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
EST NNN: $5.50/SF

- 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

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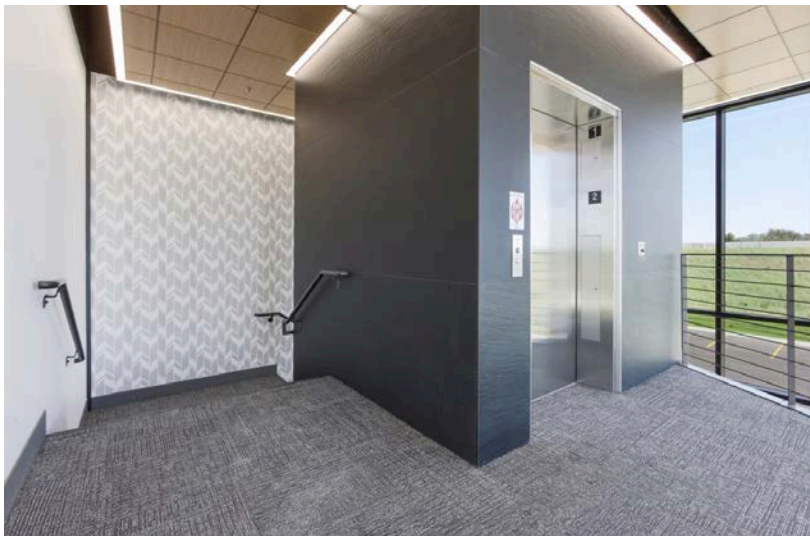
