JIM DUNHAM
—& ASSOCIATES—
REAL ESTATE SPECIALISTS



# EXCITING PRICE DROP!!

**Sellers would consider a Contract for Deed or Lease Purchase with Acceptable Offer.**

# FOR SALE OR LEASE

## $2,050,000 / $15.00 PSF NNN

**Located on S Kiwanis between 41st & 49th Street**

**3800 S Kiwanis Avenue**




**Jim Dunham**
Jim@JimDunhamAssociates.com
(605) 360-0061



**Linda Dunham**
Linda@JimDunhamAssociates.com
(605) 940-8528



# WHAT YOU NEED TO KNOW

3800 S Kiwanis Avenue, Sioux Falls, SD

## SALES PRICE RECENTLY SLASHED $100,000! LEASE PRICE LOWERED TO $15.00 PSF.

It's time to upgrade your office! This property offers so much more than most traditional office buildings! You'll enjoy the three attached garage stalls (or future modern office / meeting space?), parking on three sides, nice green space, two sets of restrooms, a built-in reception desk, an upgraded break room, perimeter offices (most with side-light windows), several large meeting rooms (one with a moveable wall so the space can be customized for your need at the time), storage to support your business operations, a timeless brick exterior, and generous windows for natural light (and to enjoy the view while doing your deep thinking). Everyone wants a great place to work – this is it!

The property's location on the corner of S Kiwanis Ave and W 46th St means easy access, with curb cuts on both streets, and great exposure with 11,600 vehicles per day (on S. Kiwanis alone!) getting exposed to your business - let your building and monument signage work for you 24/7/365! Year-over-year traffic has increased a whopping 11.54% - a trend that's sure to continue.

Medical reimbursement policies forced the previous tenant to downsize their operations after ten great years at this location. While the ownership is sad to see them go, it's an excellent opportunity for the next tenant or owner!

The interior is in excellent condition and you really need to check it out to see how this space can serve your business's future! There are some showing restrictions - contact us to learn more and get your tour scheduled!

## QUICK SNAPSHOT

- Building size: 10,572 SF
- Office: 9,324 SF; 3 Garage Bays: 1,248 SF
- Lot size: 68,158 SF (1.57 acres)
- Property type: Office
- Year built: 1988
- Ample parking
- Corner lot with two curbcuts

## FEATURES

- Current set up consists of traditional offices, conference rooms and meeting rooms throughout
- Building has three attached garage stalls
- Parcel ID: 57235
- Real Estate Taxes: $21,555.40 (2025 payable 2026)
- 2026 NNN expenses: $5.23 PSF
- Lawn sprinklers
- Monument & building signage

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519 W 22nd St
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information deemed reliable, but not guaranteed

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# OFFICE PHOTOS

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# ADDITIONAL PHOTOS

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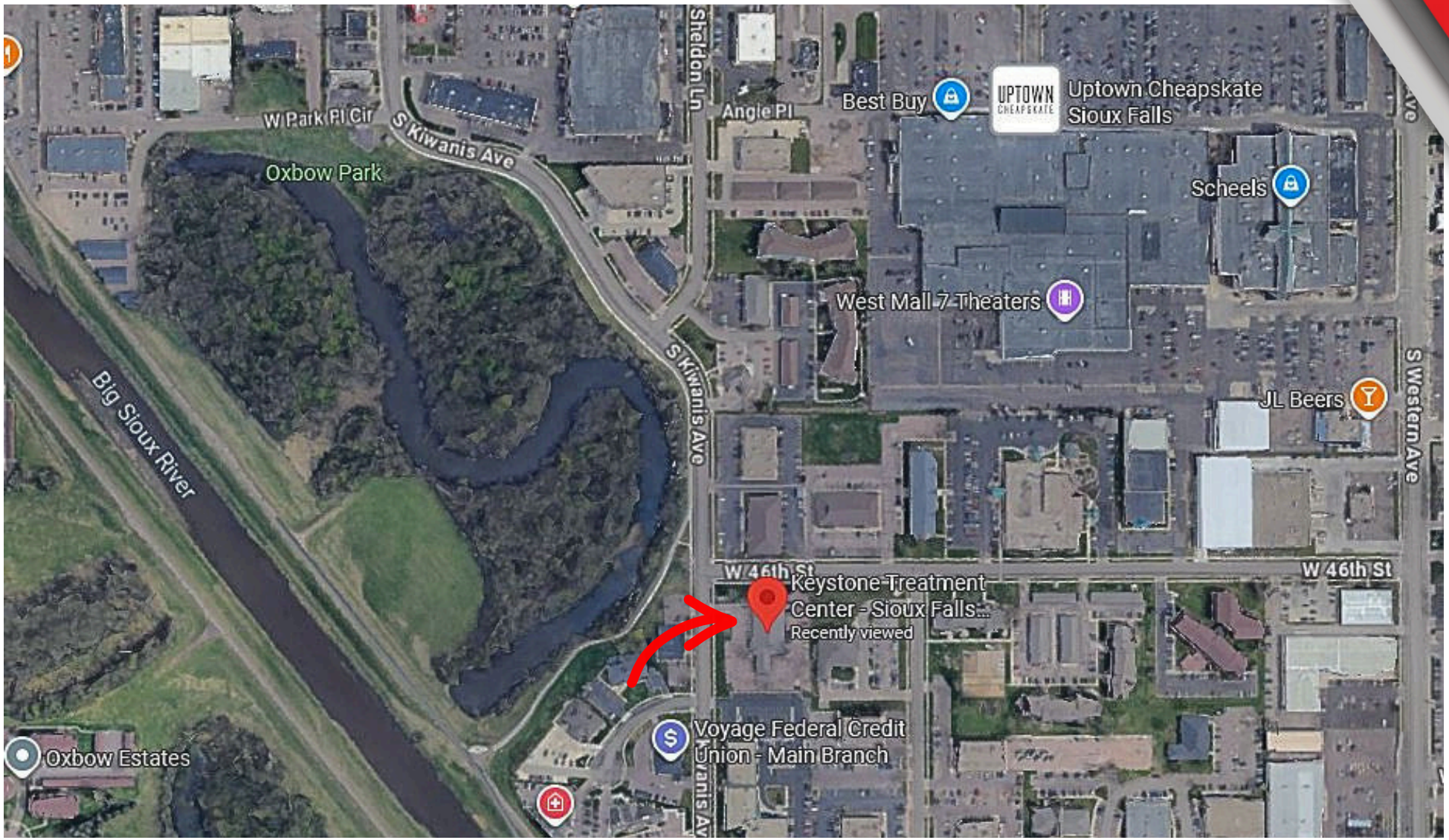
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# LOCATION MAP

