


# 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. Contact broker for lease information.
- 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**
andi@benderco.com
605-782-1660

**MICHAEL BENDER, CCIM, SIOR**
michael@benderco.com
605-782-1662



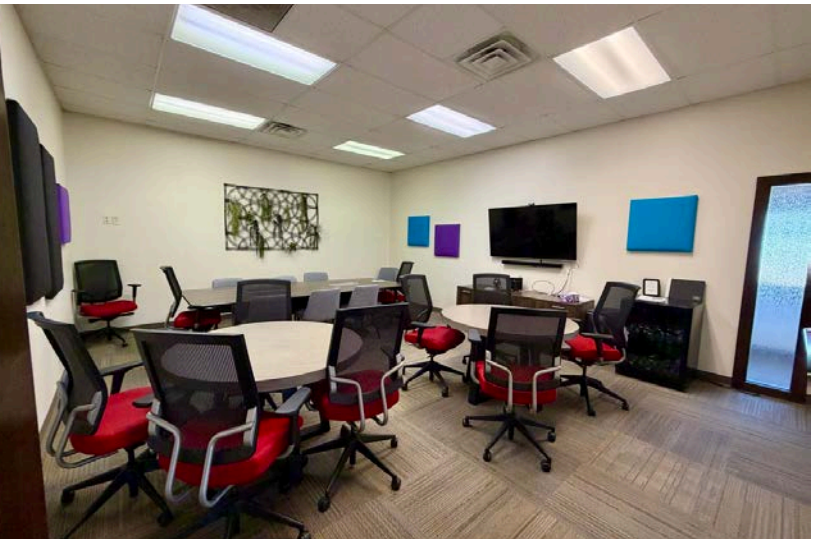
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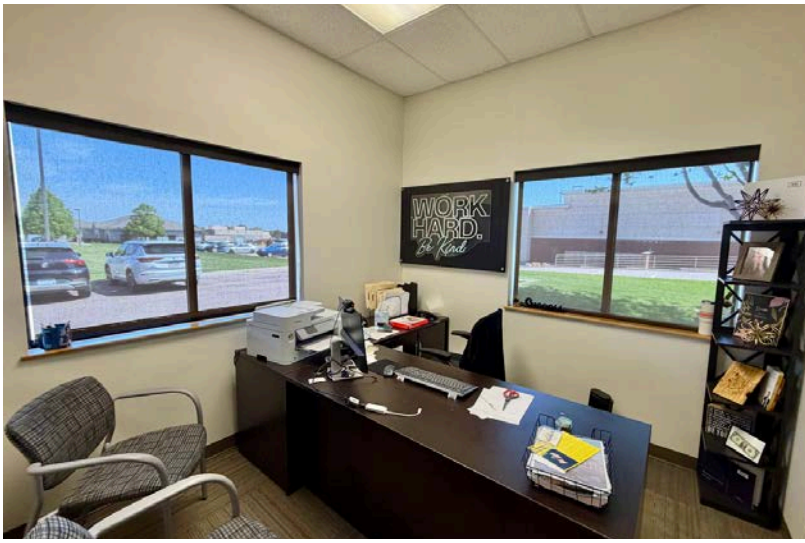
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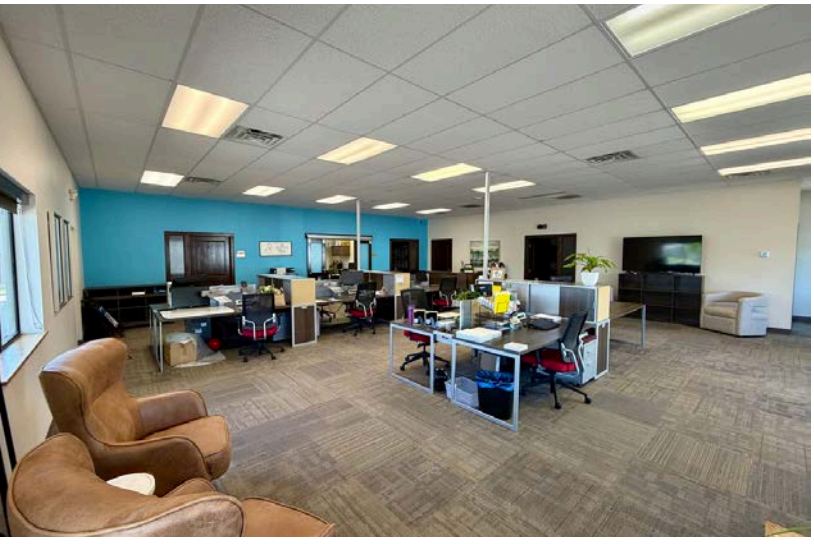
## SUITE 4912











