

RONNING COMPANIES

Building communities for over 70 years

Suite 3608 — 2,381 SF Office Suite on S Southeastern Ave near I-229

Lease rate: **$15 - $20/SF/YR NNN** · 3600 S Southeastern Ave, Sioux Falls, SD 57103

2,381 SF	NNN lease	For lease by owner	23,422 SF center
Suite 3608	CAM $3.99/SF/YR	Ronning Companies	multi-tenant · Sioux Falls, SD

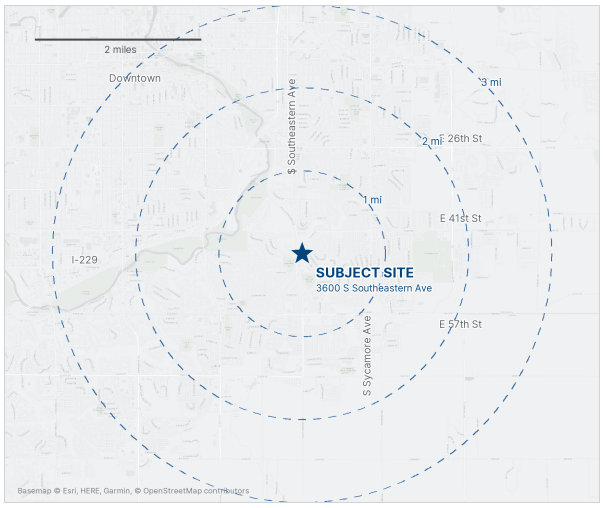
Offered by Ronning Companies — Blaine Davis · (605) 376-2455 · RonningCompanies.com

Property Overview

Secure your business location at Four Hills Plaza, 3600 S. Southeastern Ave. High-visibility frontage on a busy arterial road in an established southeast Sioux Falls professional corridor — ideal for medical practitioners, financial firms, or service-based retail. Flexible layouts ready for professional use, ample on-site parking, and easy access to I-229. Strong neighboring tenants include GreatLIFE at Avera McKennan Health & Fitness Center, Faithful Friends Veterinary Care, and Laurel Oak Aquatic Center. NNN lease in a 23,422 sq. ft. multi-tenant building owned and managed by Ronning Companies. Suite 3608 is the largest of the three — 2,381 SF — and adjoins Suite 3612, so the two can be combined into 3,882 SF of contiguous space. Suits traditional, medical, executive, coworking or creative office use; lease term negotiable. Suites 3612 and 3624 are also available.

Suite	**3608 · 2,381 SF · $15 - $20/SF/YR NNN**
Layout	**Open floor, private offices, 2 restrooms · combines with 3612**
Property Type	**Office / Retail**
Sub Type	**Multi-tenant professional center**
Zoning	**C-3 Commercial**
Building Size	**23,422 SF**
CAM / Lease Term	**$3.99/SF/YR · term negotiable**
Suited For	**Traditional, medical, executive, coworking or creative office**
Also Available	**Suite 3612 (1,501 SF, $15 - $20/SF/YR) · Suite 3624 (1,488 SF, $13 - $18/SF/YR)**
Ownership	**Ronning Companies — owner managed**

Location & Market



ZIP 57103
35,582 residents
14,200 households
$71,800 median HH income

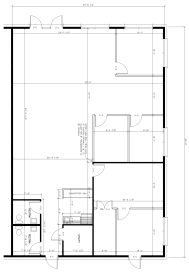
Sioux Falls
224,676 population
+5,000 residents / yr
$1.33B permits · 1,928 units (2025)

One of the Midwest's fastest-growing metros — five straight years of record construction and steady ~2.3% annual population growth.

Available Suites



Four Hills Plaza, looking northeast — Suite 3608 is one of the three outlined suites



Suite 3608 — 2,381 SF

$15 - $20/SF/YR NNN · full floor plan on page 4

Next Steps

Tour Suite 3608 with Blaine Davis · lease terms and CAM detail on request · owner open to tenant-improvement conversations and flexible lease terms.

