
- Lower-Level Floor Plan: Large training room, break room, private office, open work areas for cubicles, large storage room, restrooms, mechanical rooms.
- Parking: 48 spaces
- Large monument sign with great signage opportunity
- Highly visible location located just east of the 41st Street and Minnesota Ave intersection
- Available December 1, 2023
- Contact Broker for additional information

SCOTT BLOUNT

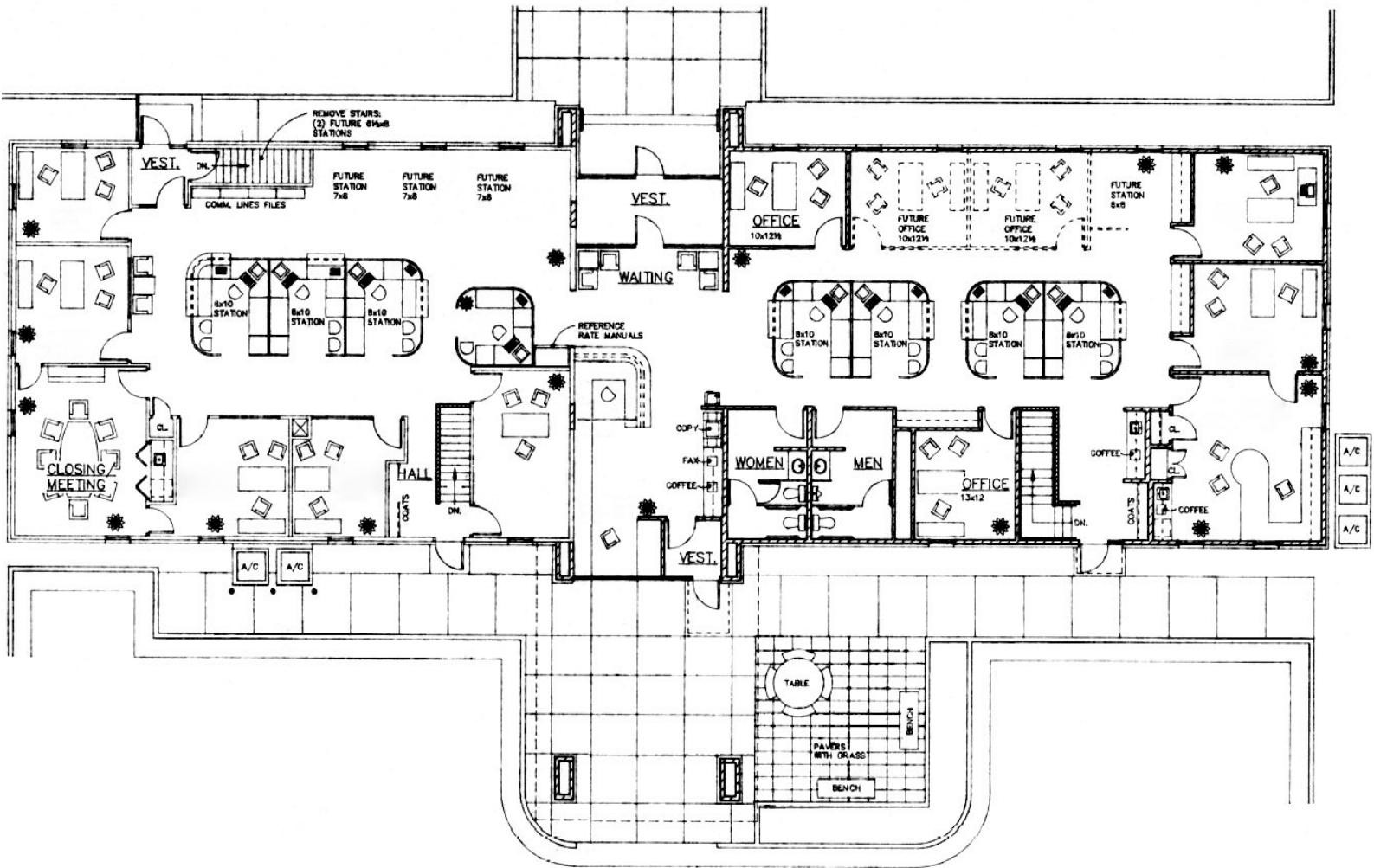
605.231.1882 | scott@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

