

IMA BUILDING – OFFICE CONDO

6709 SOUTH MINNESOTA AVENUE, UNIT 10

SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR SALE

OFFICE CONDO – SOUTH MINNESOTA AVENUE

We open doors.



PROPERTY FEATURES:

- 2,095 useable sq. ft. (2,648 rentable sq. ft.)
- **For Sale: \$215,000**
For Lease: \$8.00/rentable sq. ft. NNN
- Built in 2011.
- Zoned O – Office.
- Office condo located 69th Street and Minnesota Avenue.
- Beautifully finished common areas.
- Lower level office space with interior signage.
- Space is currently shell. Tenant improvement allowance negotiable.
- Ample parking for entire building.
- Estimated NNNs: \$6.57/sq. ft.
- Great visibility along Minnesota Avenue with a daily traffic count of 13,900 vehicles.

For More Information, Please Contact:

ALEX SOUNDY

alex@benderco.com

(605) 681-8351

REGGIE KUIPERS, SIOR

reggie@benderco.com

(605) 782-1663



IMA BUILDING – OFFICE CONDO
6709 SOUTH MINNESOTA AVENUE, UNIT 10
SIOUX FALLS, SD

Real Estate Services

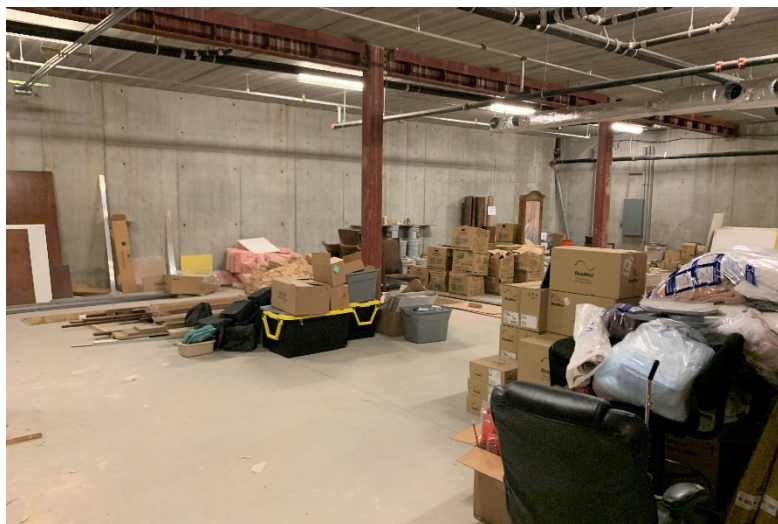
Bender
COMMERCIAL

We open doors.

Common Area



Shared Main Level Conference Room



IMA BUILDING – OFFICE CONDO

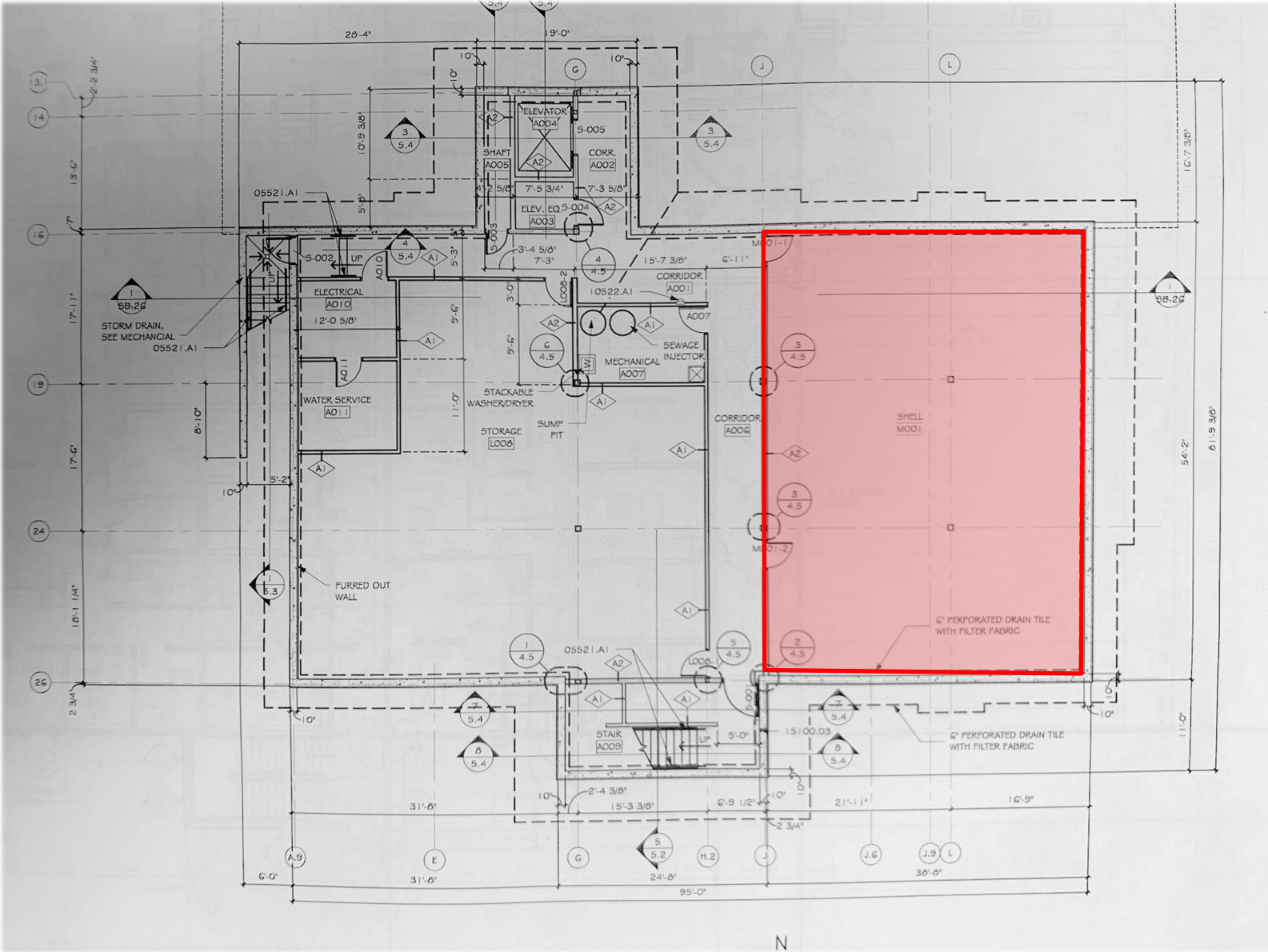
6709 SOUTH MINNESOTA AVENUE, UNIT 10
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

Layout

We open doors.



IMA BUILDING – OFFICE CONDO
6709 SOUTH MINNESOTA AVENUE, UNIT 10
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.

