

1 MONTH FREE RENT



YANKTON OFFICE SPACE

DOWNTOWN OFFICE SPACE

Bender
COMMERCIAL



**314 WALNUT STREET, SUITE 2
YANKTON, SD**



**1,402 RSF
(1,218 USF)**



**\$15.00/SF
GROSS PLUS UTILITIES**

- Office space located in the heart of Yankton's Downtown Meridian District.
- On-site parking located behind the building in addition to street parking.
- Neighboring businesses include Lewis & Clark Ford, Riverfront Event Center and Hotel, First Dakota National Bank, Ben's Brewing Co. and many more.
- Flexible build-out options.
- \$25.00/SF TIA for acceptable tenant.
- **One month free rent for qualified tenant.**

ISAAC JORGENSEN | isaac@benderco.com | 605-799-5058



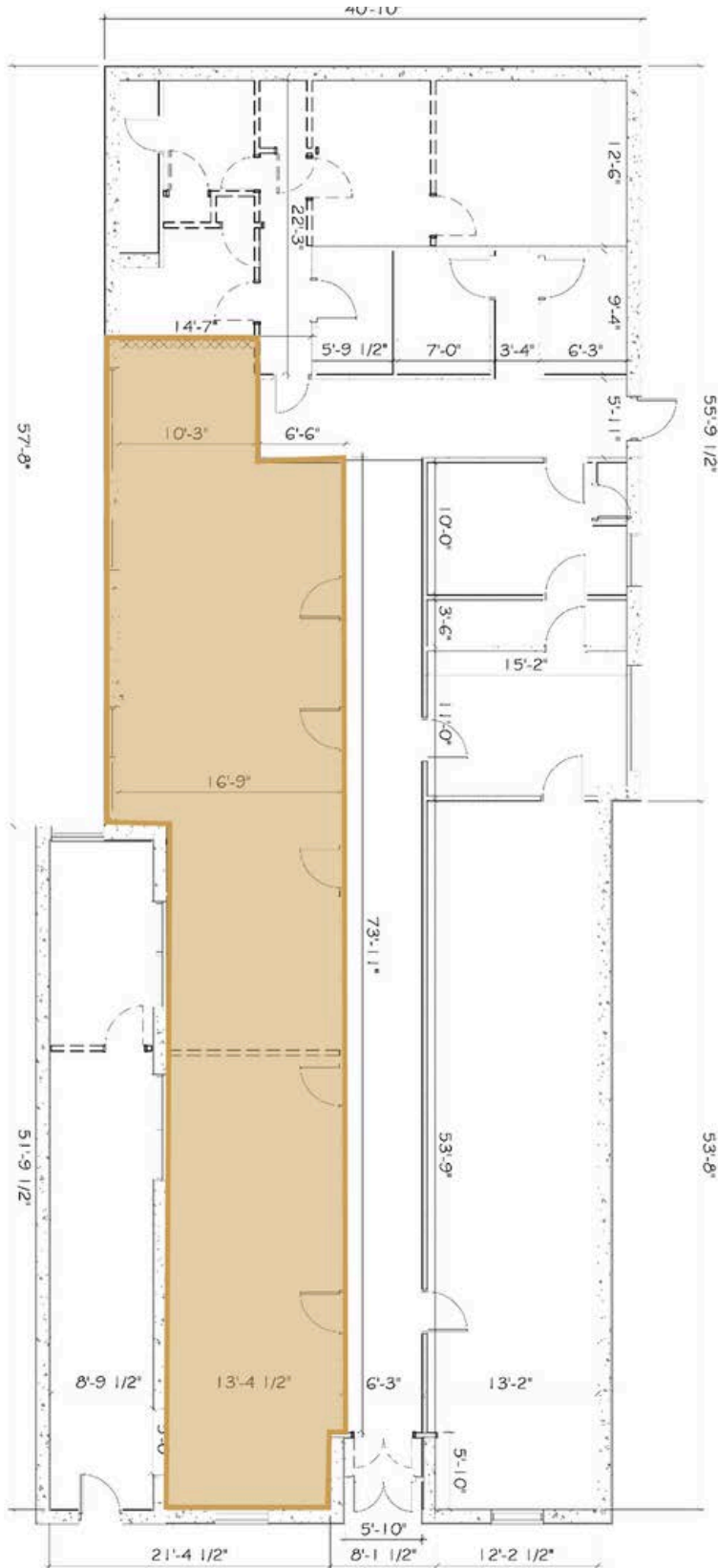
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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DOWNTOWN OFFICE SPACE FOR LEASE



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EXAMPLE OF BUILD-OUT DESIGN



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