

FOR LEASE



SIoux FALLS CORPORATE CENTRE I

Bender
COMMERCIAL



**2500 EAST 52ND STREET NORTH
SIoux FALLS, SD**



**44,704 RSF
SUBDIVIDABLE**



**CONTACT
BROKER**

- Flex/Office building located in northeast Sioux Falls.
- Built in 2000. 5.06 acre lot.
- Perfect for owner-occupant or conversion.
- Large open work areas with perimeter private offices, conference room, training room and breakroom.
- Two (2) dock-high doors.
- 19' clear height (20' at roof deck).
- Large parking lot with a parking ratio of 1 space per 147 SF.
- Monument signage available.
- Easy access to Benson Road and I-229.
- Also available for sale- contact broker for details.

ANDI ANDERSON, SIOR | andi@benderco.com | 605-782-1660



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

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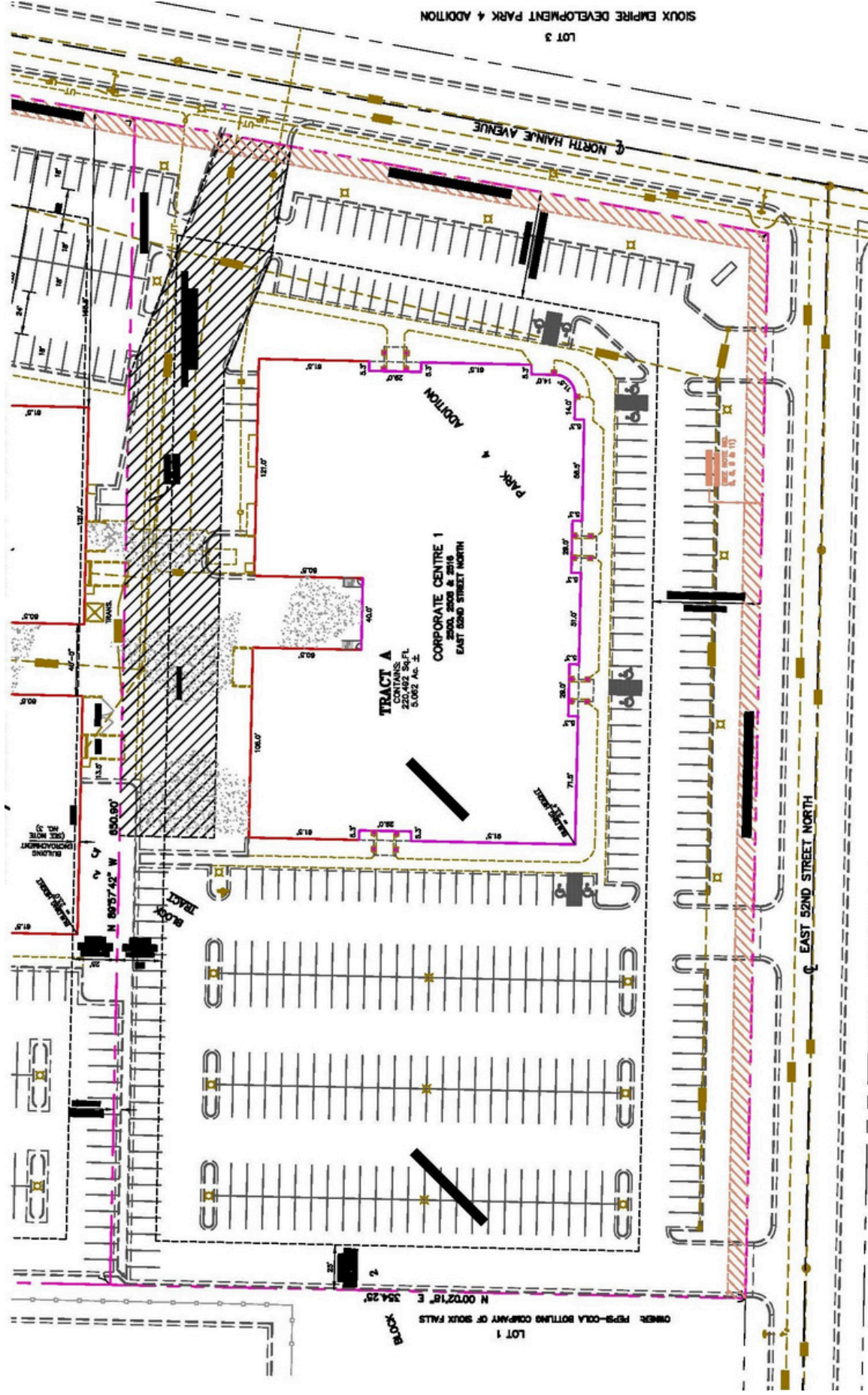
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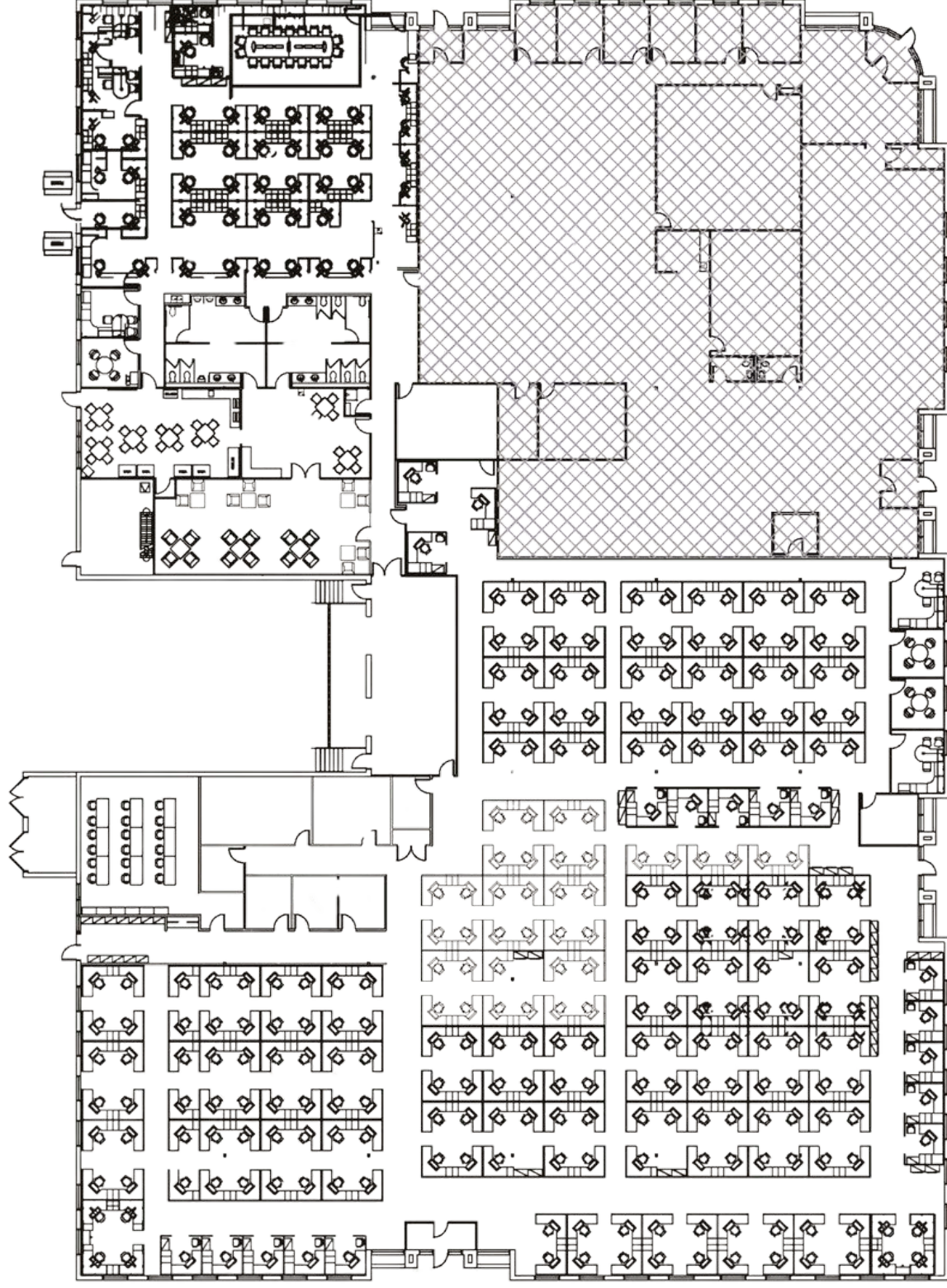
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A satellite map of Sioux Falls, South Dakota, showing the location of the Sanford Center for Health. The map is oriented with North at the top. A large orange arrow points to the Sanford Center for Health building, which is located at the intersection of East 60th St N and N Lewis Ave. The map includes labels for various landmarks, businesses, and roads. Key locations include the Sanford Center for Health, Sanford Event Barn, NCB Management Services Inc, Michael's Fence & Supply, Sanford Business Center, K & J Trucking, Vander Haag's Inc, Sioux Falls Kenworth, Wash Out, Iserman Homes, McDonald's, Days Inn by Wyndham Sioux Falls Airport, Love's Travel Stop, Arby's, Camping World of Sioux Falls, and the Blue Beacon Truck Wash of Sioux Falls, SD. Major roads shown include Interstate 90, Interstate 229, East 60th St N, N Lewis Ave, and Cliff Ave. The Google logo is visible in the bottom left corner.