

FOR LEASE



CHERAPA PLACE – 2ND FLOOR

OFFICE SPACE

Bender
COMMERCIAL



**300 NORTH CHERAPA PLACE
SIOUX FALLS, SD**



**14,358 RSF
(12,305 USF)**



**\$23.00/SF NNN
EST NNNs: \$11.50/SF
(includes utilities)**

- Versatile office space located on the 2nd floor of Cherapa Place on the East Bank of downtown Sioux Falls.
- Space includes open work area with nine (9) perimeter offices, two (2) conference rooms, break room and work room.
- Beautiful views with large windows facing the river.
- Common area restrooms.
- Plenty of surface parking available and includes conditioned parking - contact broker for details.
- Great access to River Walk and bike path.
- Building tenants include CorTrust Bank, One American Bank, RAS, Marsh McLennan Agency, Ode to Food and 605 Magazine.

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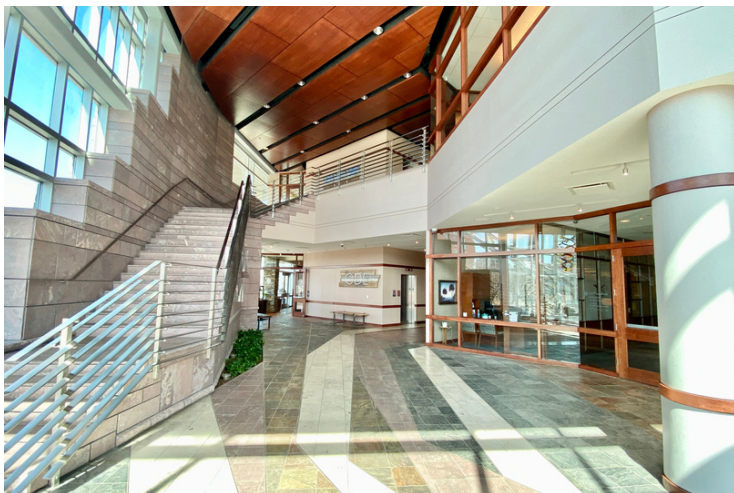
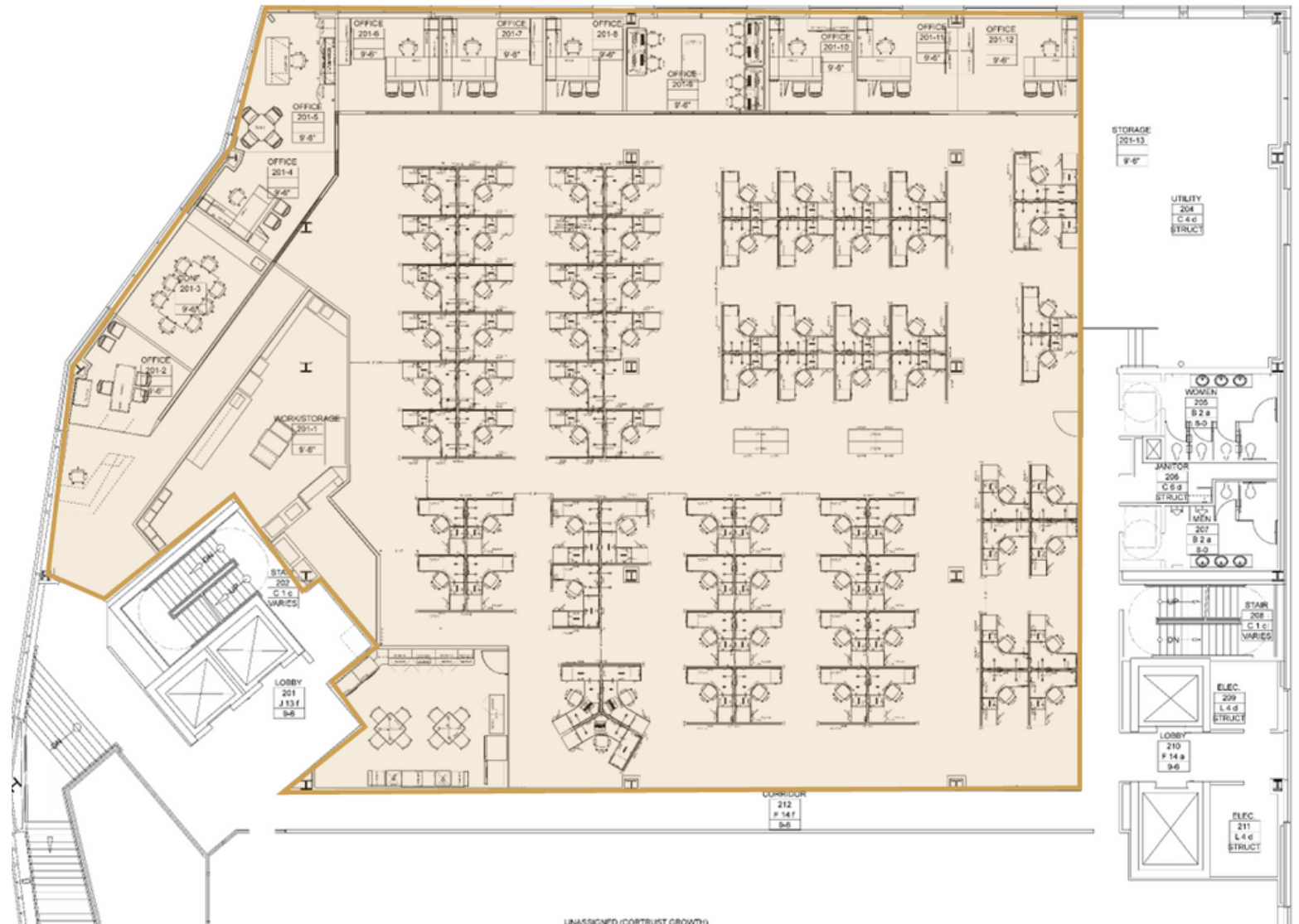
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