FOR LEASE

THE OFFICES AT CARNEGIE PLACE

SOUTHWEST SIOUX FALLS

REMODELED 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 105, 108 -110, 112: Immediate
Suite 106, 107: December 1, 2026

Information deemed reliable but not guaranteed.

TYSDAL COMMERCIAL

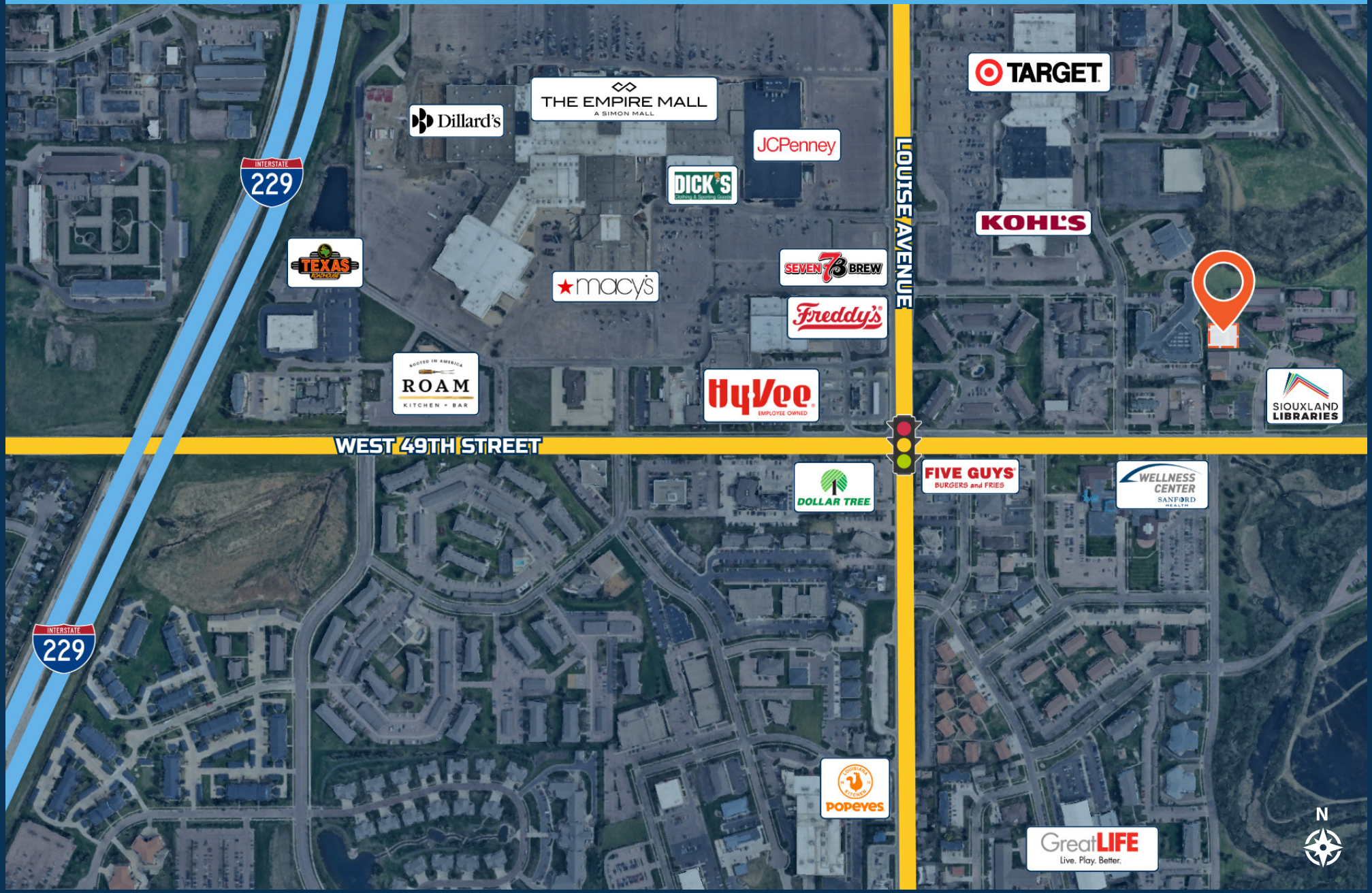
4921 South Oxbow Avenue
Sioux Falls, South Dakota 57106
TysdalCommercial.com

