

FOR SALE



TECHNOPOLIS OFFICE

OFFICE INVESTMENT OPPORTUNITY

Bender
COMMERCIAL



**4912 SOUTH TECHNOPOLIS DRIVE
SIOUX FALLS, SD**



**5,023 SF BUILDING
0.62 AC LOT**



\$1,050,000

- Conveniently located office property near 57th Street and Louise Avenue in southwest Sioux Falls.
- Suite 4912 (2,545 RSF) consists of an open work area, two (2) private offices, conference room, and storage area. Available October 2026.
- Suite 4916 (2,453 RSF) consists of an open work area, three (3) private offices, separate locked storage area and storage.
- Built in 1999.
- Common area restrooms and kitchen/break room.
- Monument signage available. Parking ratio of 1:238.
- Quick access to 57th Street, Louise Avenue and I-229.
- Recent improvements include new roof and HVAC - contact broker for details.

ANDI ANDERSON, SIOR

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MICHAEL BENDER, CCIM, SIOR

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TECHNOPOLIS OFFICE BUILDING



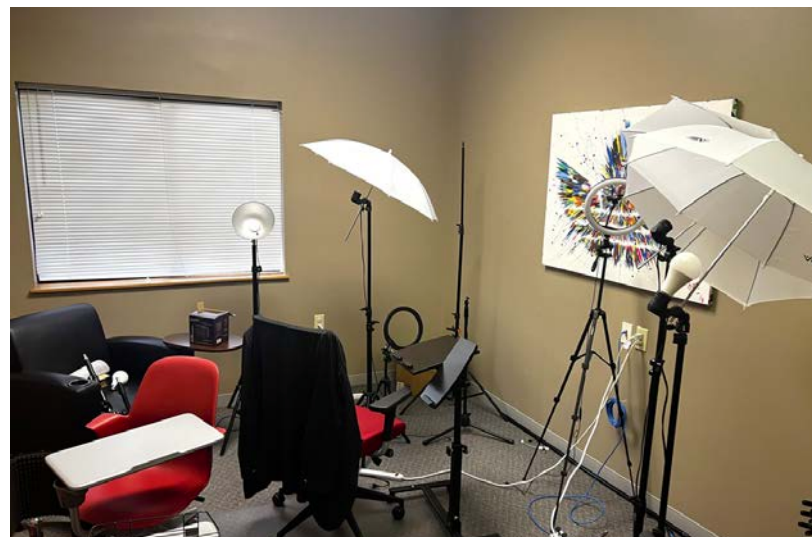
SUITE 4912



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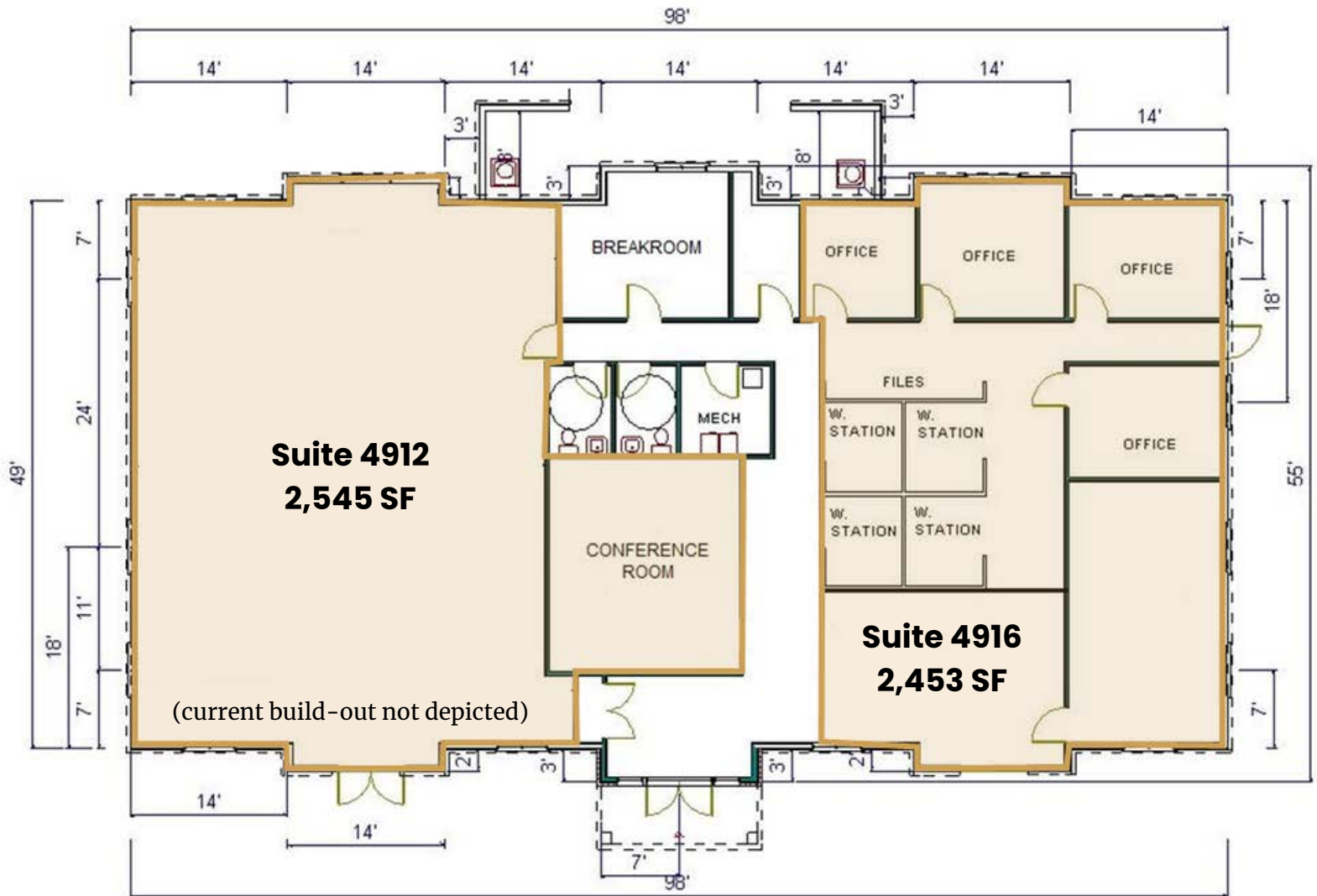
SUITE 4916