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## SUITE 4916

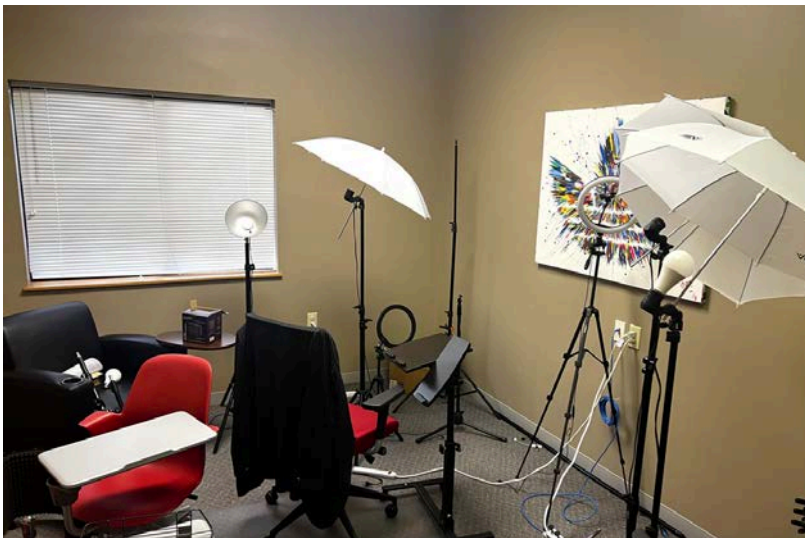










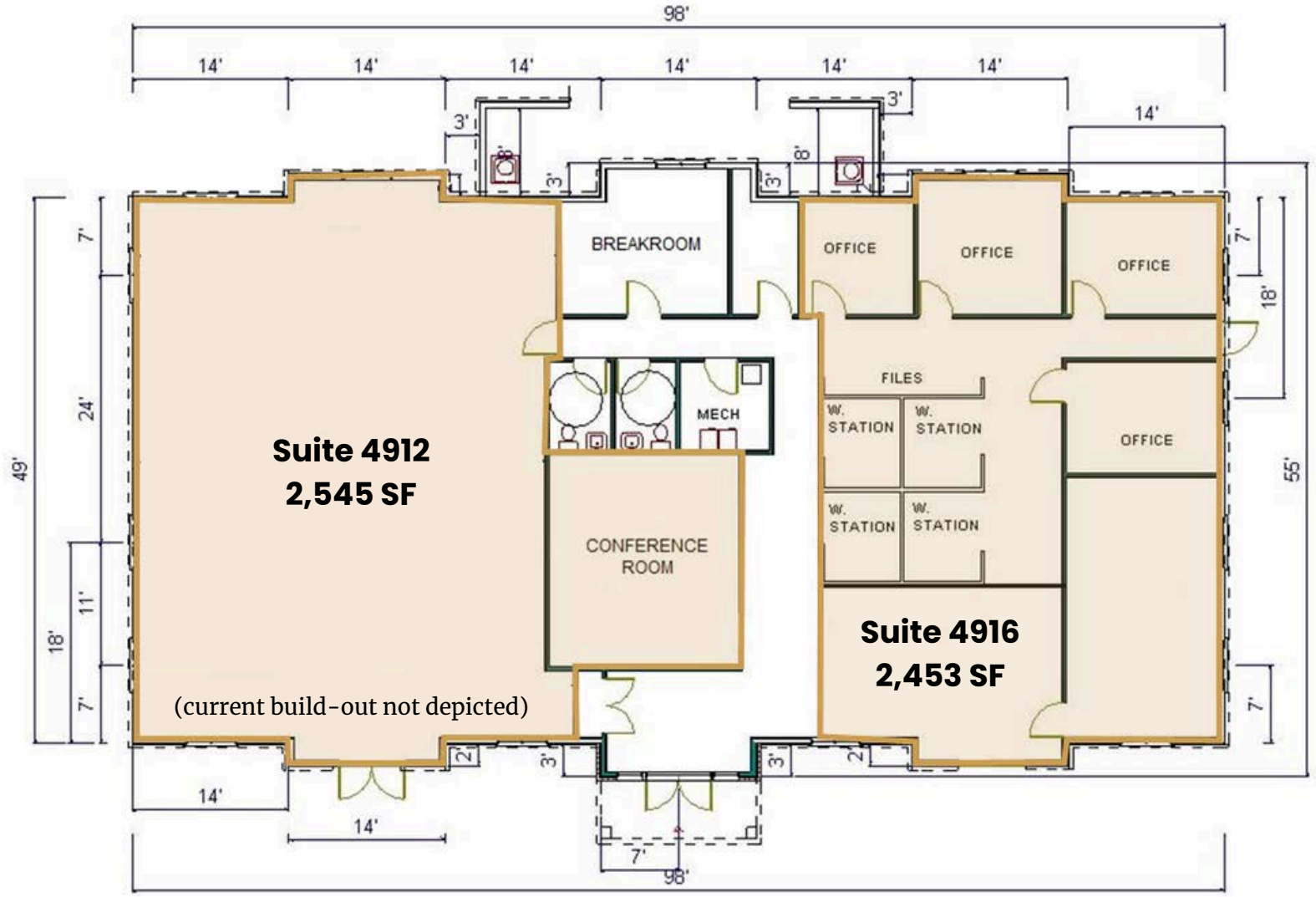




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