

\$500 Broker Incentive



FOR LEASE

Park Place Center

3101-3109 W 41st Street

Sioux Falls

Traffic Count: approximately 40,000 cars/day
 41st Street exposure, monument signage and building signage above main floor spaces. Neighbors include Plato's Closet, Fuddruckers & Olive Garden. Storage units also available behind center; see attached.

New Incentive: \$500 bonus to procuring agent for each lease

Suite	Approx. Sq Feet	Rent	Info
3101 W 41st St			
Suite 211	580	\$550/mo gross	2 offices and reception area.
Suite 105	1587	\$2200/mo gross	Former Subway space; shared restrooms.
Suite 203	3012	\$2500/mo gross	2nd floor suite with 8 private offices, conference room, wet bar and reception area. Can be subdivided into 3 suites.
Suite 201A Available March 1, 2012	700	\$10.75/sf gross	2nd floor suite with windows overlooking 41st Street. 3 offices w/ reception area.
3109 W 41st St			
Suite 7	1200	\$10.50/sf NNN	Corner retail suite on main level, open front area, office and work room/office. Shared restrooms with Suite 6. Can be combined with Suite 6.
Suite 6	955	\$10.50/sf NNN	Open retail space in established strip center. Shared restrooms with Suite 7. Brand new tile, carpet and paint. Can be combined with Suite 7.
Suite 101B	765	\$625/mo gross	Open area with 3 private spaces, reception area in the front.
Suite 101C Available June 1, 2012	2570	\$7.75/sf NNN + utilities, lease terms negotiable	Private offices in front, large open area in back and kitchen area. Can be subdivided or combined with Suite 113.
Suite 113 Available June 1, 2012	1500	\$7.75/sf NNN + utilities, lease terms negotiable	Half walls built in, save the cost of buying expensive cubes, modern colors, would make a nice call center, all set up! Can be subdivided or combined with Suite 101C.



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101 S. Main Ave. Fl. 4 Sioux Falls, SD 57104





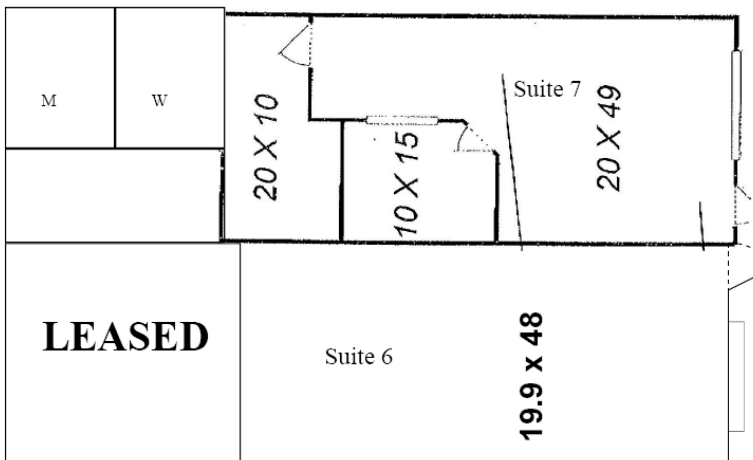
FOR LEASE

Park Place Center

3101-3109 West 41st

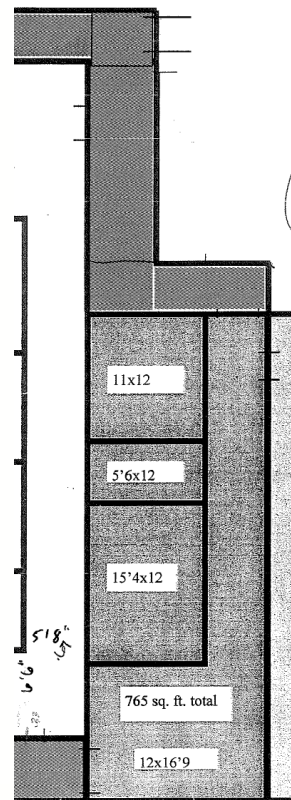
Street

Sioux Falls



Suite 6 & 7 can be combined for a larger space

3109 W 41st Suite 6 & 7
Est 2155 SF



3109 W 41st Suite 101B
Est 765 SF



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FOR LEASE
Park Place Center
3101-3109 West 41st
Street
Sioux Falls

4101 W 41st St Suite 203 - Est. 3012 sf
2nd floor suite with 8 private offices, conference room, wet bar
and reception area. Can be subdivided into 3 suites.