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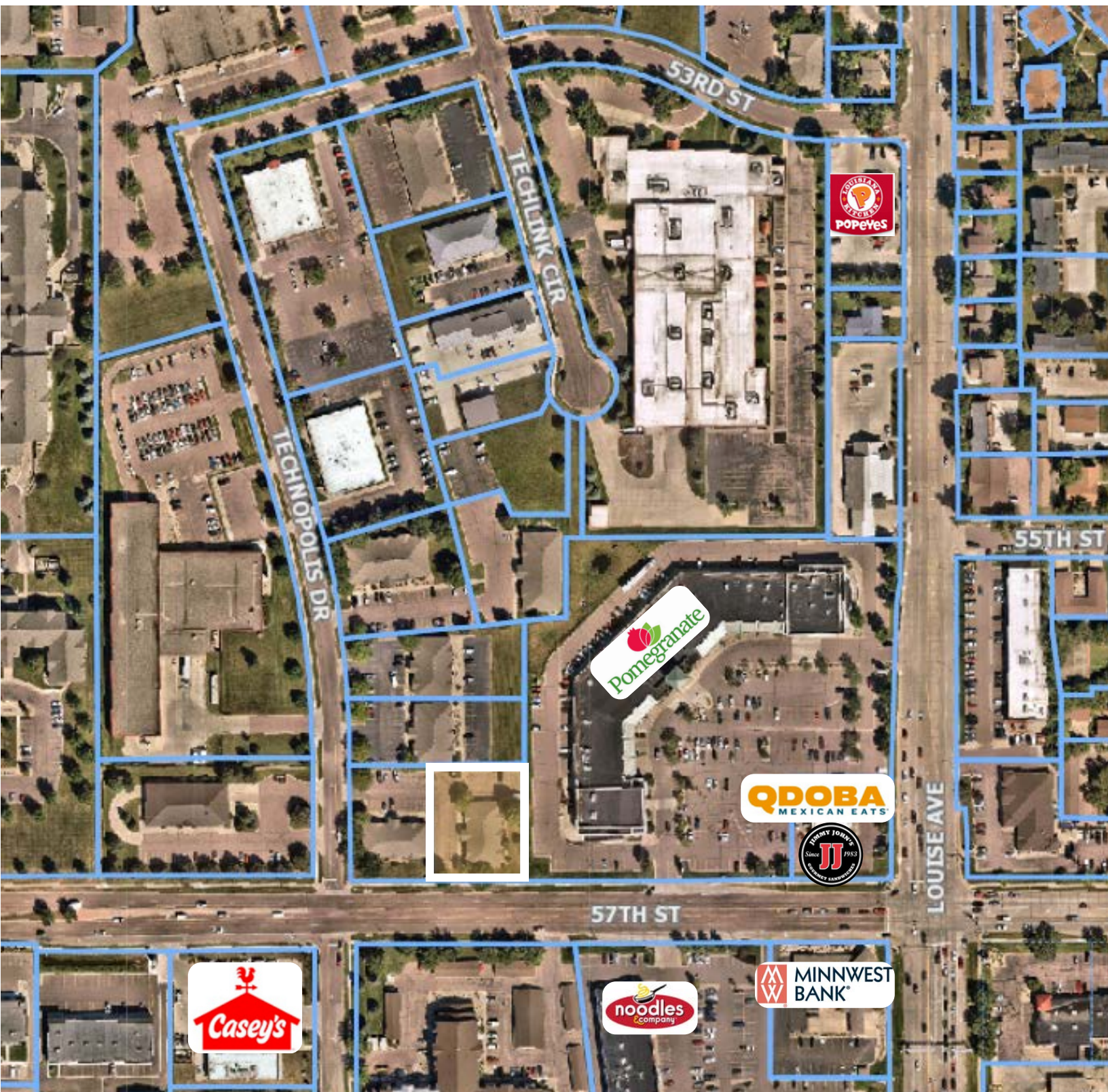
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