

FOR LEASE



3321 EAST 26TH STREET

OFFICE/DENTAL SPACE

Bender
COMMERCIAL



**3321 EAST 26TH STREET
SIOUX FALLS, SD**



1,813 SF



**\$16.50/SF NNN
EST NNNs: \$5.75/SF**

- Upper level, walk-out office/dental space available along 26th Street in east Sioux Falls.
- Space is currently configured for a dental/specialist user with a reception area, one private office, five (5) operatories and restrooms.
- Parking ratio of 1 space per 296 square feet – 17 onsite spaces with additional street parking.
- Monument and building signage along 26th Street with great visibility with a daily traffic count of over 23,000 vehicles.
- Easy access to east Sioux Falls and I-229.
- Tenant improvement allowance negotiable depending on lease terms.

ALEX SOUNDY, SIOR | alex@benderco.com | 605-376-3700



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

© 2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

3321 EAST 26TH STREET



OFFICE SPACE FOR LEASE



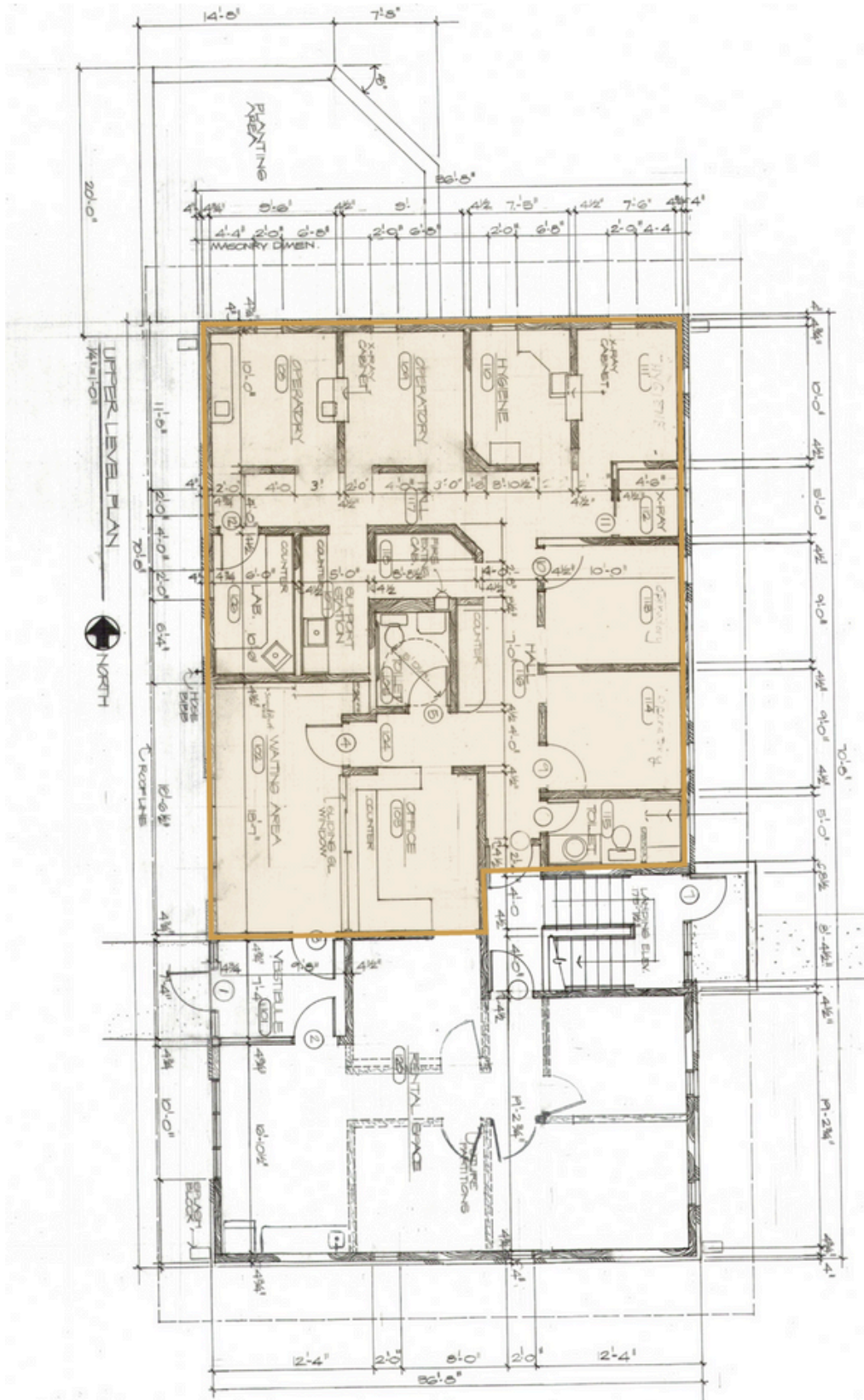
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

3321 EAST 26TH STREET



OFFICE SPACE FOR LEASE



3321 EAST 26TH STREET



OFFICE SPACE FOR LEASE



3321 EAST 26TH STREET



OFFICE SPACE FOR LEASE