RONNING COMPANIES | 605.376.2455 RonningCompanies.com



Blaine Davis — Ronning Companies

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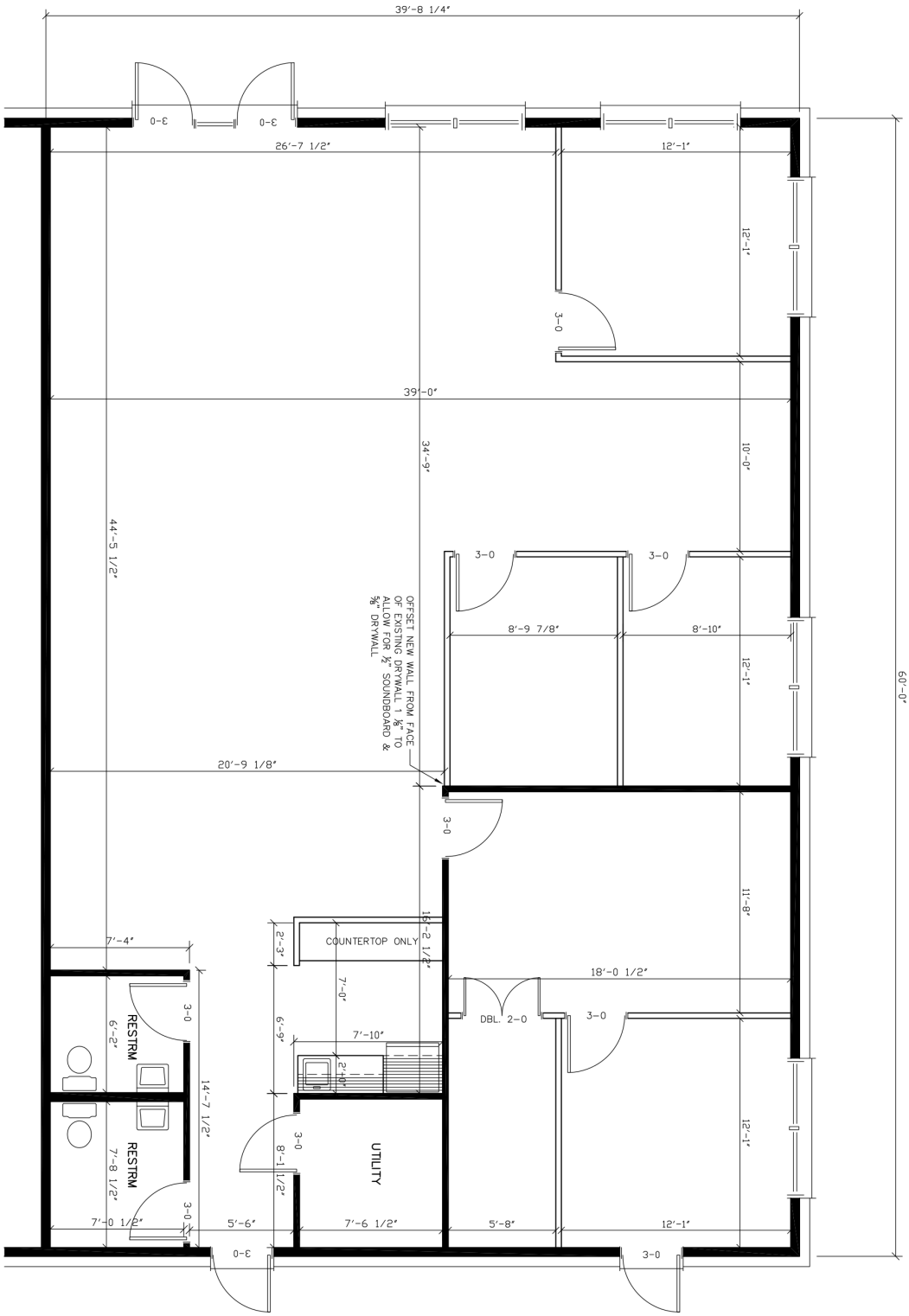
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Information deemed reliable but not guaranteed; tenants to verify all facts including zoning, utilities, access and dimensions. Demographics are U.S. Census Bureau ACS estimates; city figures per City of Sioux Falls. Aerial imagery and basemap © their respective providers (Google, Esri, HERE, Garmin, © OpenStreetMap contributors). Listings: ronningcompanies.com/commercial/four-hills-plaza · crexi.com/lease/properties/1073985

Floor Plan

Suite 3608 — 2,381 SF

Adjoins Suite 3612 — the two can be combined into 3,882 SF of contiguous space.



Source: Ronning Homes plan dated 9-9-15, sheet R-9059. Heavier lines are existing walls; lighter lines are walls shown as new construction on that plan. The layout may differ from current conditions — tenants to verify all dimensions. Floor plan shown for illustration only.