



3600 South Westport Avenue Suite #103 Sioux Falls, SD 57106

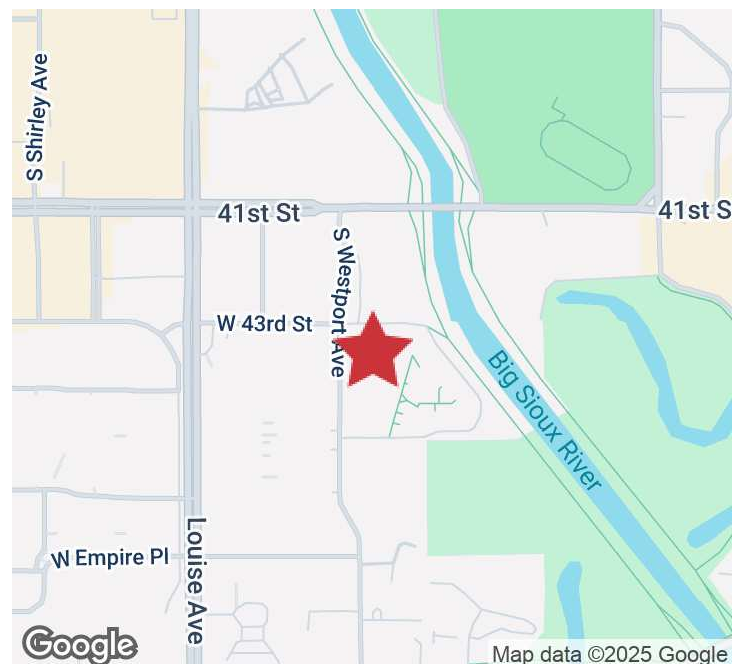
Lease Rate	\$2,255.00/MO GROSS + ELECTRIC
Suite Size	RENTABLE 1,002 SF

PROPERTY HIGHLIGHTS

- Efficient, newly built out office suite for lease
- Recently renovated multi-tenant office building
- Suite includes private restroom, private entrance, large open space, private office and (2) dressing/storage rooms
- Formerly used as a photography studio
- Monument and building signage available
- Tenant reimburses landlord for electric usage per month

LOCATION DESCRIPTION

Located just east of The Empire Mall on Westport Avenue
Area neighbors include: Target, Kohl's, Billion Automotive, The Empire Mall, Starbucks, Walgreens, Barnes & Noble, Empire Bowl, Hy-Vee



MARCUS MAHLEN, CCIM, SIOR
Senior Vice President, CBDO
mmahlen@naisiouxfalls.com
605.228.9744

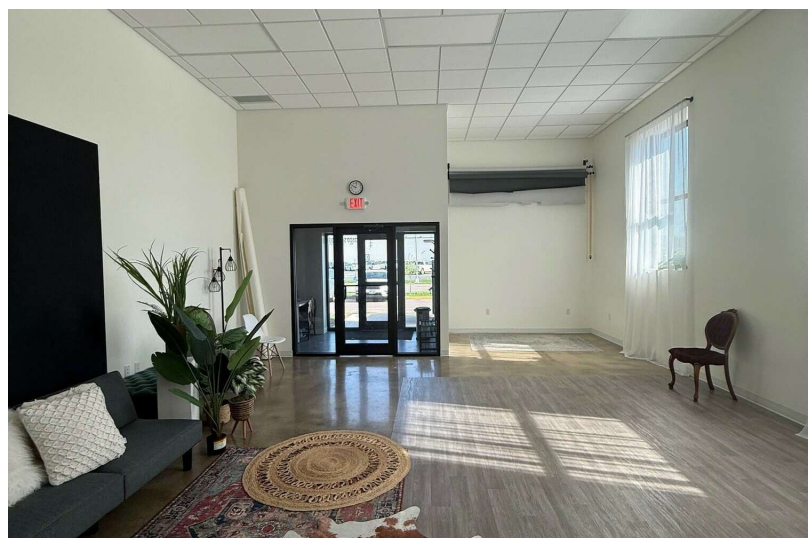
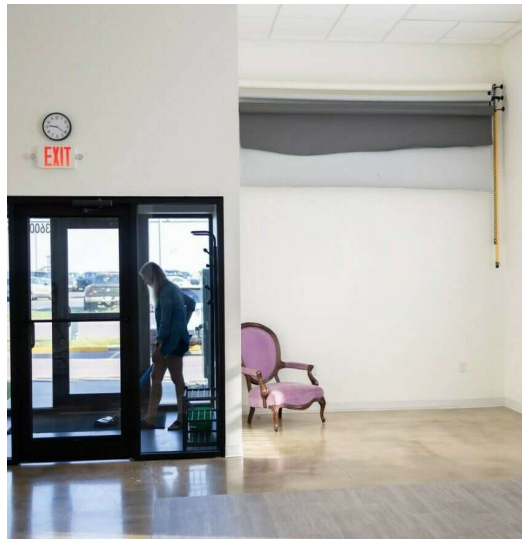
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