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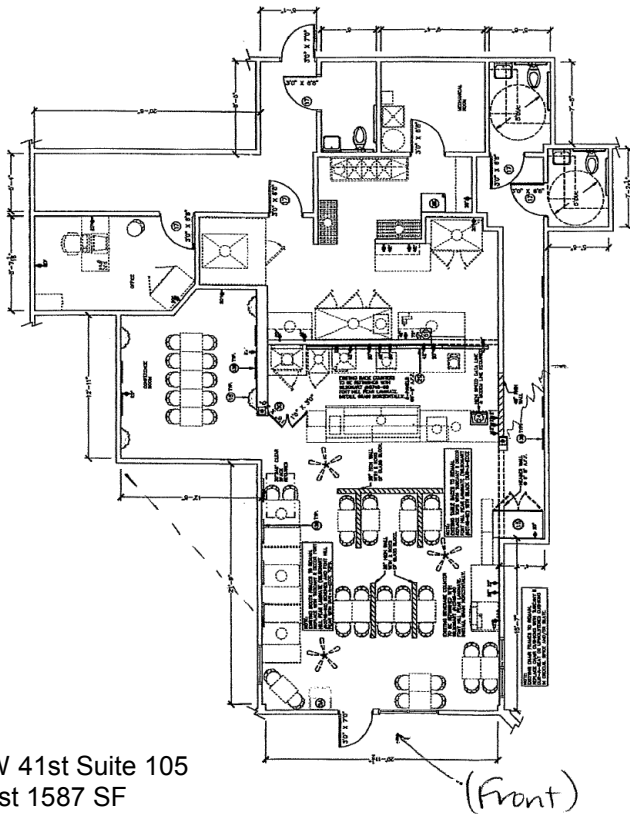
FOR LEASE

Park Place Center

3101-3109 West 41st

Street

Sioux Falls



3101 W 41st Suite 105
Est 1587 SF



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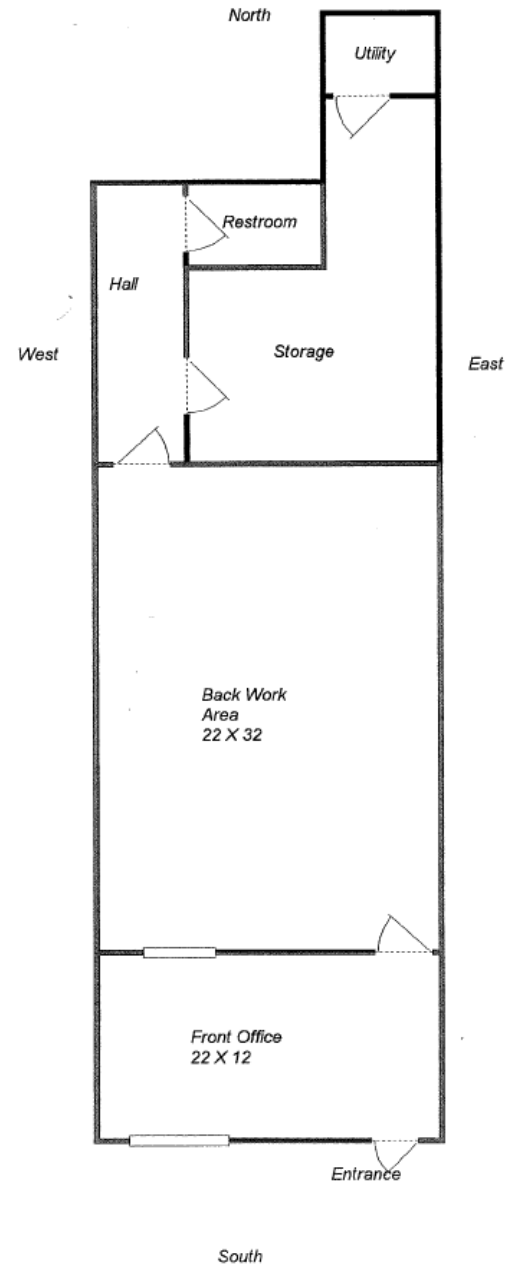
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3109 W 41st Suite 113
Est 1500 SF

(Available June, 1 2012)

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