

FOR LEASE



BROOKSIDE PROFESSIONAL BLDG

OFFICE/MEDICAL SPACE

Bender
COMMERCIAL



**7600 SOUTH BROOKSIDE CIRCLE
SIOUX FALLS, SD**



**265 USF TO
7,920 USF**



\$24.50/SF NNN

- Upper level office space located in the newly constructed Dakota Dental Building in south Sioux Falls.
- Flexible floorplan to accommodate tenant needs.
- Parking ratio of 1 space per 211 SF. Monument signage available.
- Geothermal HVAC system resulting in 20% lower utility costs.
- \$25.00/SF TI Allowance for office or clinic space.
- Easy access to 85th Street and Minnesota Avenue.
- Great visibility along South Veterans Parkway (SD Highway 100).
- Neighboring businesses include Sioux Falls Urgent Care, Soo Sports, Dollar Tree, Walmart, Burger King, McDonald's, Schulte Subaru and Aldi.

ROB FAGNAN, SIOR | rob@benderco.com | 605-521-5444



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

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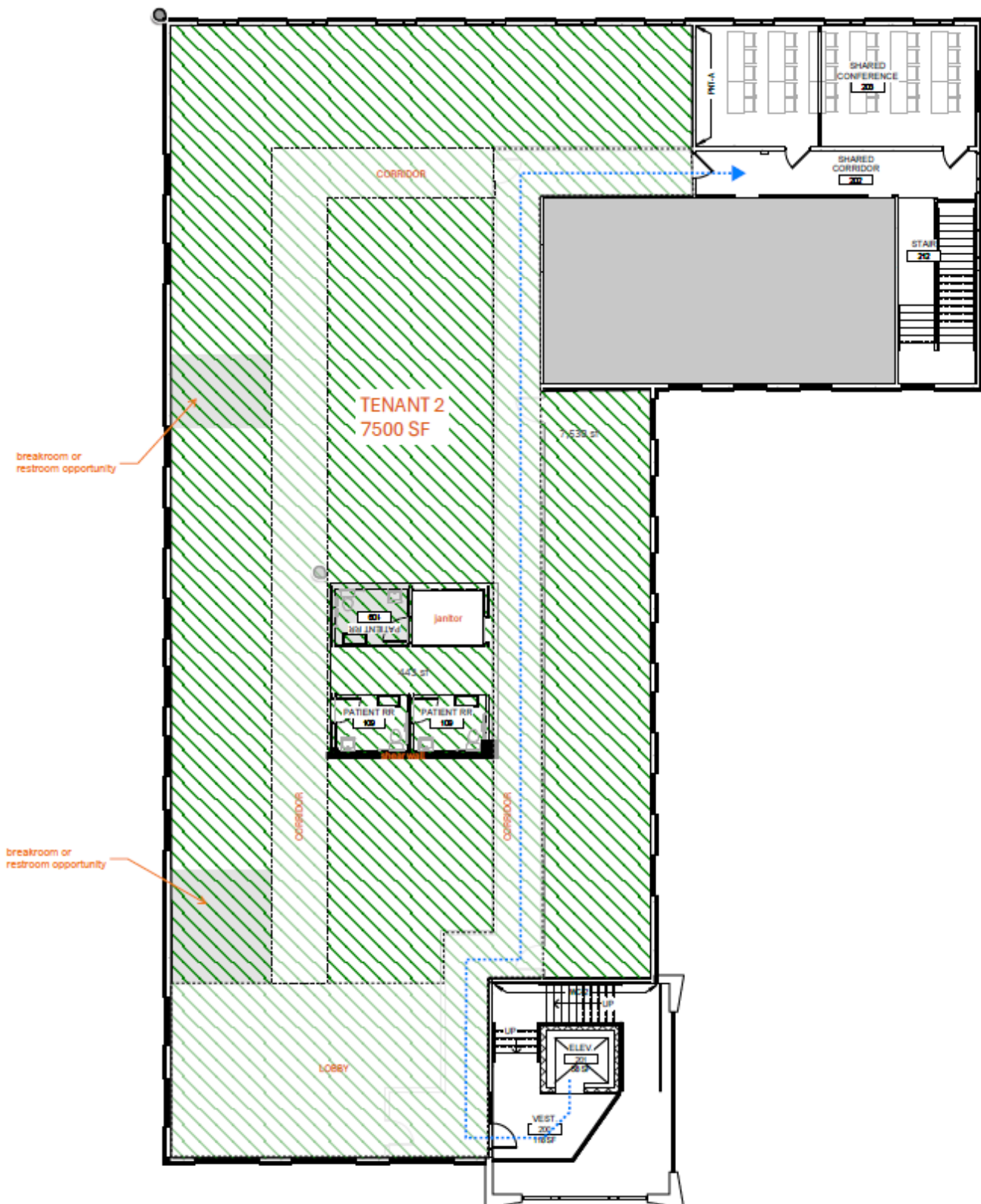
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SINGLE TENANT OPTION



The floor plan illustrates the layout of the second floor, divided into two main tenant areas:

- Tenant 2 (3400 SF):** Located in the upper portion of the plan, shaded with green diagonal lines. It includes a large open area and a smaller shaded region labeled "breakroom or restroom opportunity".
- Tenant 1 (2750 SF):** Located in the lower portion of the plan, shaded with red diagonal lines. It includes a large open area and a smaller shaded region labeled "breakroom or restroom opportunity".