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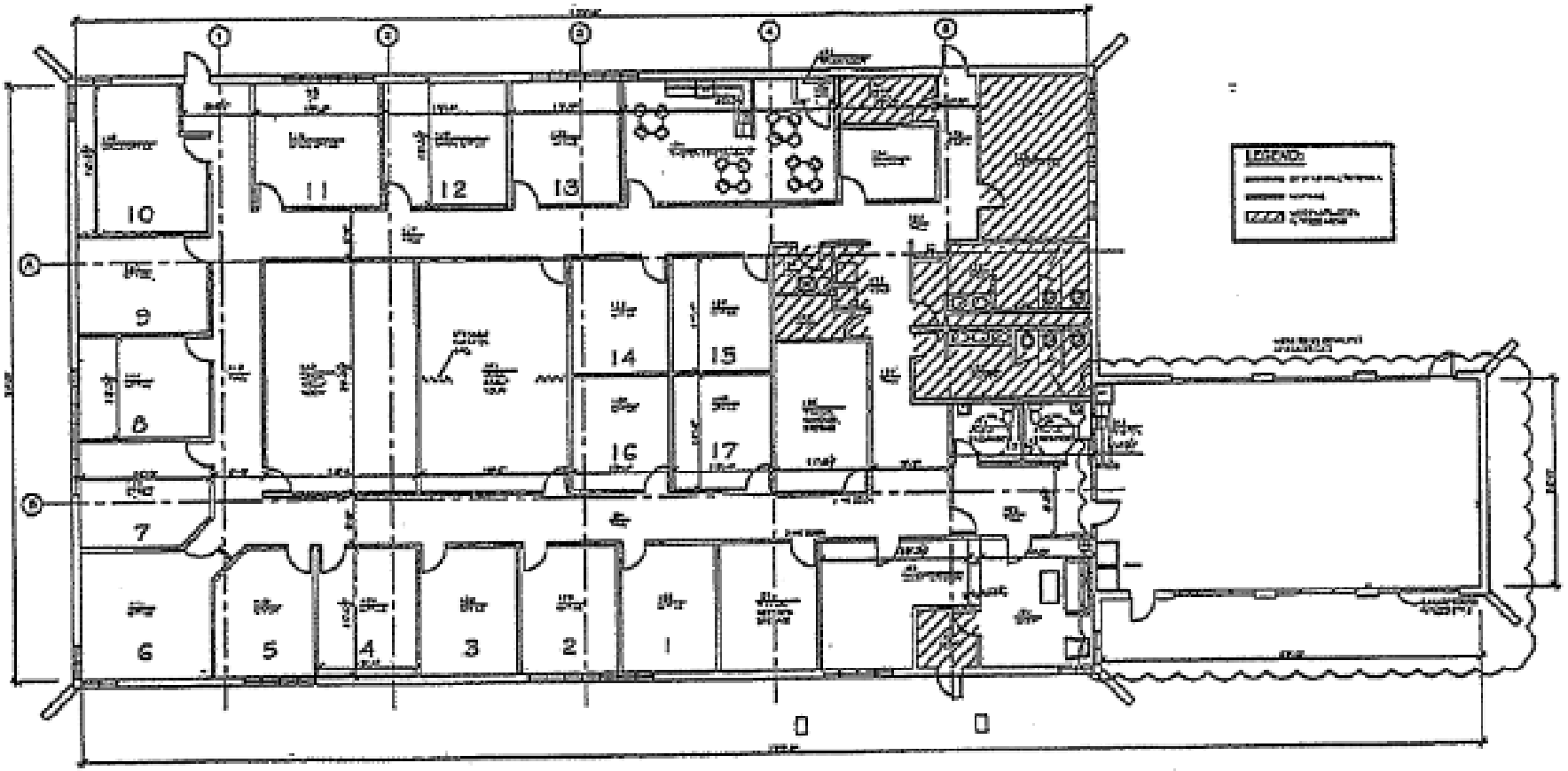