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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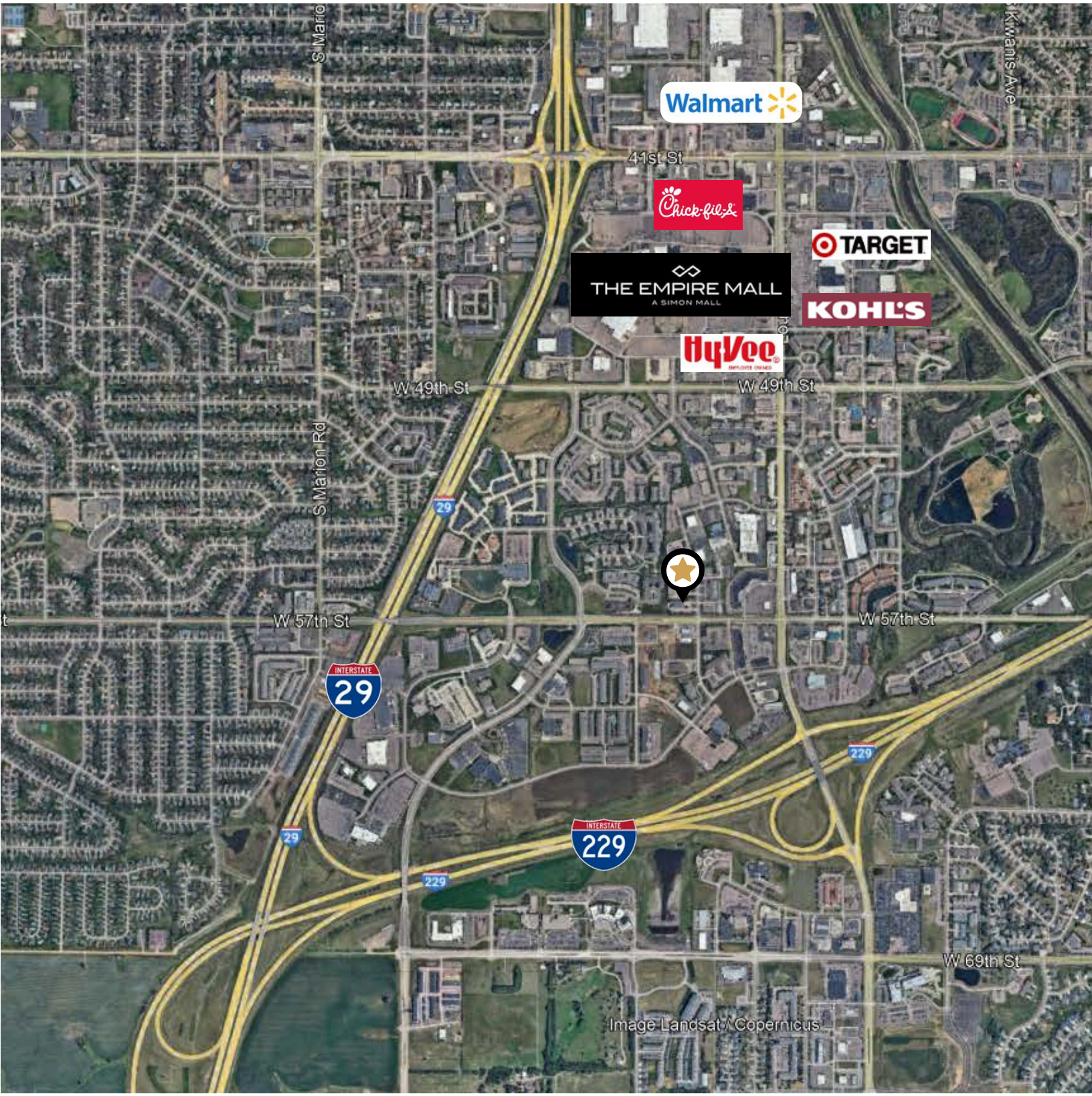



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