



THE OFFICES AT CARNEGIE PLACE

SOUTHWEST SIOUX FALLS

SINGLE OFFICE SUITES AVAILABLE

4105 South Carnegie Place | Sioux Falls, SD 57106



SIZE

Suite 105: 210 sqft
Suite 106: 150 sqft
Suite 107: 210 sqft
Suite 108: 104 sqft
Suite 109: 104 sqft
Suite 110: 210 sqft
Suite 112: 110 sqft



PRICE

Suite 105: \$750 / month *
Suite 106: \$650 / month *
Suite 107: \$750 / month *
Suite 108: \$400 / month *
Suite 109: \$400 / month *
Suite 110: \$750 / month *
Suite 112: \$500 / month *
* Gross rate with utilities included



LOCATION

Located off of 49th Street near 49th Street and Louise Avenue.



LAYOUT

Individual office suites with a common waiting area, breakroom, conference room and restrooms.



PARKING

Parking ratio of 1 space per 172 sqft.



AVAILABLE

Suites 102, 110 - 112: Immediate
Suite 105 - 109: October 1, 2026

Information deemed reliable but not guaranteed.

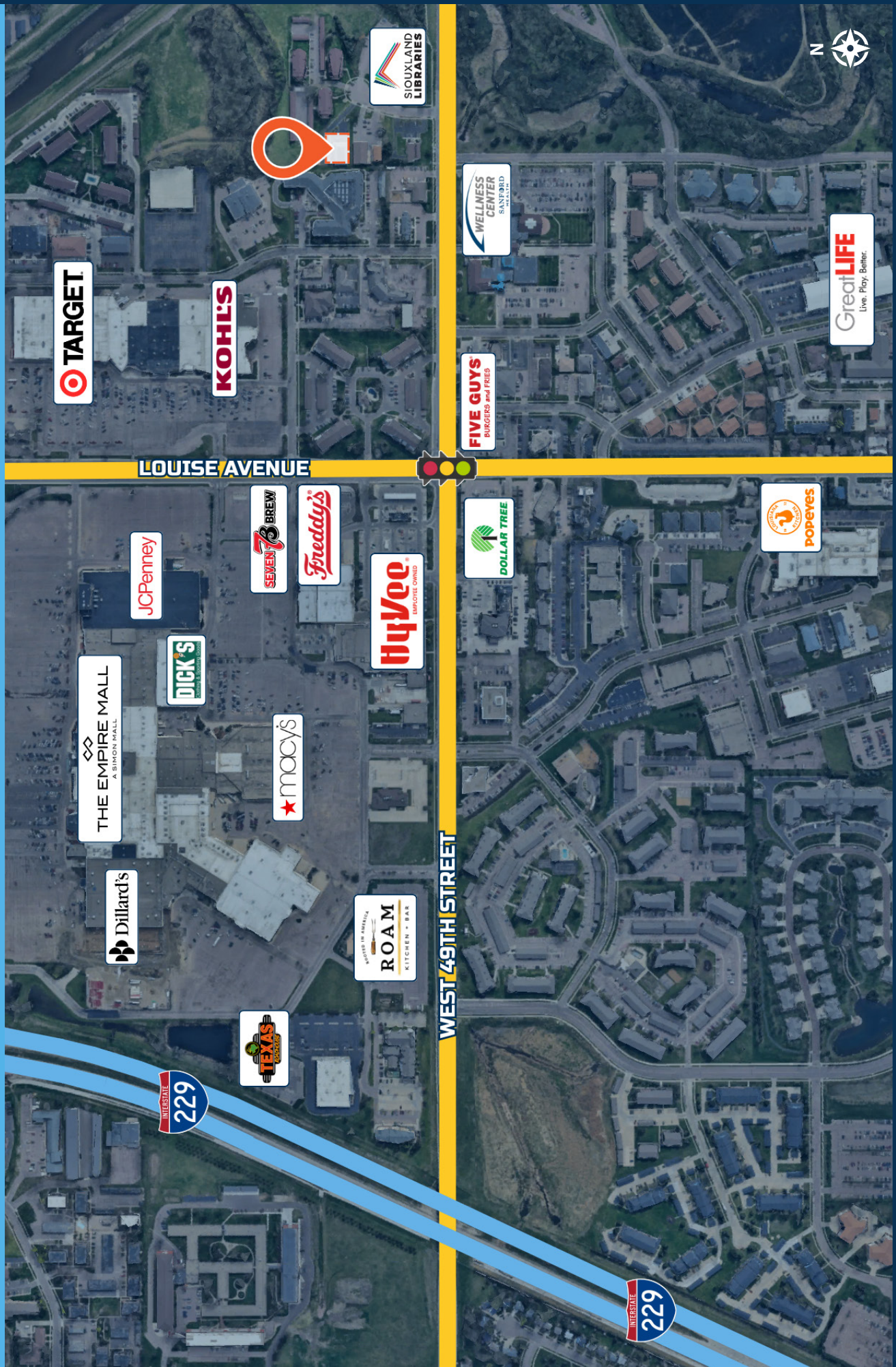


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

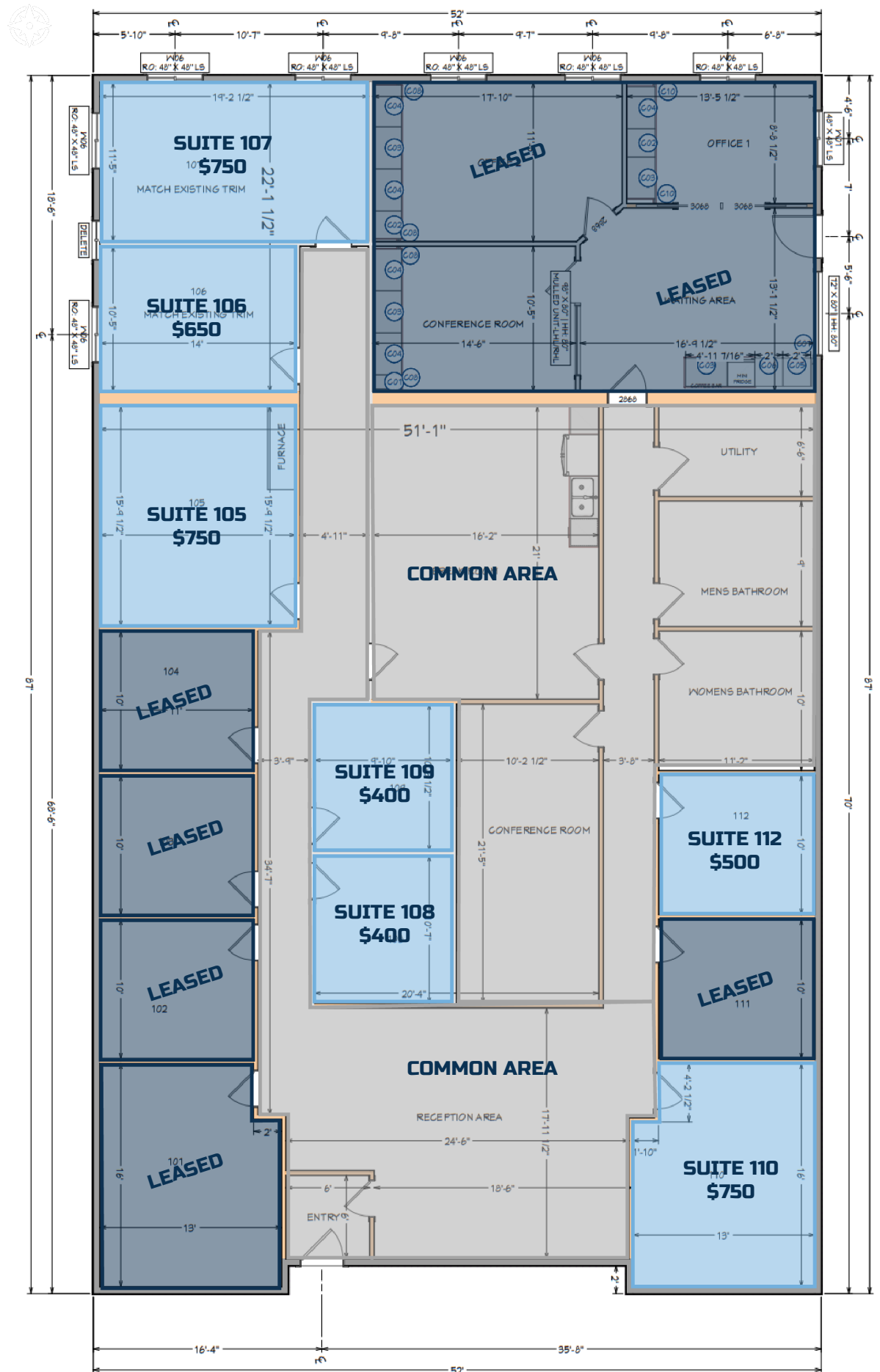


605 **310-4509**
mike@tysdalcommercial.com

AREA MAP



FLOOR PLAN



PHOTOS