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# FLOOR PLAN

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# WHAT'S AROUND THE CORNER

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**Retail / Services**

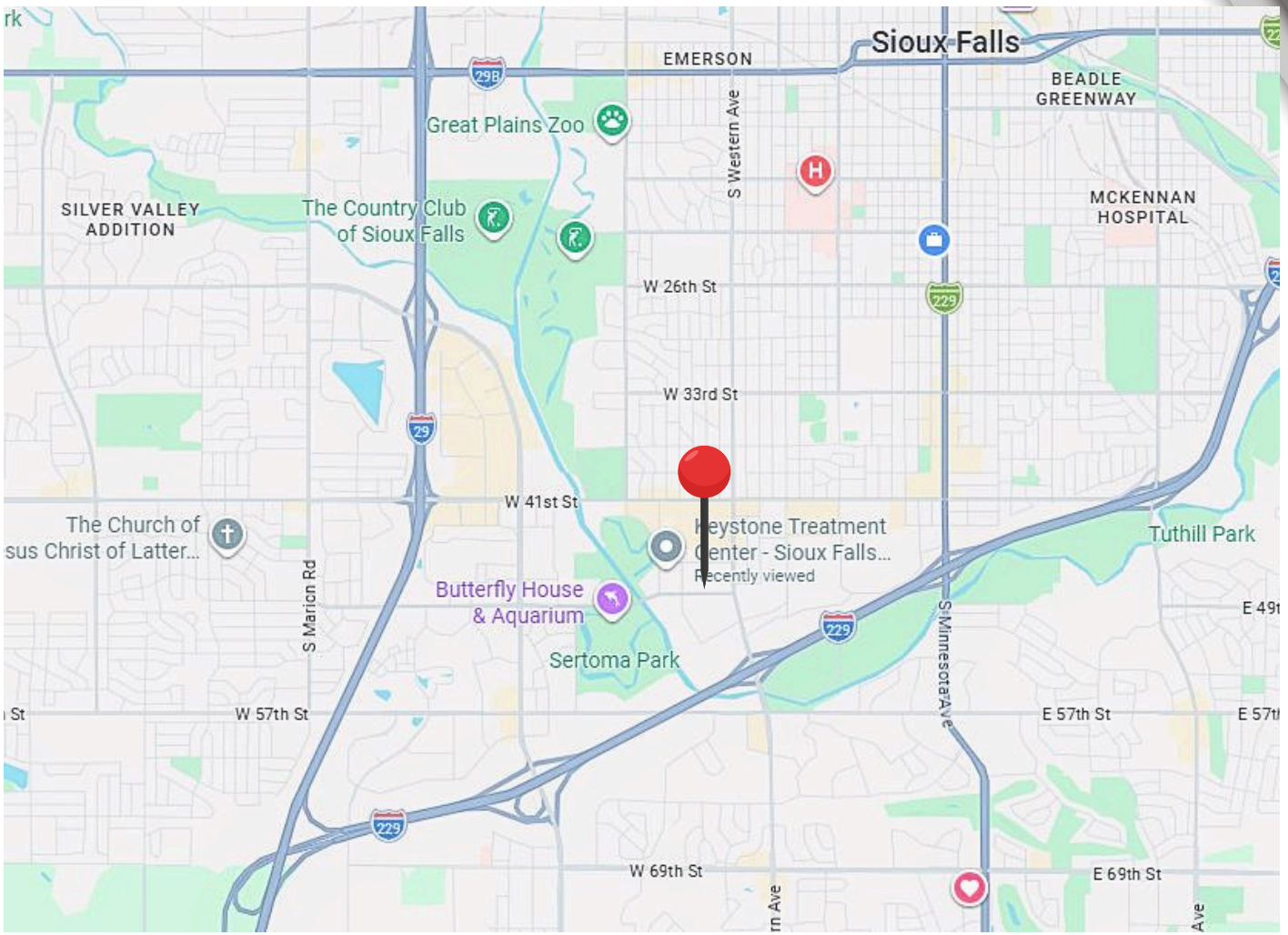
- South Dakota Furniture Mart
- Empire Mall
- HyVee
- Plaza 41 Retail Center
- Western Mall
- Best Buy
- Scheels

**Restaurants/Fast Food**

- Olive Garden
- Burger King
- Pizza Ranch
- The Rush
- Original Pancake House
- Subway

**Other (nearby but relevant)**

- O'Gorman High School
- Great Plains Zoo & Museum
- Billion Automotive




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