

FOR LEASE



GOOD PROPERTIES

OFFICE/MEDICAL BUILDING

Bender
COMMERCIAL



**116 WEST 69TH STREET
SIOUX FALLS, SD**



8,602 SF



**\$20.00/SF NNN
EST NNNs: \$5.50/SF**

- Professional office space located near the corner of 69th Street and Minnesota Avenue in southern Sioux Falls.
- Space includes a reception area, multiple exam rooms, private offices, conference room, break room and restrooms.
- Ample parking with a ratio of 1:165. Building and monument signage available.
- Great visibility with over 19,000 per day.
- Tenant improvement negotiable - contact broker for details.
- Neighboring businesses include PREMIER Bank, Looks, Anytime Fitness, Sanford Clinic, Urology Specialists, HPS Law Firm and gpac.
- Free rent to qualified tenant - contact broker for additional details.
- Short term tenancy possible and potential to subdivide.
- Building for sale - contact broker for details.

BOBBIE TIBBETTS | bobbie@benderco.com | 605-670-9455



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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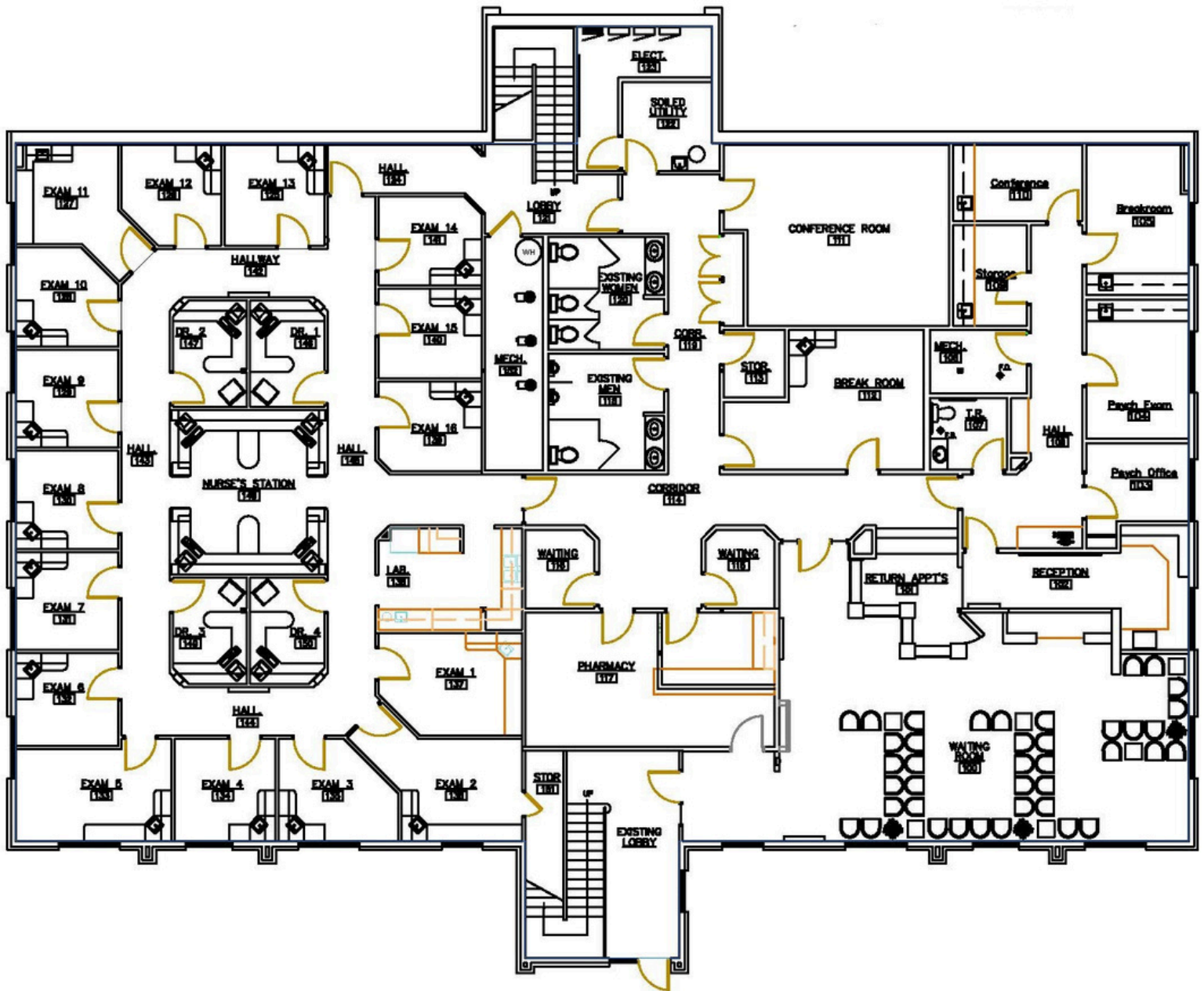
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