

**FOR LEASE**



# MADISON BUSINESS CENTER

OFFICE SPACE

**Bender**  
COMMERCIAL



**2700 WEST 3RD STREET  
SIOUX FALLS, SD**



**788 SF**



**\$525/MONTH  
GROSS**

- Upper level office space available near the corner of Kiwanis Avenue and 3rd Street in central Sioux Falls.
- Space has three (3) private offices, reception area and in-suite restroom.
- Ample on-site parking.
- Easy access to 12th Street, Madison Street and I-29.
- Tenant improvements negotiable.
- Landlord plans to install security cameras throughout the exterior of the property.

**BRADYN NEISES, SIOR**

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605-782-1682

**ROB FAGNAN, SIOR**

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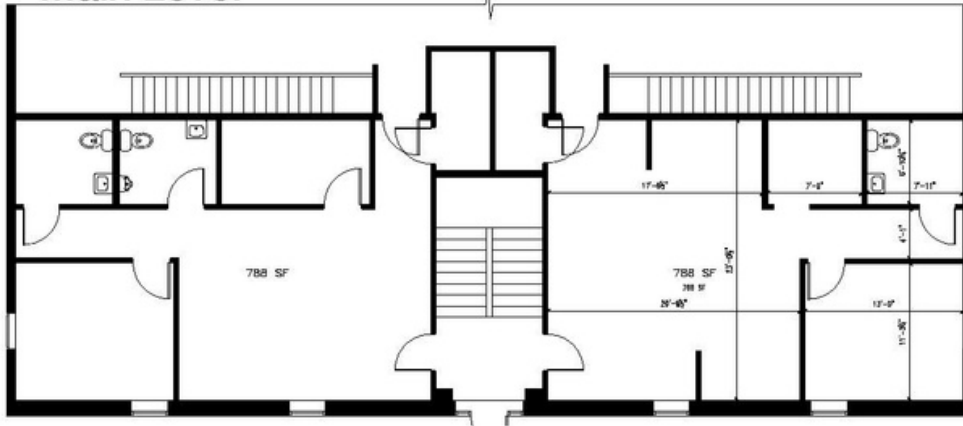


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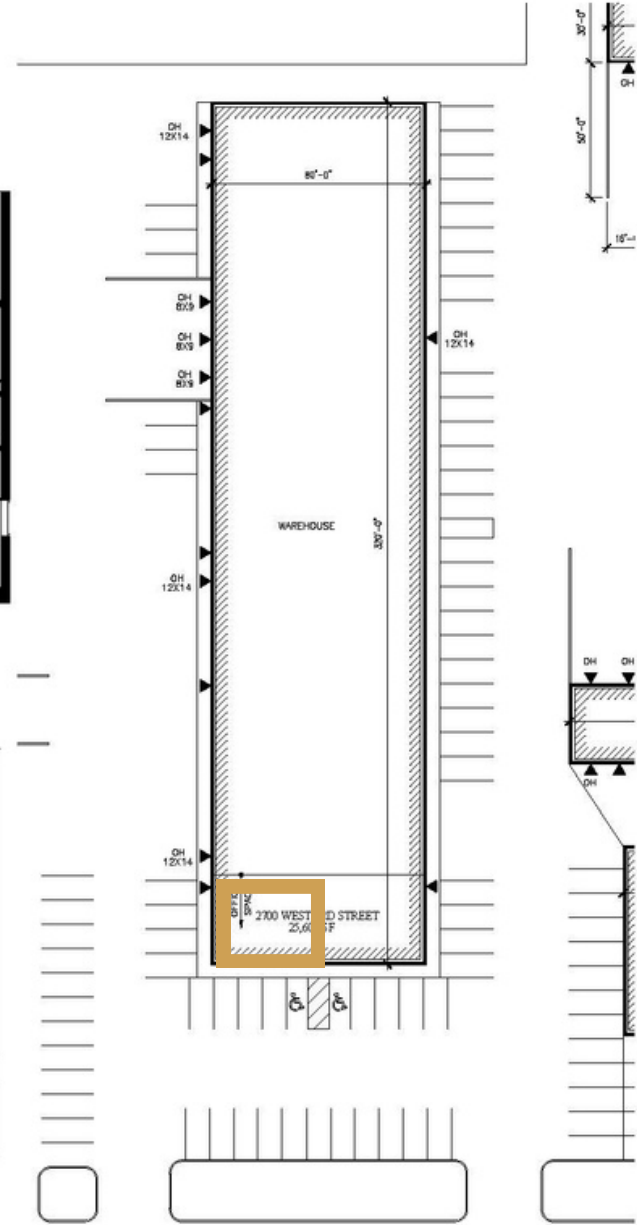
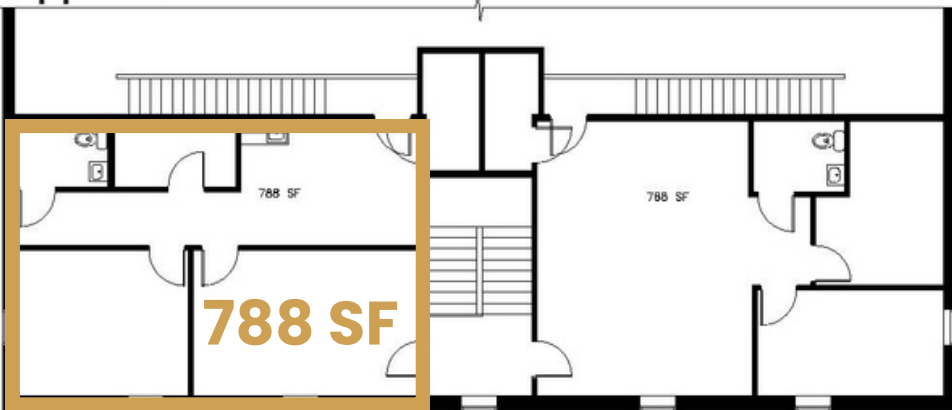


## OFFICE SPACE FOR LEASE

Main Level



Upper Level



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