MAIN LEVEL FLOOR PLAN

Concept only; subject to change



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

MAIN LEVEL PHOTOS

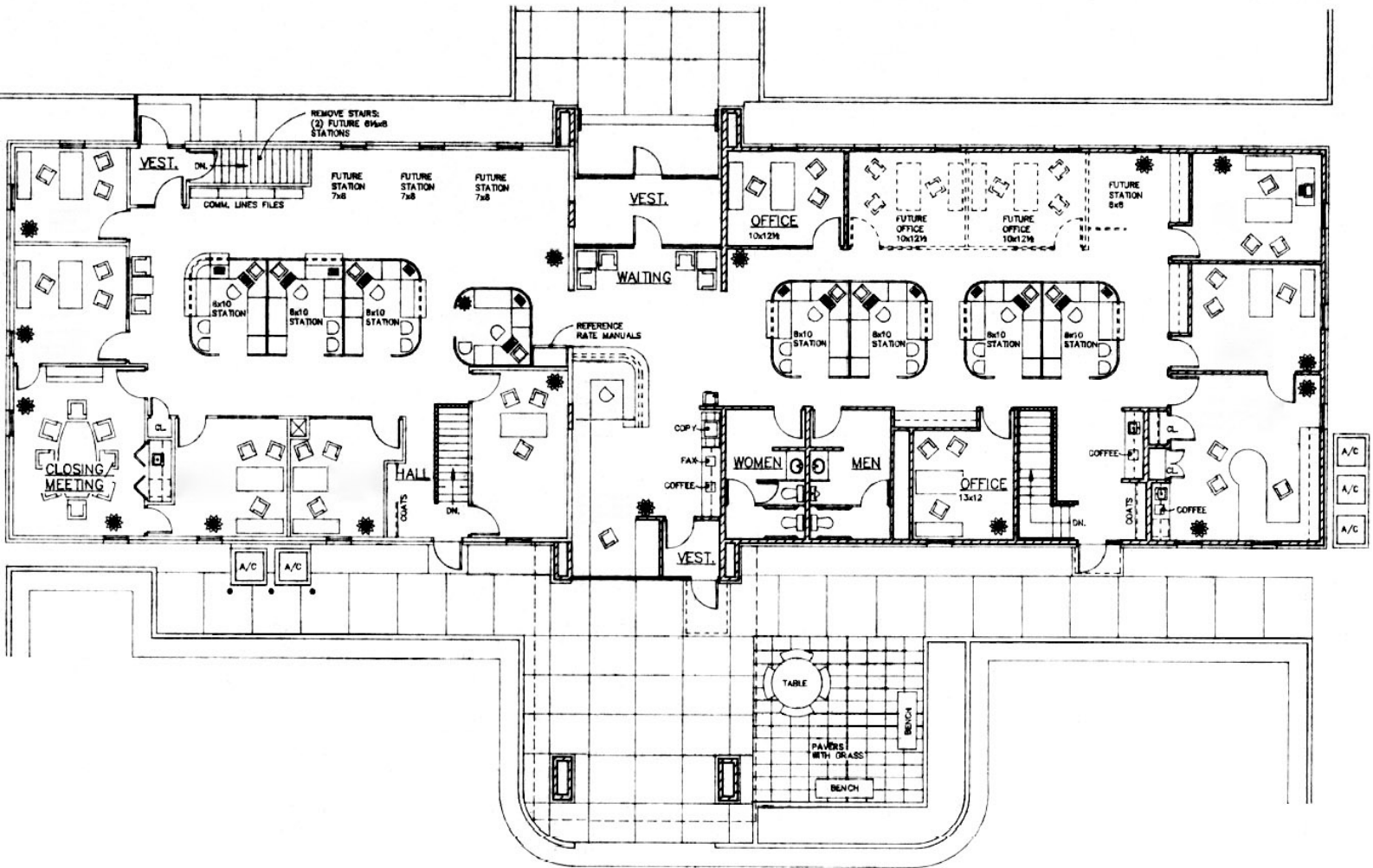


SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

LOWER LEVEL FLOOR PLAN

Concept only; subject to change



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

LOWER LEVEL PHOTOS