MIKE KNUDSON
TYSDAL COMMERCIAL

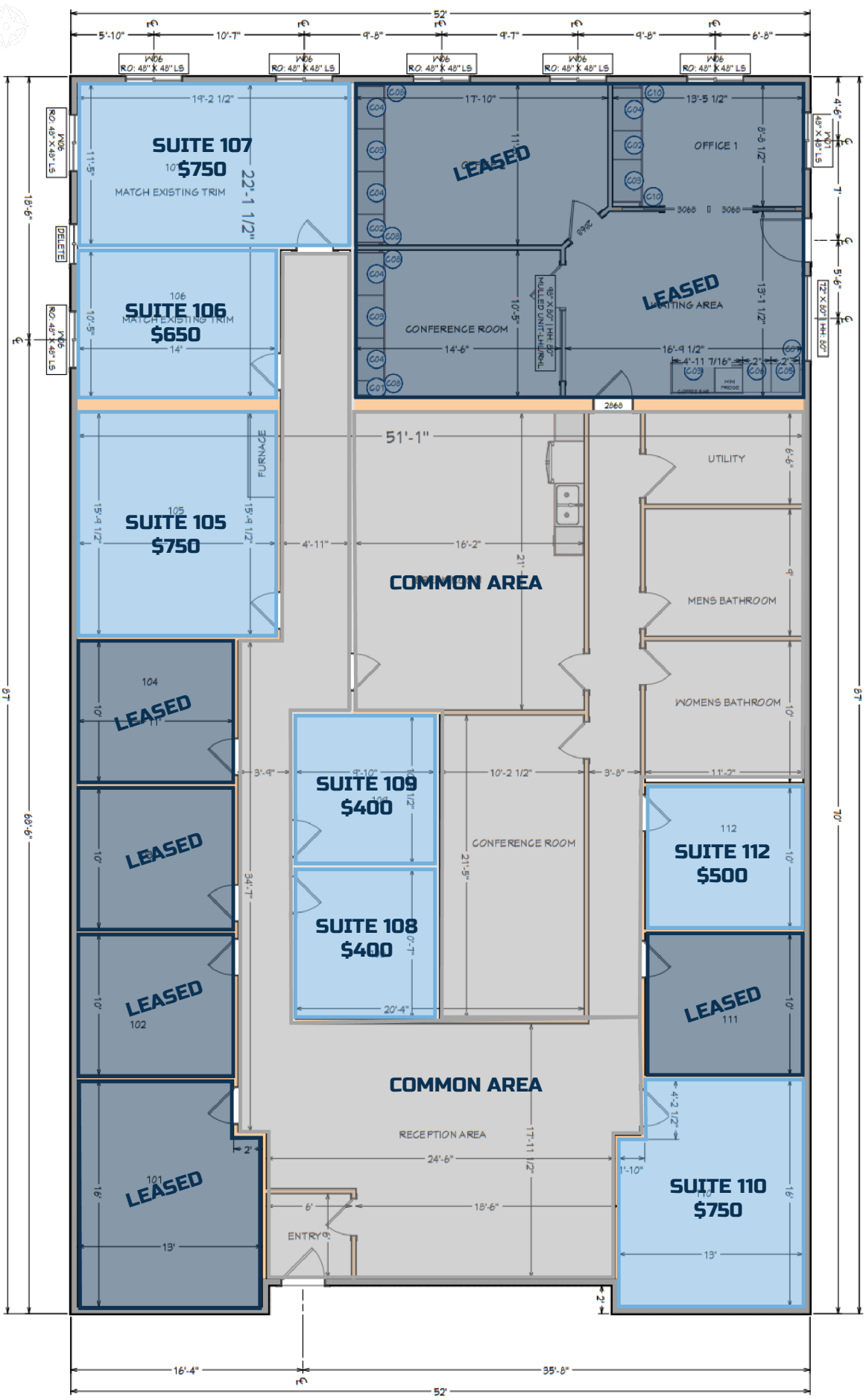


605 310-4509
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AREA MAP


THE EMPIRE MALL
A SIMON MALL
Dillard's
JCPenney
DICK'S
TARGET
KOHL'S
TEXAS ROADHOUSE
macy's
SEVEN 73 BREW
Freddy's
ROAM
KITCHEN + BAR
HyVee
EMPLOYEE OWNED
SIOUXLAND LIBRARIES
INTERSTATE 229
LOUISE AVENUE
WEST 49TH STREET
DOLLAR TREE
FIVE GUYS
BURGERS and FRIES
WELLNESS CENTER
SANFORD HEALTH
popeyes
GreatLIFE
Live. Play. Better.
N

FLOOR PLAN


SUITE 107
$750
MATCH EXISTING TRIM
SUITE 106
$650
SUITE 105
$750
LEASED
OFFICE 1
CONFERENCE ROOM
LEASED
WAITING AREA
COMMON AREA
UTILITY
MENS BATHROOM
WOMENS BATHROOM
LEASED
LEASED
LEASED
LEASED
SUITE 109
$400
SUITE 108
$400
CONFERENCE ROOM
SUITE 112
$500
LEASED
COMMON AREA
RECEPTION AREA
ENTRY
SUITE 110
$750
52'
51'-1"
69'-6"
70'
35'-8"
16'-4"

PHOTOS

LOBBY



LOBBY



CONFERENCE ROOM



BREAK ROOM



SUITE 110



SUITE 112



SUITE 109



SUITE 105

