#### **FOR SALE OFFICE CONDO – SOUTH MINNESOTA AVENUE**

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#### **PROPERTY FEATURES:**

- 1,985 useable sq. ft. (2,426 rentable sq. ft.) •
- For Sale: \$235,000 For Lease: \$9.75/rentable sq. ft. NNN
- Built in 2011. •
- Zoned O Office. •
- Office condo located 69<sup>th</sup> Street and Minnesota Avenue. •
- Beautifully finished common areas. •
- Lower level office space with interior signage. •
- Ample parking for entire building. •
- Estimated NNNs: \$6.87/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



305 West 57<sup>th</sup> Street • Sioux Falls, SD 57108 •

(605) 336-7600 ۲ www.benderco.com

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COMMERCIAL









**Shared Main Level Conference Room** 



L-1989

305 West 57<sup>th</sup> Street ● Sioux Falls, SD 57108 ● (605) 336-7600 ● www.benderco.com

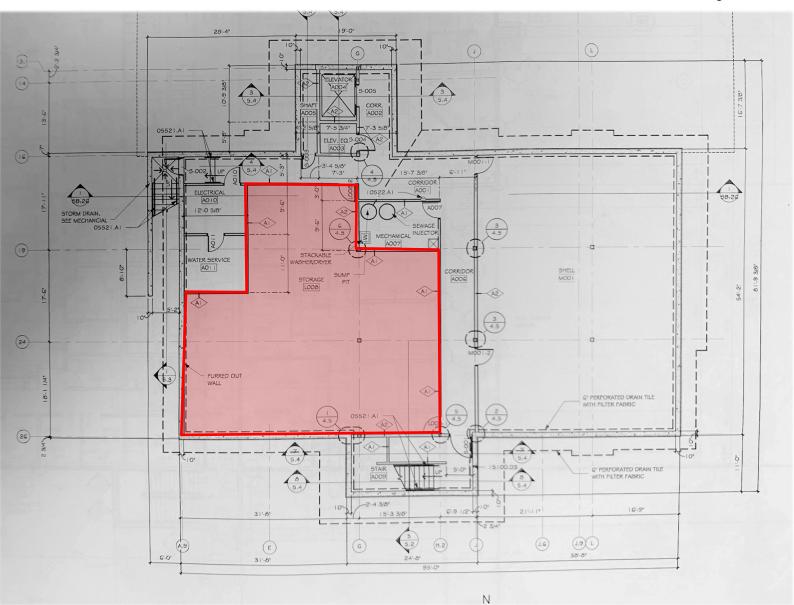
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\*Per Owner and/or County Assessor's Office. Buyer should verify independently. Information herein deemed reliable, but not guaranteed.

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Layout

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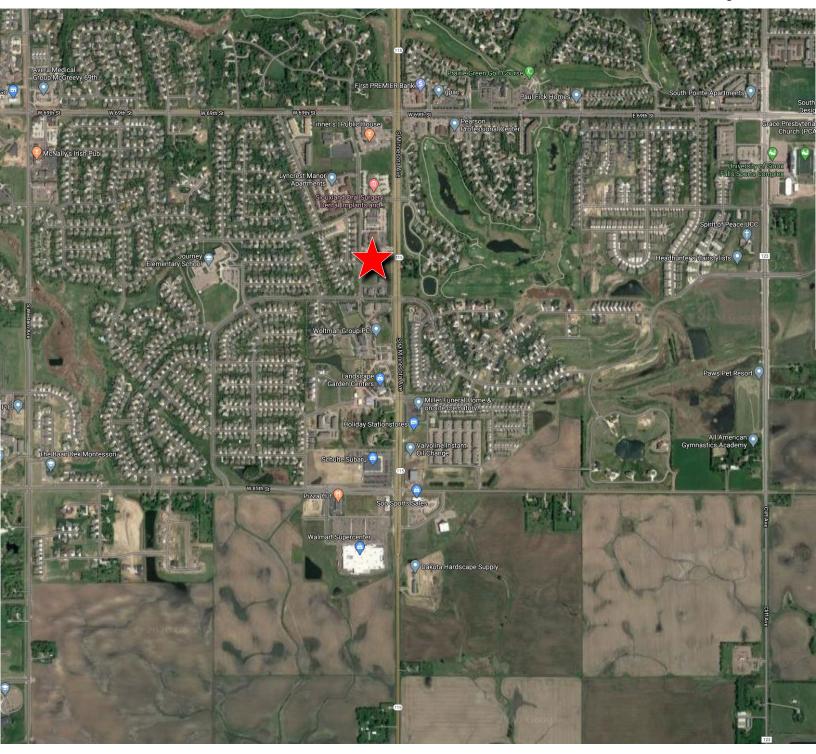
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