

McHale Building
3720 West 69th Street | Sioux Falls, SD | US | Lincoln County
Available SF: 17,021 | **Lease Rate:** \$23 | **Lease Terms:** Triple Net | **Sale Price:** \$4,950,000



Building Type:	Office
Available SF:	17,021
Total SF:	17,021
Number of Stories:	1
Expandable:	No
Zoning:	Office
Site Size:	1.66 Acres
Year Built:	2007
Can Subdivide:	Unknown
Within City Limits:	Yes
Sale Price:	\$4,950,000
Lease Rate:	\$23
Lease Terms:	Triple Net
Lease Rate Note:	NNN
Last Updated:	May 16, 2025

Property and Area Description

Medical office building located near 69th Street and Louise Avenue in Southwest Sioux Falls. Space includes reception area, several private offices, multiple exam rooms, conference room, breakroom, lab area and restrooms. Many of the exam rooms have plumbing available. Monument signage. Parking ratio of 1:187. Convenient location with easy access to Louise Avenue and I-229. Several property improvements – contact broker for list. Currently leased through December 2023 – contact broker for additional information.

Population

	242,050 10 Mile Radius	284,134 20 Mile Radius	313,181 30 Mile Radius
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Source: ESRI®, 2024

Households

	97,091 10 Mile Radius	112,661 20 Mile Radius	123,767 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Realtor/Owner Contact

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