



# CHERAPA SUBLEASE 3RD FLOOR

**Bender**  
COMMERCIAL



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



**9,837 SF  
SUBDIVIDABLE**



**\$21.50/SF NNN  
EST NNNs: \$11.50/SF  
(includes utilities)**

- Versatile office space located on the 3rd Floor of Cherapa Place on the East Bank of downtown Sioux Falls.
- Space has central work area with large perimeter private offices, conference room and breakroom.
- Large windows with views of the Big Sioux River and Arc of Dreams. Shared deck.
- 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, RAS, Marsh McLennan Agency, Ode to Food and 605 Magazine.
- Sublease through October 2027.

**DUSTIN HABER** | [dustin@benderco.com](mailto:dustin@benderco.com) | 605-376-5890



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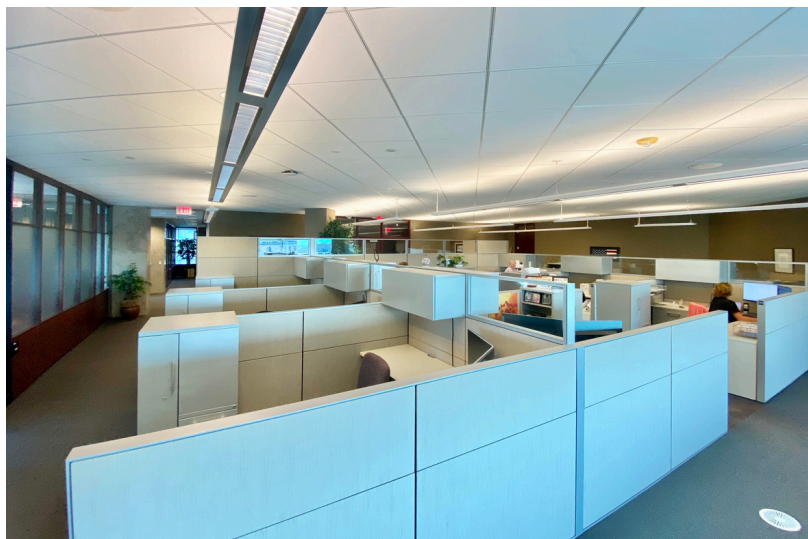
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# CHERAPA PLACE – 3RD FLOOR



## OFFICE SPACE FOR SUBLEASE

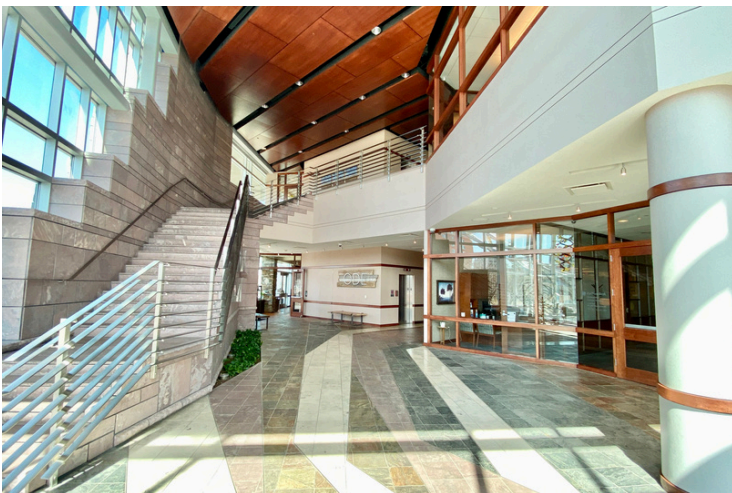




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