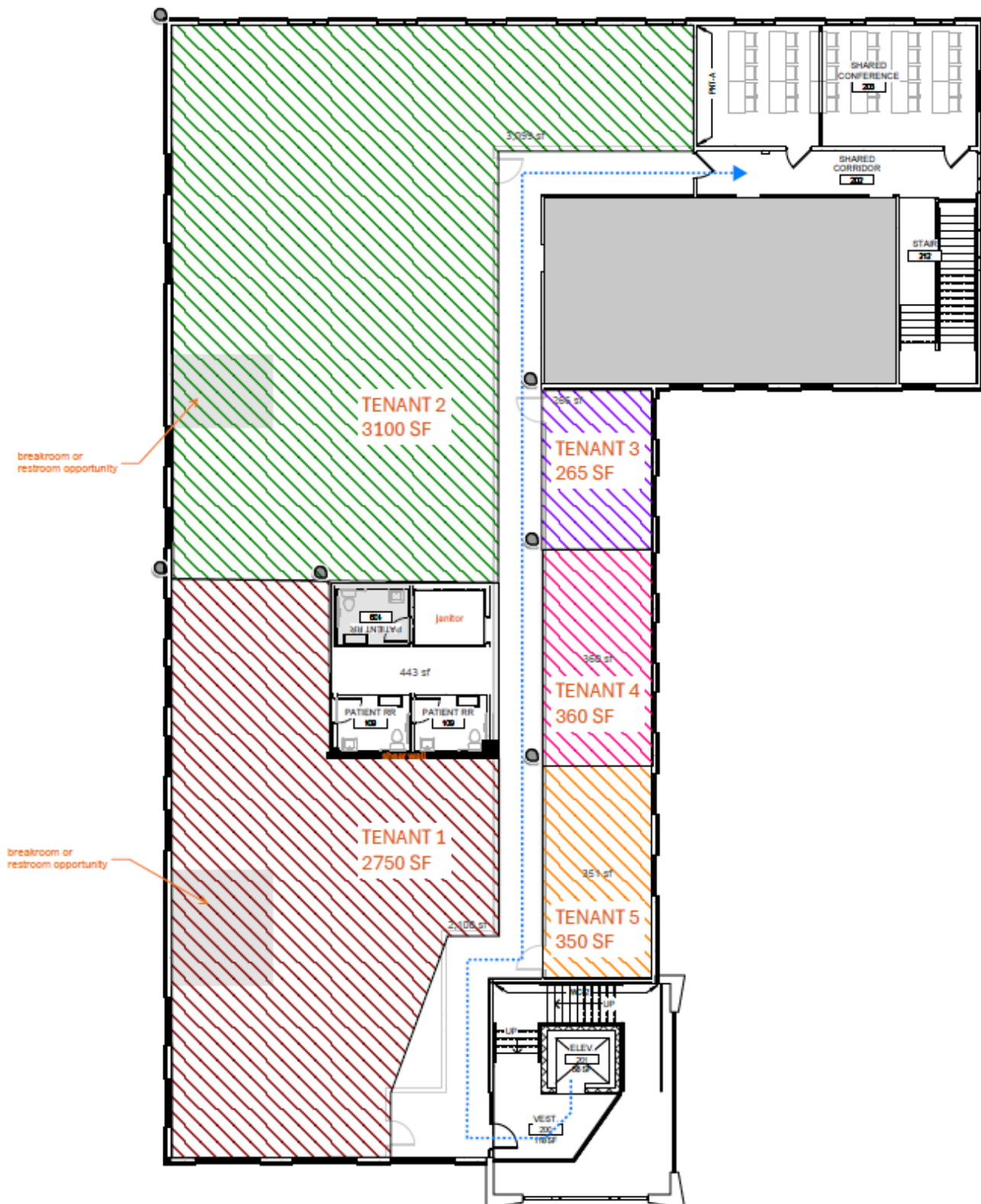
Key features and circulation paths include:

- Central Corridor:** A blue dashed line indicates the primary circulation path running vertically through the center of the floor.
- Restrooms:** Located in the central area, labeled "MEN" and "WOMEN".
- Janitor's Closet:** Labeled "janitor".
- Shared Conference Room:** Located in the upper right corner, labeled "SHARED CONFERENCE".
- Shared Corridor:** Labeled "SHARED CORRIDOR".
- Staircase:** Labeled "STAIR".
- Elevator:** Labeled "ELEV".
- Entrance:** Labeled "ENTRANCE".

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MIXED SIZE MULTI-TENANT OPTION



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