PHOTOS

3600 SOUTH WESTPORT AVENUE SUITE #103
Sioux Falls, SD 57106

FOR LEASE

Retail Space



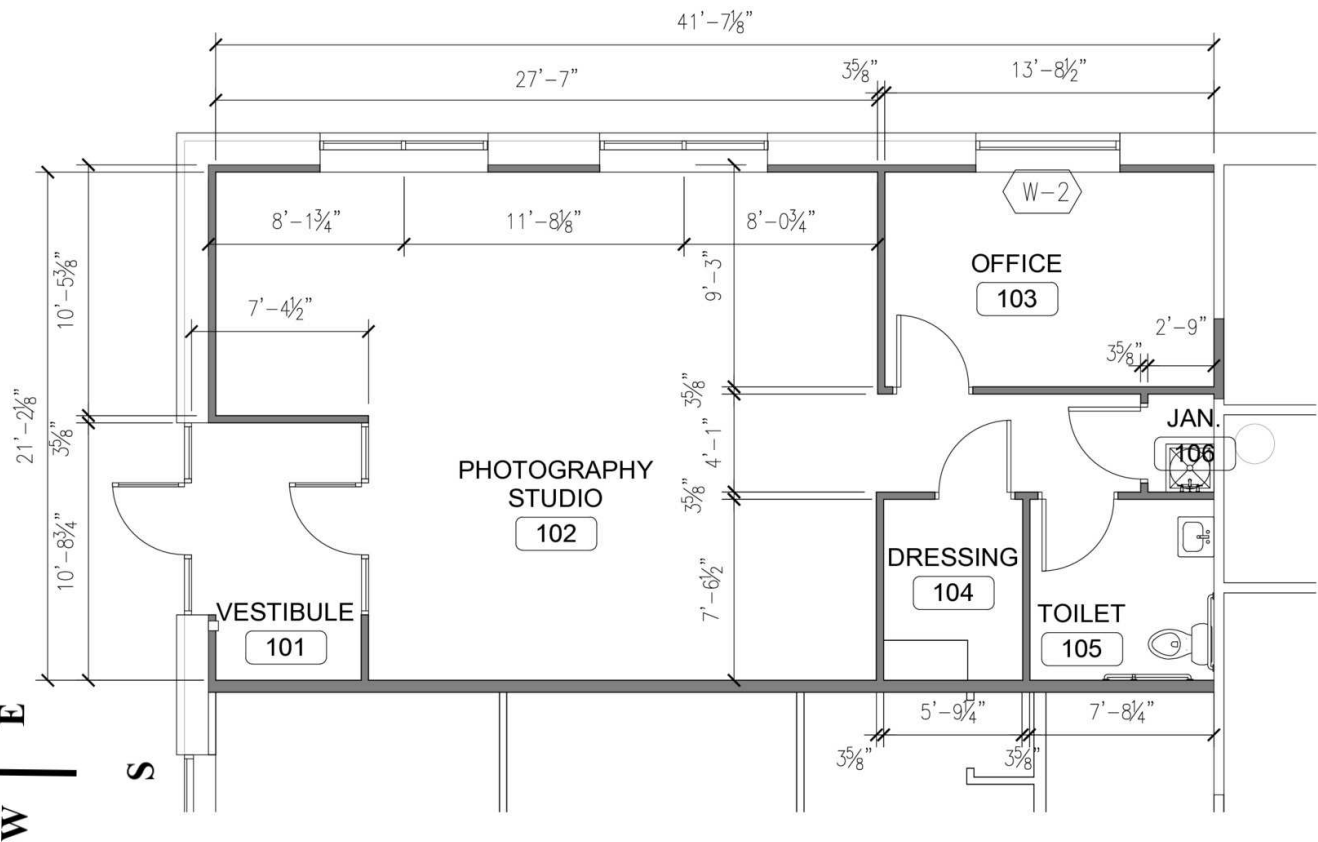
FLOOR PLAN

3600 SOUTH WESTPORT AVENUE SUITE #103
Sioux Falls, SD 57106

FOR LEASE