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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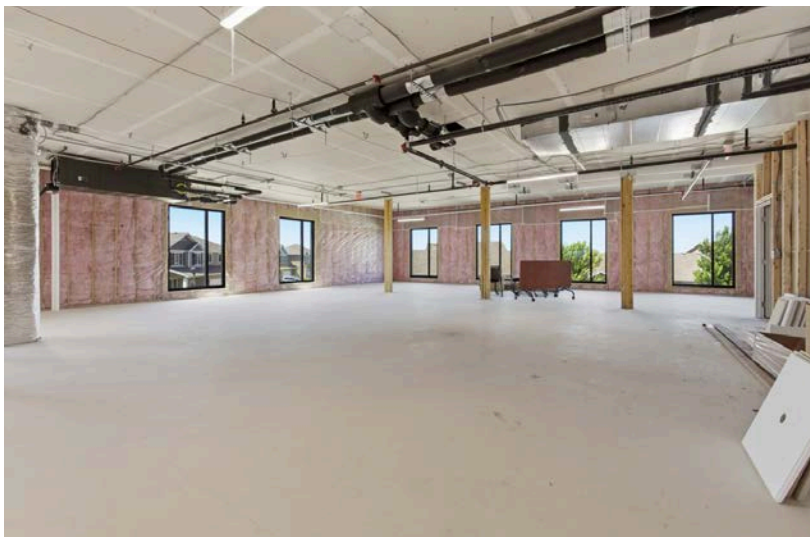










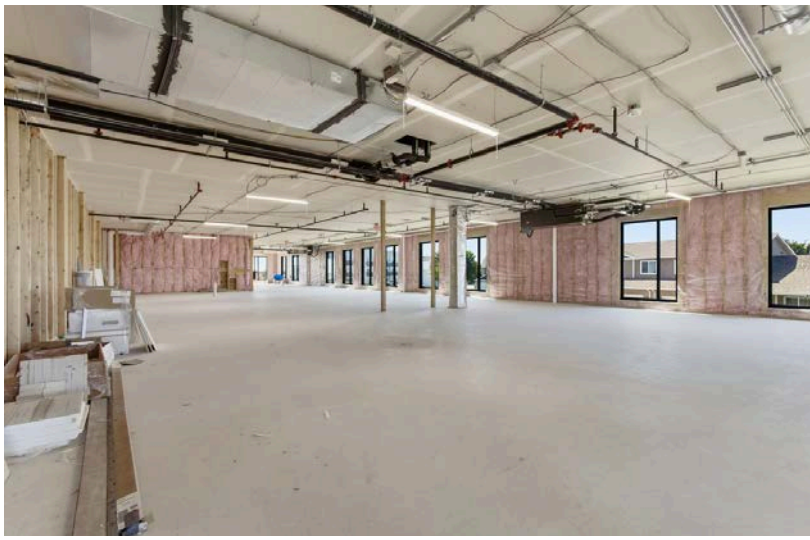
