

**NORBERG OFFICE/RETAIL SPACE**  
**322 EAST 14<sup>TH</sup> STREET**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE**

**OFFICE/RETAIL SPACE – DOWNTOWN SIOUX FALLS**

*We open doors.*



**PROPERTY FEATURES:**

- **3,000 sq. ft.\***
- **For Lease: \$14.00/sq. ft.**  
Gross plus tenant pays utilities
- Zoned DTPUD
- Office/Retail space located in the Norberg Paints Building in downtown Sioux Falls.
- Space includes beautiful open entry area, large conference room, multiple private offices, restrooms, laundry hookups and storage.
- Building signage available.
- Separate entrance into space.
- Parking ratio of 1:300
- Great visibility along East 14<sup>th</sup> Street with a daily traffic count of 13,300 vehicles.
- Easy access to Minnesota Avenue and downtown Sioux Falls.

*For More Information, Please Contact:*

**ROB KURTENBACH**

rk@benderco.com

(605) 940-0559

**REGGIE KUIPERS, SIOR**

reggie@benderco.com

(605) 782-1663





**NORBERG OFFICE/RETAIL SPACE**  
**322 EAST 14<sup>TH</sup> STREET**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*





**NORBERG OFFICE/RETAIL SPACE**  
**322 EAST 14<sup>TH</sup> STREET**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*





**NORBERG OFFICE/RETAIL SPACE**  
**322 EAST 14<sup>TH</sup> STREET**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*

