

FOR LEASE



HOBBS FLEX SPACE

OFFICE/FLEX/LIGHT INDUSTRIAL SPACE

Bender
COMMERCIAL



**1405 NORTH CLEVELAND AVENUE
SIOUX FALLS, SD**



11,925 SF



\$ \$7.00/SF NNN

- Office/Flex/Light Industrial space located along Cleveland Avenue near Rice Street in east Sioux Falls.
- Space has reception area, two (2) private offices, classrooms, kitchen and dining area, restrooms and multi-purpose/recreation area.
- Mezzanine with two (2) private offices. Two (2) dock doors.
- Entire space is heated and cooled. Three-phase power.
- 18' ceiling heights (drop ceiling in east portion can be removed).
- Ample onsite parking.
- Monument signage available.
- Easy access to Rice Street, 6th Street and I-229.

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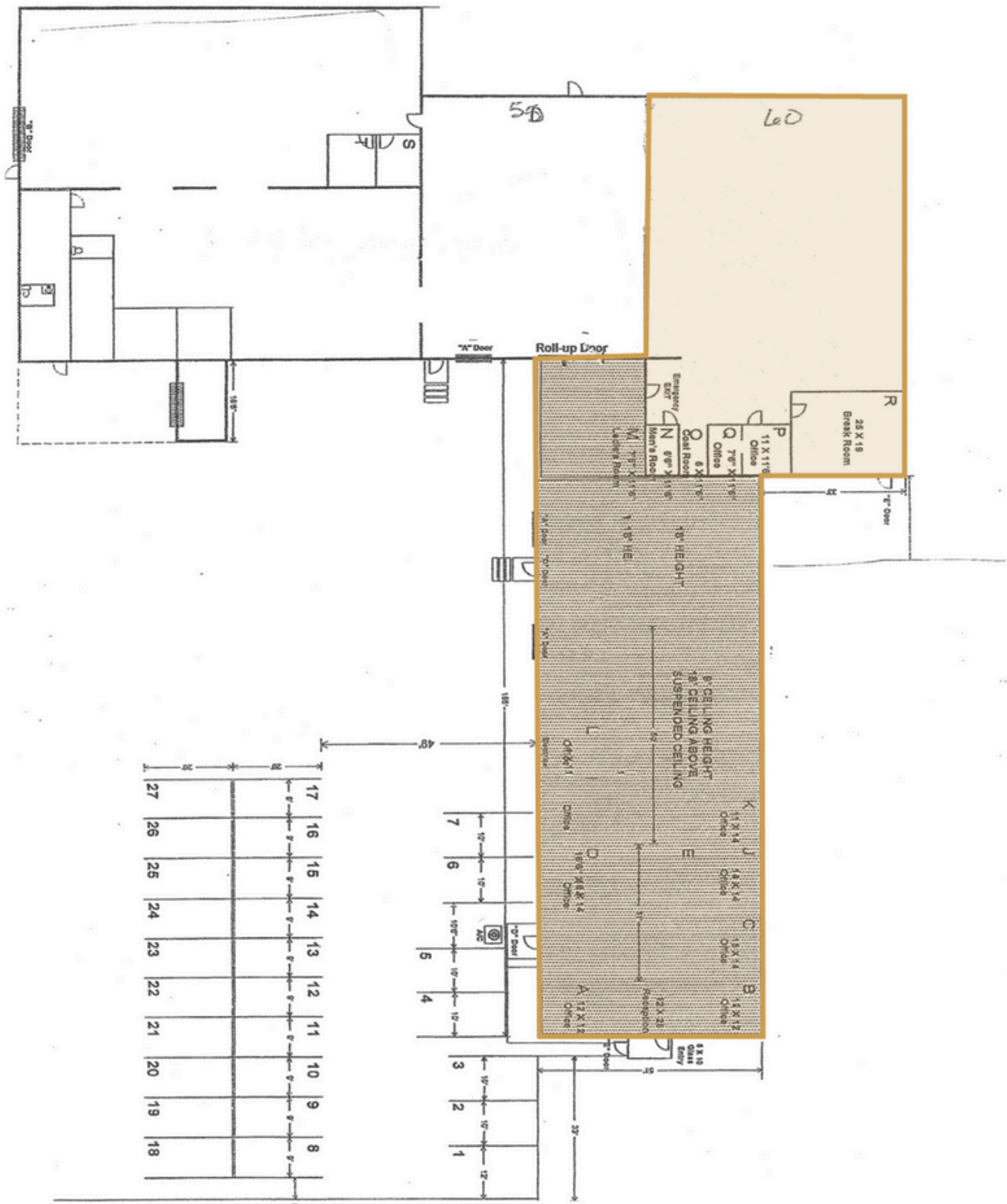
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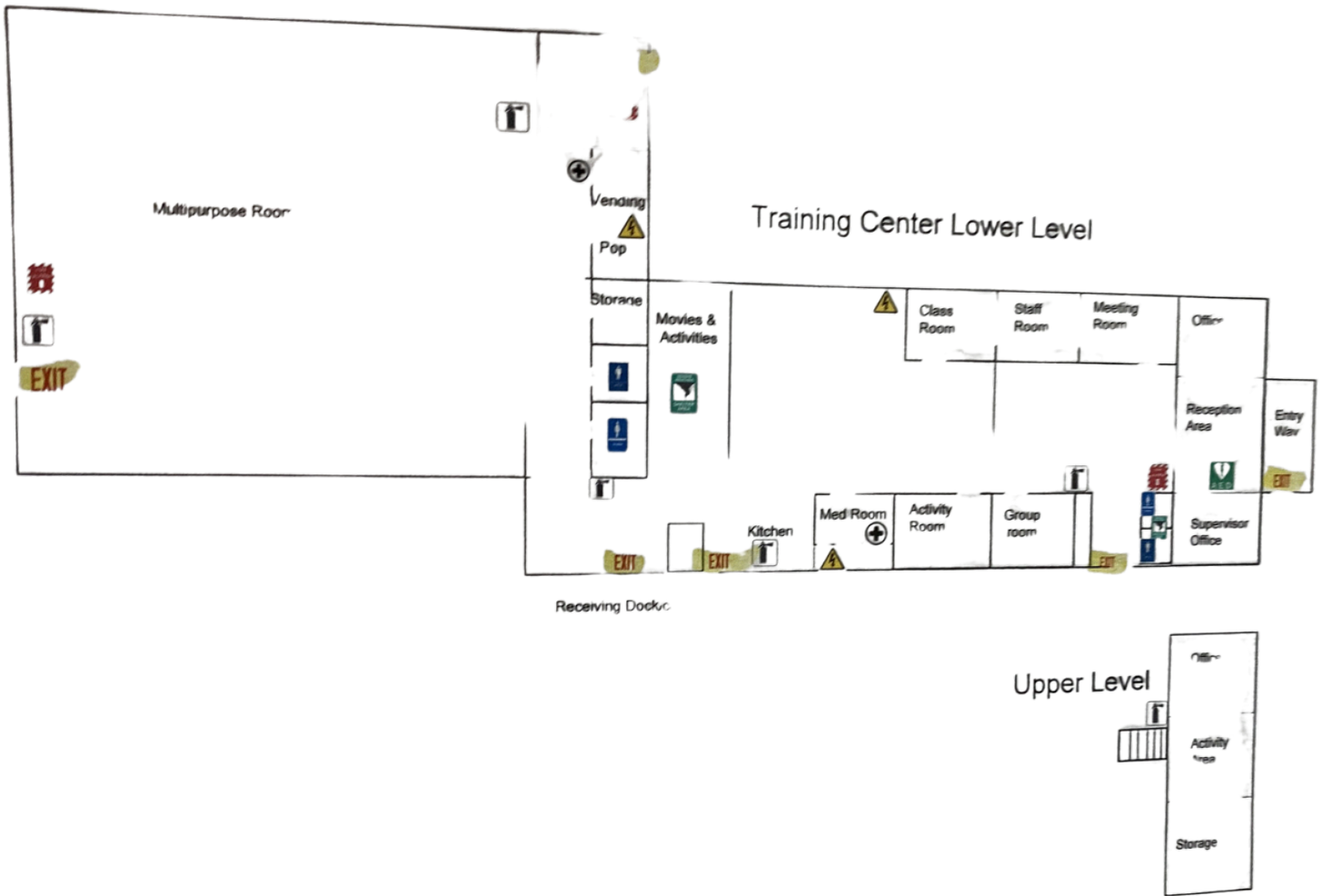
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