



FOR SUBLEASE | EAST 41<sup>ST</sup> STREET OFFICE SPACE | 1000 EAST 41<sup>ST</sup> STREET | SIOUX FALLS, SD

# EAST 41<sup>ST</sup> STREET OFFICE SUBLEASE

- 10,794 SF
- For Lease: \$8.00/SF NNN  
Estimated NNNs: \$3.69/SF
- Stand-alone office building along 41<sup>st</sup> Street near Cliff Avenue.
- Space has reception area, multiple private offices, work room conference/training room, break room and restrooms.
- Parking ratio of 1:196.
- Pylon signage along 41<sup>st</sup> Street with I-229 visibility.
- Easy access to Cliff Avenue, I-229 and Minnesota Avenue.
- Sublease through July 2023.

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## Bender Commercial Real Estate Services

305 West 57<sup>th</sup> Street  
Sioux Falls, SD 57108  
(605) 336-7600  
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COMMERCIAL

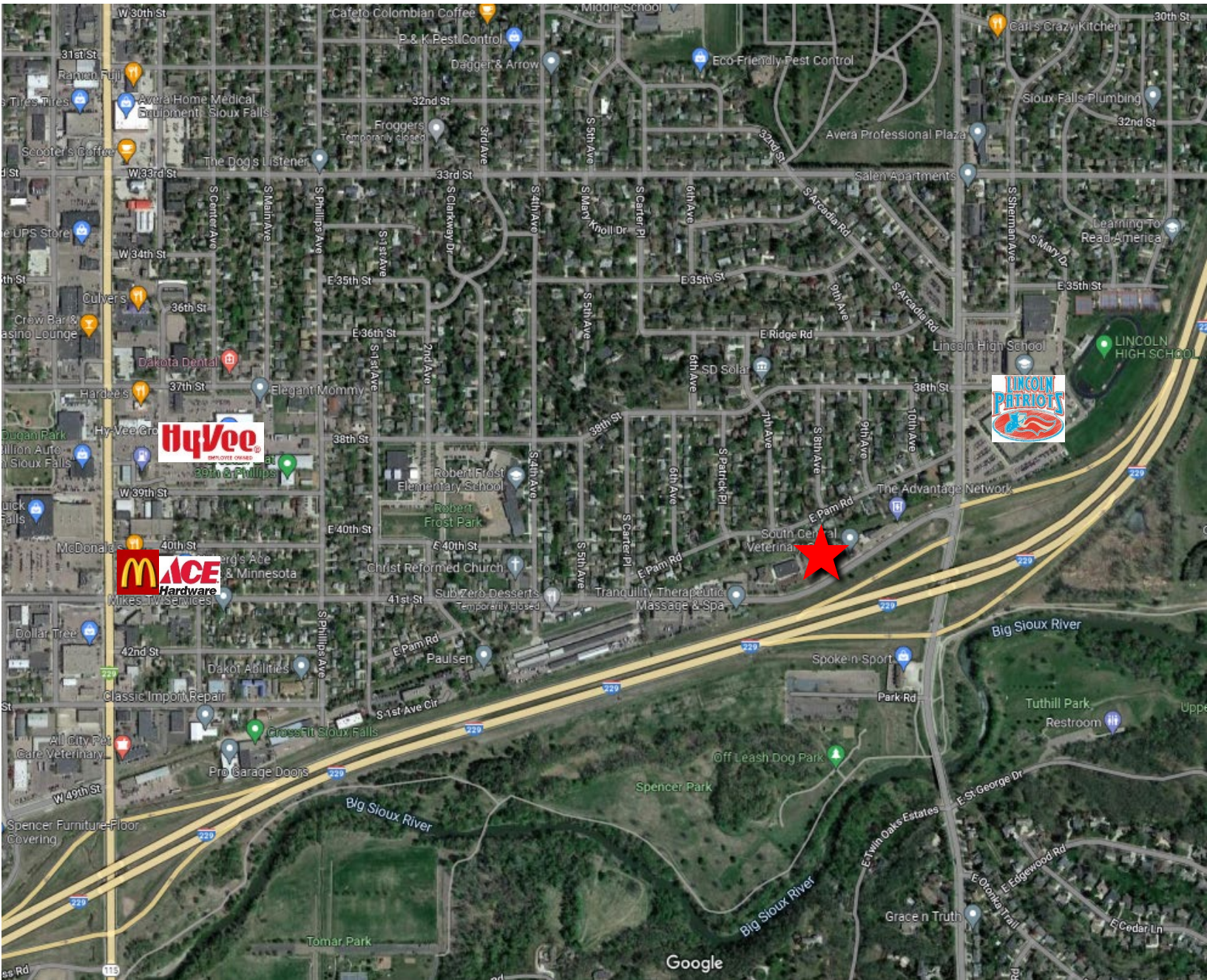


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