

# FOR LEASE

## Park Place Center

41ST STREET FLEX + OFFICE SPACE

3109 West 41st Street | Sioux Falls, SD 57105



### SIZE

**Suite 111:** 1,550 sqft

**Suite 115:** 3,577 sqft

\*Adjoining spaces can be combined



### PRICE

\$15.00 psf (NNN)

Estimated NNN: \$7.07 psf



### LOCATION

Located just east of the Empire Mall and across from O'Gorman High School on the #1 retail corridor in South Dakota.



### LAYOUT

**Suite 111:** Reception area, 4 private offices, storage room, and a private restroom.

**Suite 115:** Flex space with 3-phase power. Flexible floor plan suitable for a variety of uses.



### TRAFFIC

49,100 vpd

41st Street between Louise Avenue and Kiwanis Avenue



### AREA TENANTS

Plato's Closet, Stensland Family Farms Ice Cream, Prairie Road Yarn, Coming Soon – Early Bird, Olive Garden, Walgreens, Barnes & Noble, The Empire Mall, Target, Kohl's.

Information deemed reliable, but not guaranteed.

# FOR LEASE

# Area Map Park Place Center



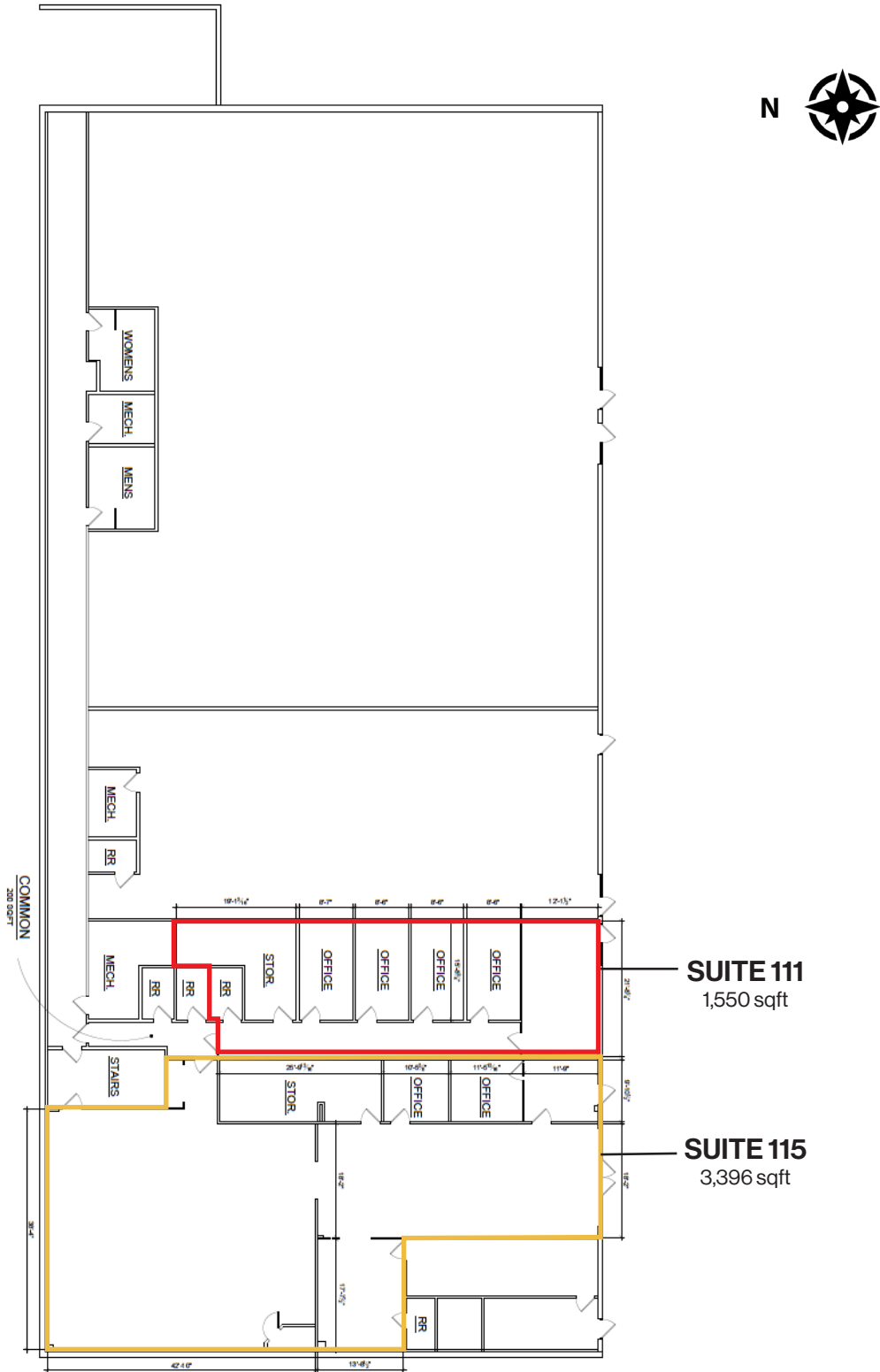
# FOR LEASE

## Area Overview Park Place Center



FOR  
LEASE

Building Floor Plan  
Park Place Center



**FOR  
LEASE**

*Suite 111 Photos*  
**Park Place Center**



**FOR  
LEASE**

*Suite 115 Photos*  
**Park Place Center**

