

FOR LEASE



WEST VALLEY OFFICE BUILDING

OFFICE SPACE

Bender
COMMERCIAL

 **1500 WEST 51ST STREET, SUITE 101**
SIOUX FALLS, SD  **3,173 RSF**
(3,029 USF)  **FOR LEASE: \$11.00/SF NNN**
EST. NNNs: \$3.20/SF

- Office space available in West Valley Office Building.
- Space comprised of reception area, two (2) private offices, open work area, conference room, breakroom and storage area.
- Common area restrooms.
- Parking ratio of 1 space per 240 square feet.
- Monument and interior signage.
- Easy access to 41st Street, Minnesota Avenue, Western Avenue and I-229.
- Property also available 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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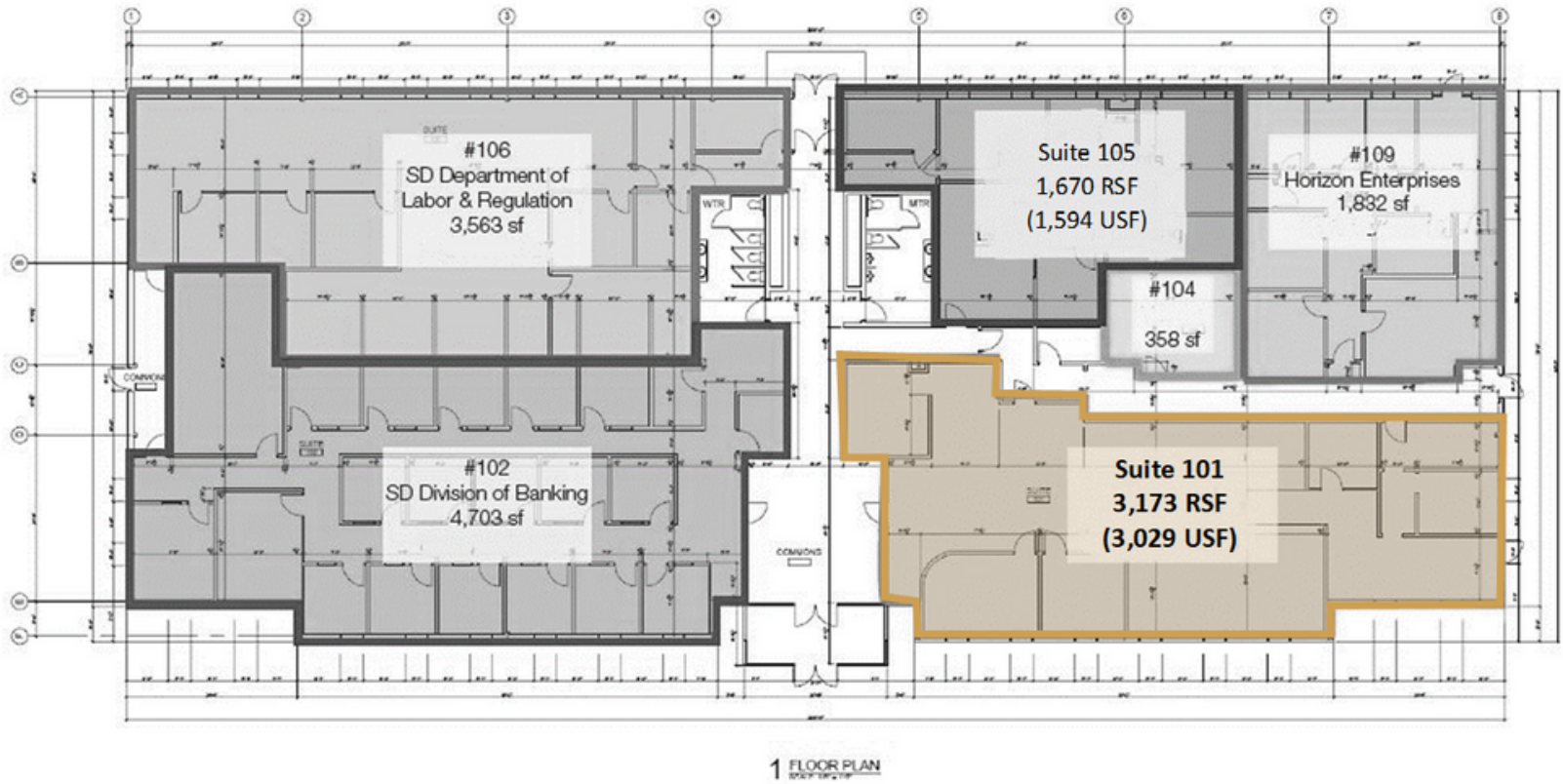
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