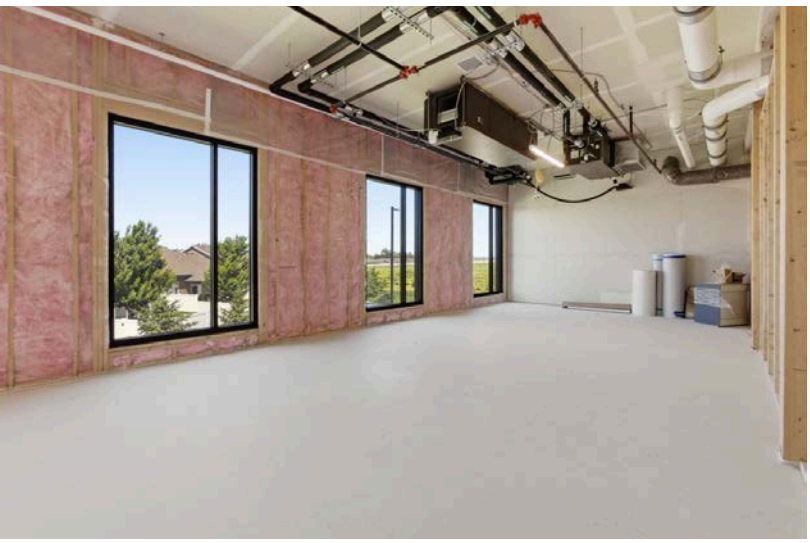
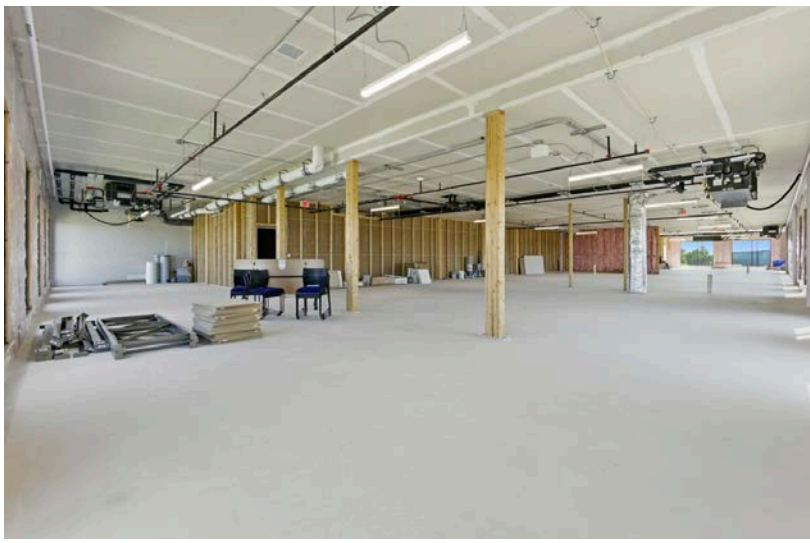


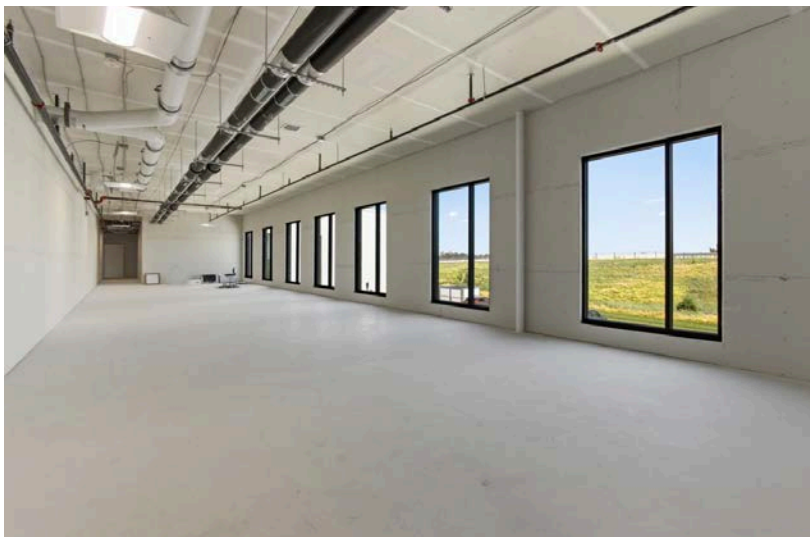
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