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

41ST STREET OFFICE BUILDING

OFFICE SPACE FOR LEASE



EXTERIOR



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

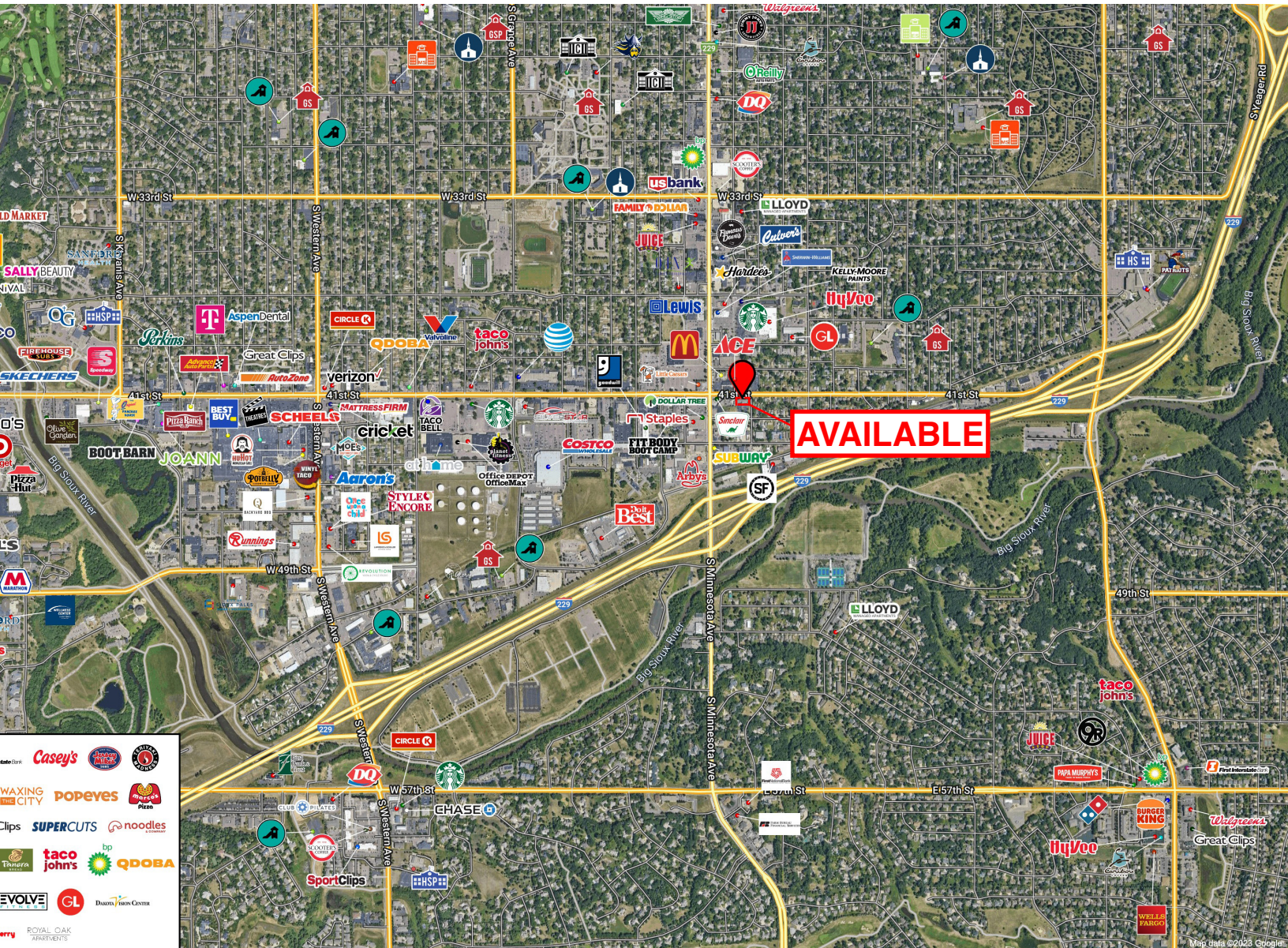
101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

41ST STREET OFFICE BUILDING

OFFICE SPACE FOR LEASE



AREA MAP



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.