


RONNING COMPANIES

Building communities for over 70 years

## 1,488 – 2,381 SF Office Suites — S Southeastern Avenue near I-229

Lease rate: **$13 - $20/SF/YR NNN** · 3600 S Southeastern Ave, Sioux Falls, SD 57103

| 3 suites available | NNN lease | For lease by owner | 23,422 SF center |
|---|---|---|---|
| 1,488 · 1,501 · 2,381 SF | CAM $3.99/SF/YR | Ronning Companies | multi-tenant · Sioux Falls, SD |

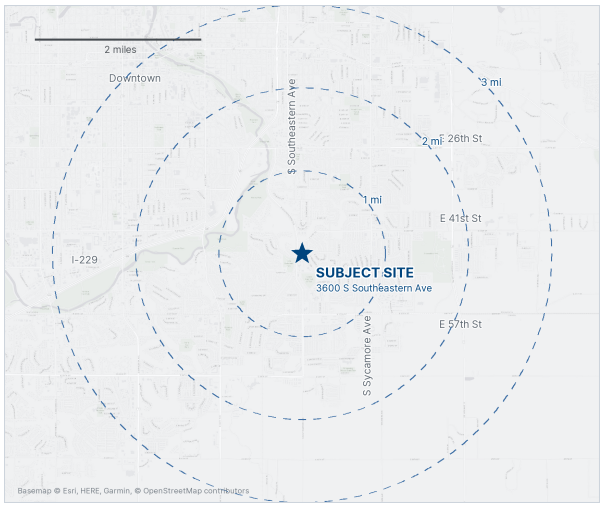
**Offered by Ronning Companies — Blaine Davis · (605) 376-2455 · RonningCompanies.com**

# *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. Three suites are available — 3608 (2,381 SF), 3612 (1,501 SF) and 3624 (1,488 SF); 3608 and 3612 adjoin and can be combined into 3,882 SF. All suit traditional, medical, executive, coworking or creative office use; lease term negotiable.

| | |
|---|---|
| Property Type | **Office / Retail** |
| Sub Type | **Multi-tenant professional center** |
| Zoning | **C-3 Commercial** |
| Building Size | **23,422 SF** |
| Suite 3608 | **2,381 SF · $15 - $20/SF/YR (NNN) · combines with 3612 (3,882 SF)** |
| Suite 3612 | **1,501 SF · $15 - $20/SF/YR (NNN)** |
| Suite 3624 | **1,488 SF · $13 - $18/SF/YR (NNN)** |
| CAM / Lease Term | **$3.99/SF/YR · term negotiable** |
| Suited For | **Traditional, medical, executive, coworking or creative office** |
| 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.

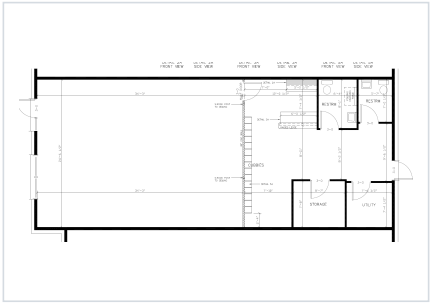
# Available Suites



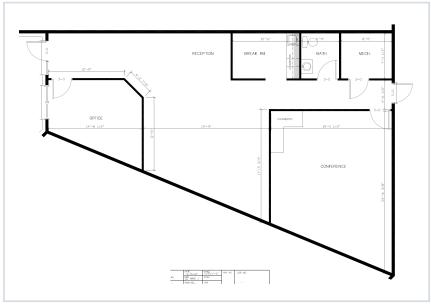
Four Hills Plaza, looking northeast — available suites outlined



**Suite 3608 — 2,381 SF**
$15 - $20/SF/YR NNN · adjoins 3612



**Suite 3612 — 1,501 SF**
$15 - $20/SF/YR NNN · open floor, 2 restrooms



**Suite 3624 — 1,488 SF**
$13 - $18/SF/YR NNN · reception, offices

# Next Steps

Suite tour and walk-through with Blaine Davis · floor plans, lease terms and CAM detail on request · owner open to tenant-improvement conversations and flexible lease terms.

RONNING COMPANIES | 605.376.2455 RonningCompanies.com



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