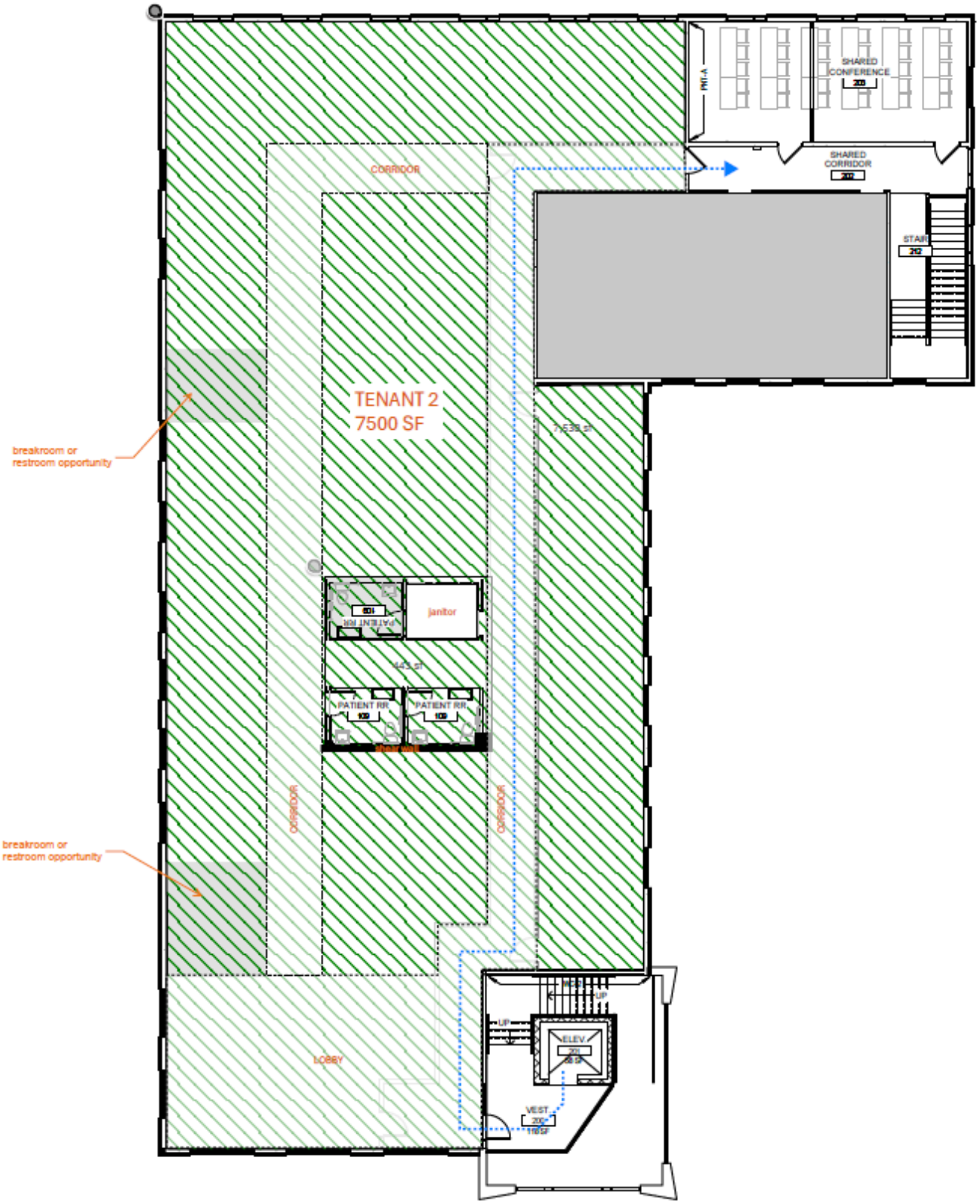







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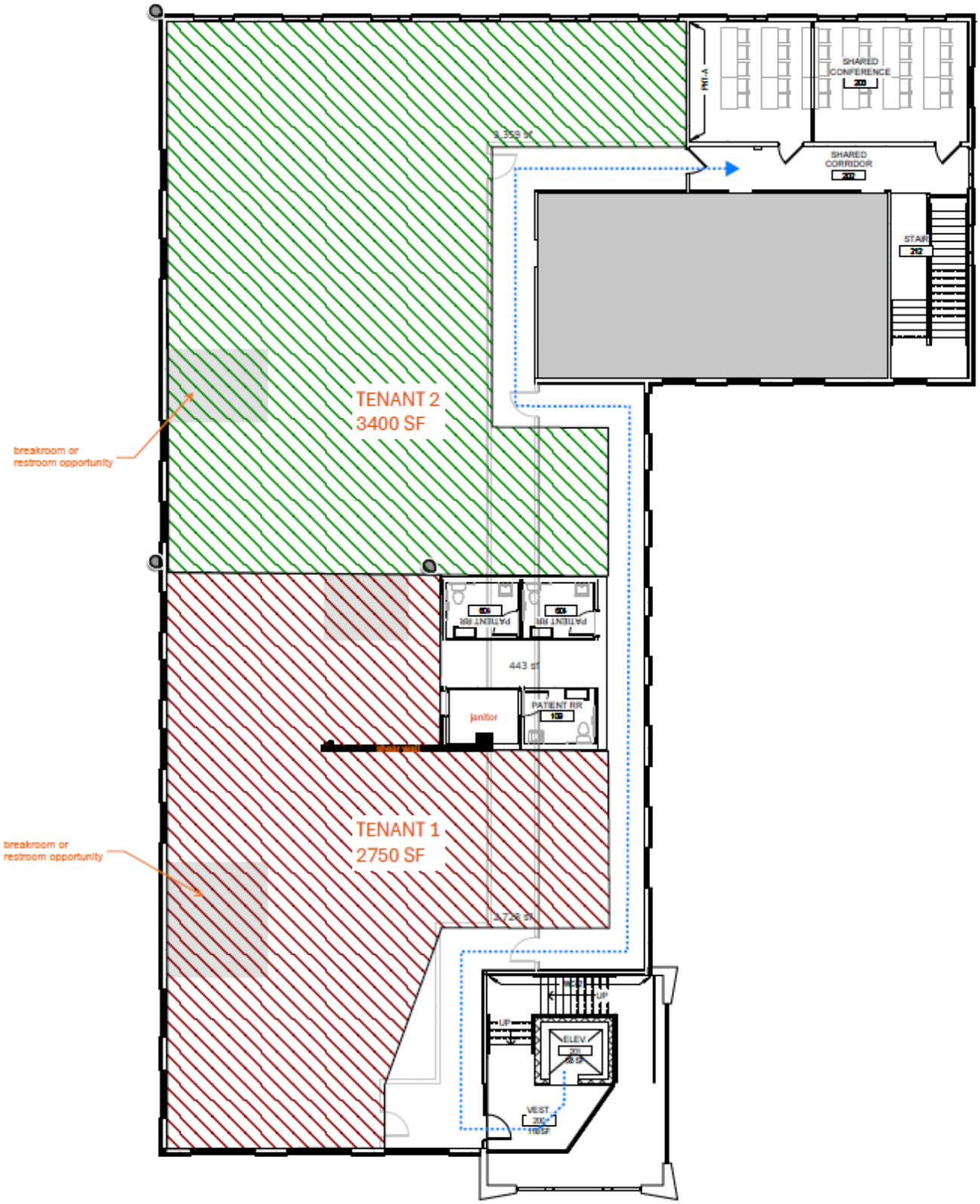
SINGLE TENANT OPTION



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