Retail Space

1,002 Square Feet

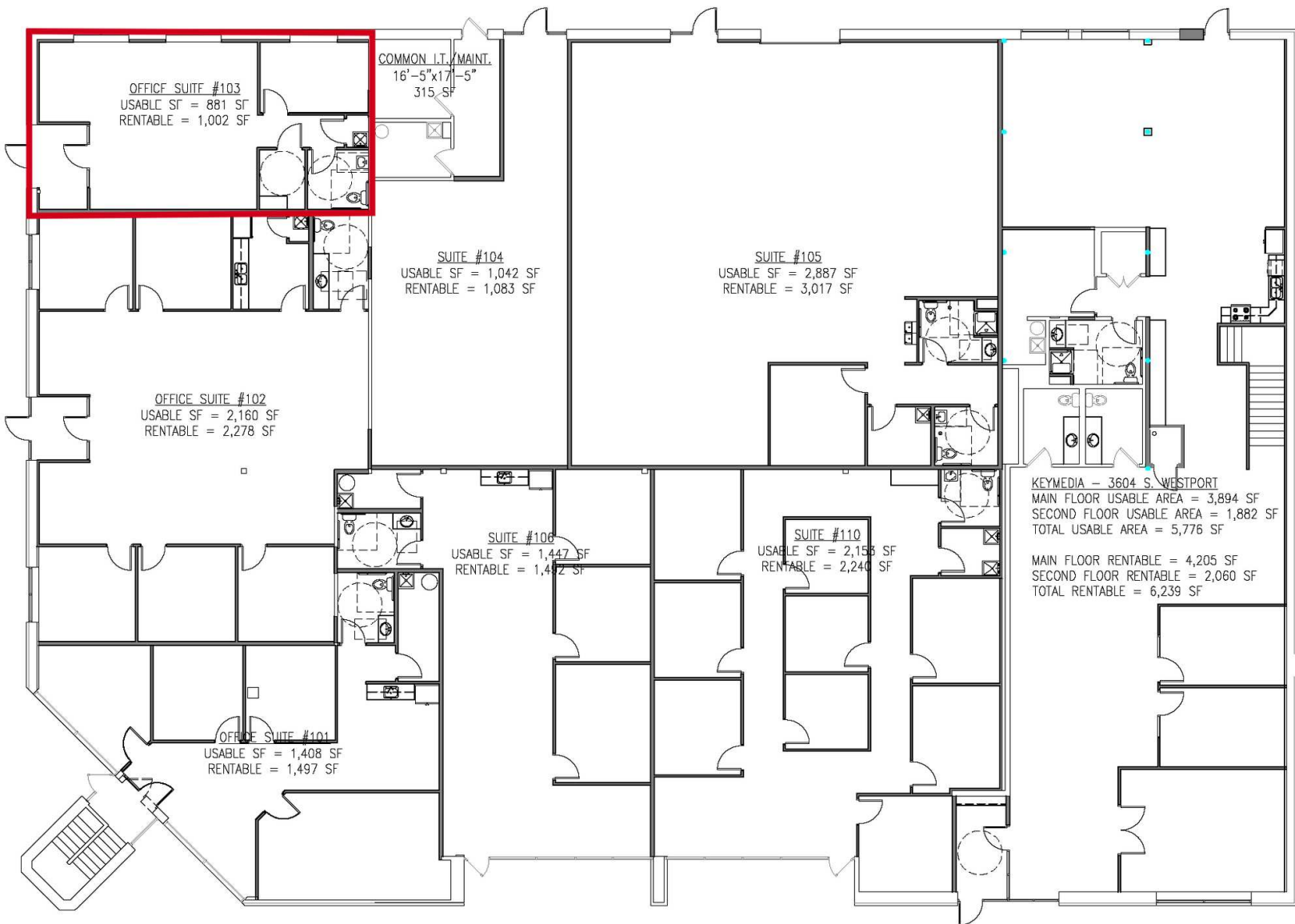


SITE PLAN

3600 SOUTH WESTPORT AVENUE SUITE #103
Sioux Falls, SD 57106

FOR LEASE

Retail Space

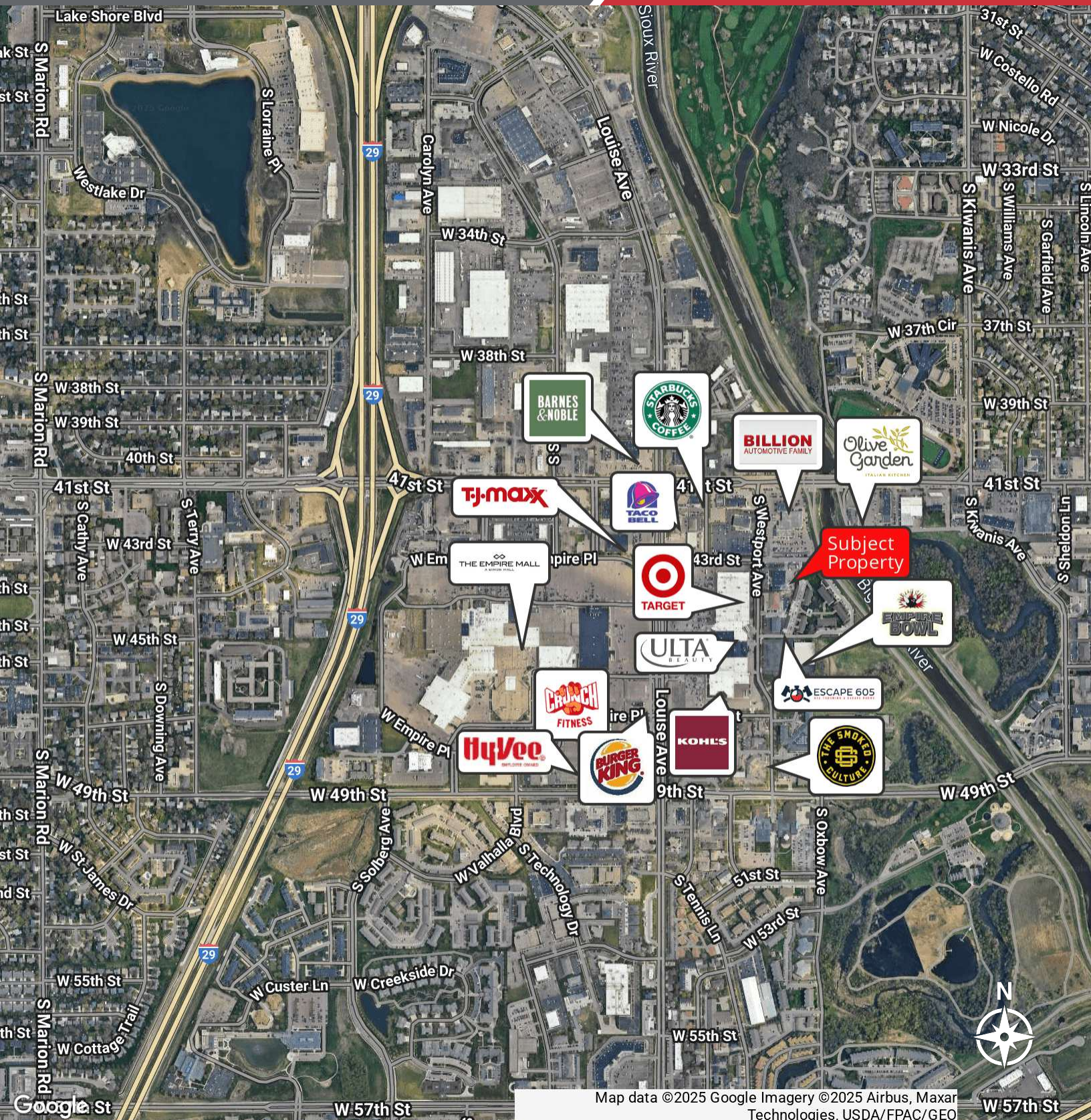


AERIAL MAP

3600 SOUTH WESTPORT AVENUE SUITE #103
Sioux Falls, SD 57106

FOR LEASE

Retail Space



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NAI Sioux Falls

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naisiouxfalls.com