

FOR LEASE



GLOBAL SQUARE

OFFICE/RETAIL SPACE

Bender
COMMERCIAL



**1200 EAST 3RD STREET
SIOUX FALLS, SD**



**400 SF - 1,830 SF
VARIOUS SUITES**



VARIOUS RATES

- Various sized office/retail spaces available on the corner of 3rd Street and Cliff Avenue.
- All leases are Gross plus utilities (electricity and gas).
- Landlord pays water and garbage.
- Located near Eastbank and Riverview Districts of downtown Sioux Falls.
- Suite 110 may have access to patio and outdoor seating.
- Great visibility with a daily traffic count of over 13,000 vehicles.
- Large rear parking lot with additional street parking.
- Easy access to East 10th Street and Cliff Avenue.

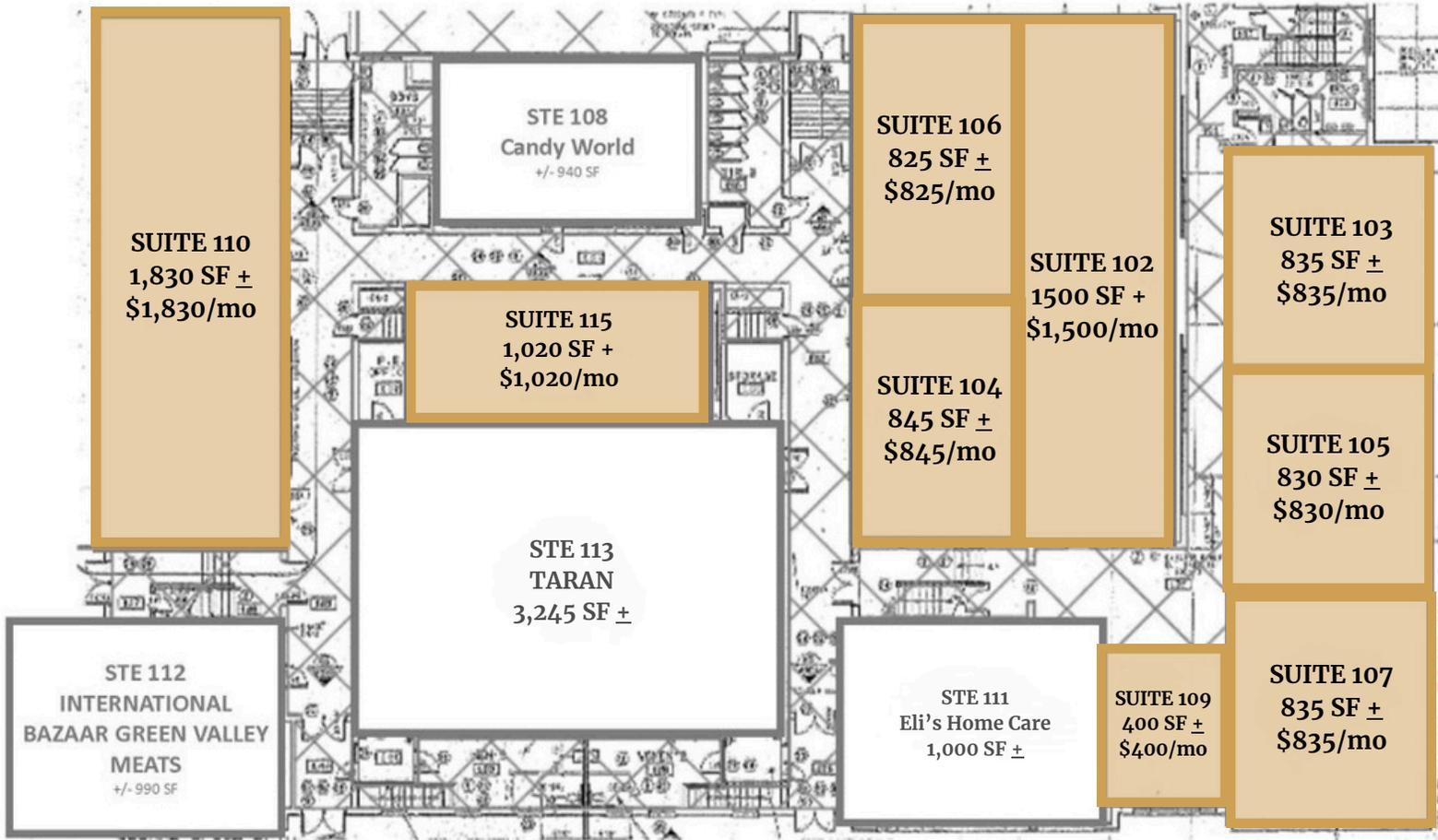
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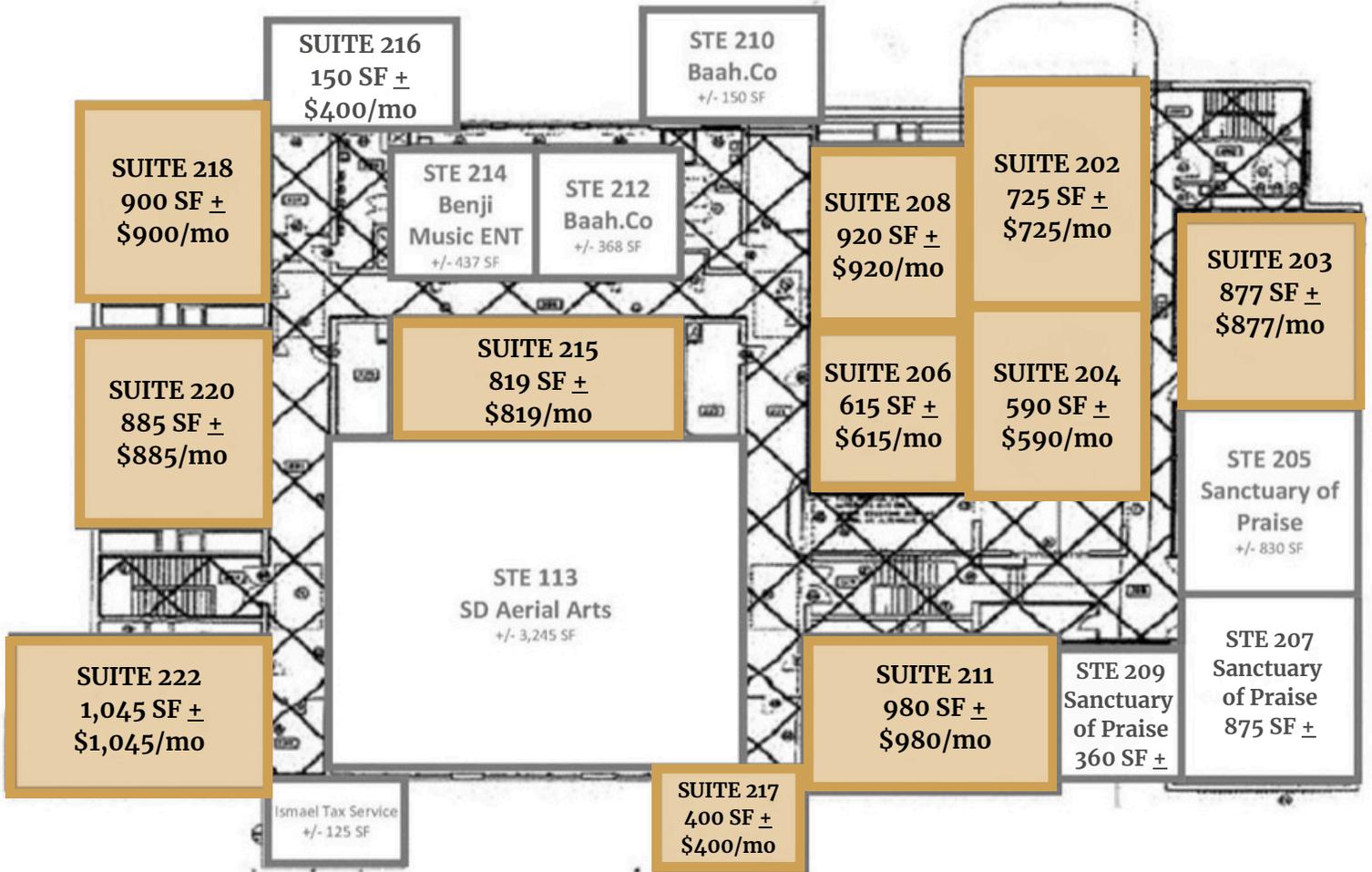
MAIN LEVEL SPACE FOR LEASE



GLOBAL SQUARE



UPPER LEVEL SPACE FOR LEASE



OFFICE/RETAIL SPACE FOR LEASE



GLOBAL SQUARE



OFFICE/RETAIL SPACE FOR LEASE