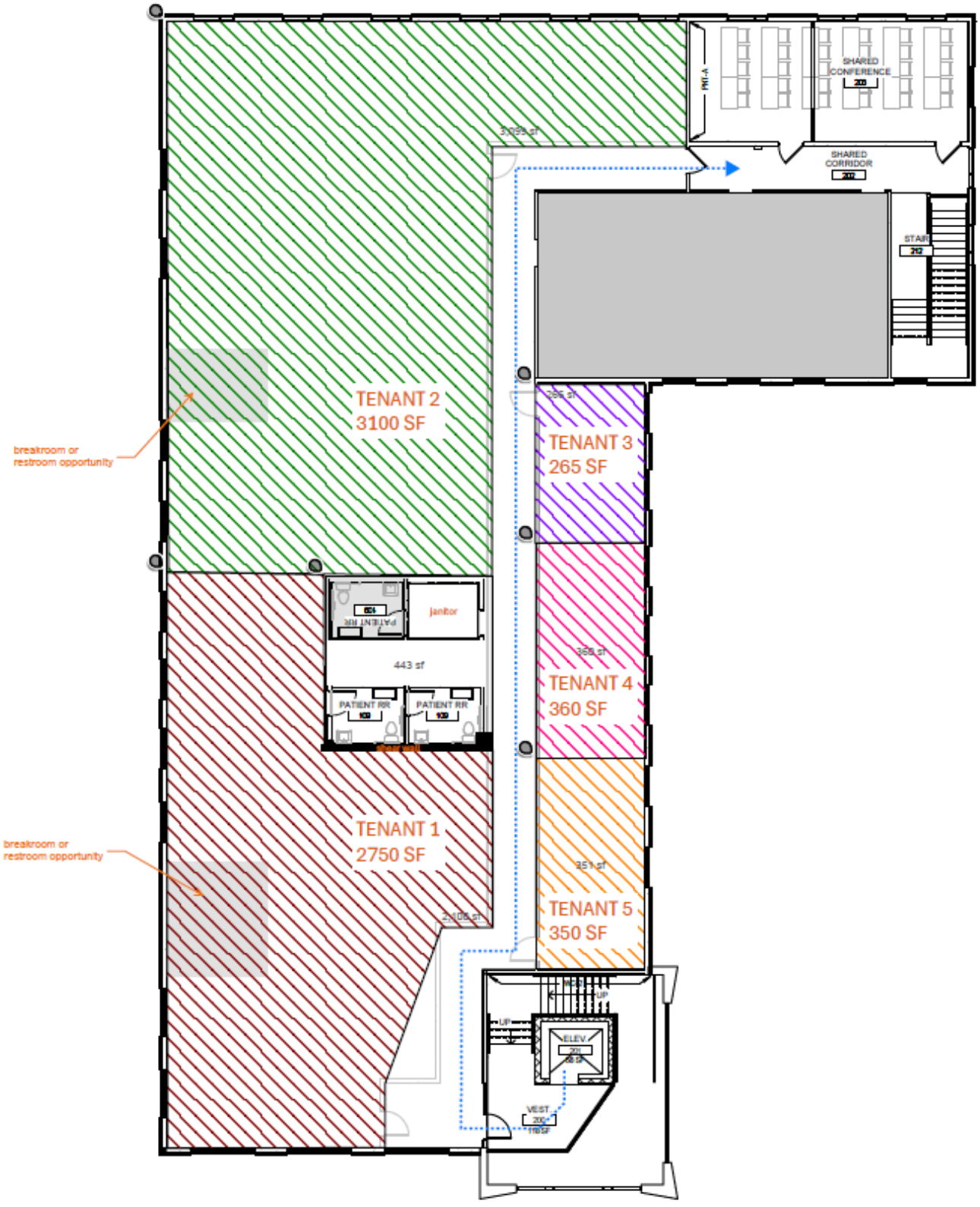
TWO TENANT OPTION



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MIXED SIZE MULI-TENANT OPTION



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