

FOR SUBLEASE



BROOKS CROSSING OFFICE SUBLEASE SPACE

Bender
COMMERCIAL



**5032 EAST 57TH STREET
SIOUX FALLS, SD**



**2,459 SF
EAST SUITE**



**\$18.00/SF NNN
EST NNNs: \$6.00/SF**

- Class A office space located in the Brooks Crossing Office Park in southeast Sioux Falls.
- Space has a reception/waiting area, nine (9) private offices, conference room, potential breakroom, and restrooms.
- Space was originally designed for a trust company that has outgrown the space - modern build-out.
- Close proximity to Veterans Parkway (SD 100) and Harmodon Park.
- Neighboring businesses include The Barrel House, Flyboy Donuts, Plains Commerce Bank, Dollar Tree, Get N' Go and Cultivate Childcare.
- Can be combined with adjacent suite for a total of 4,918 SF.
- Sublease through October 31, 2027.

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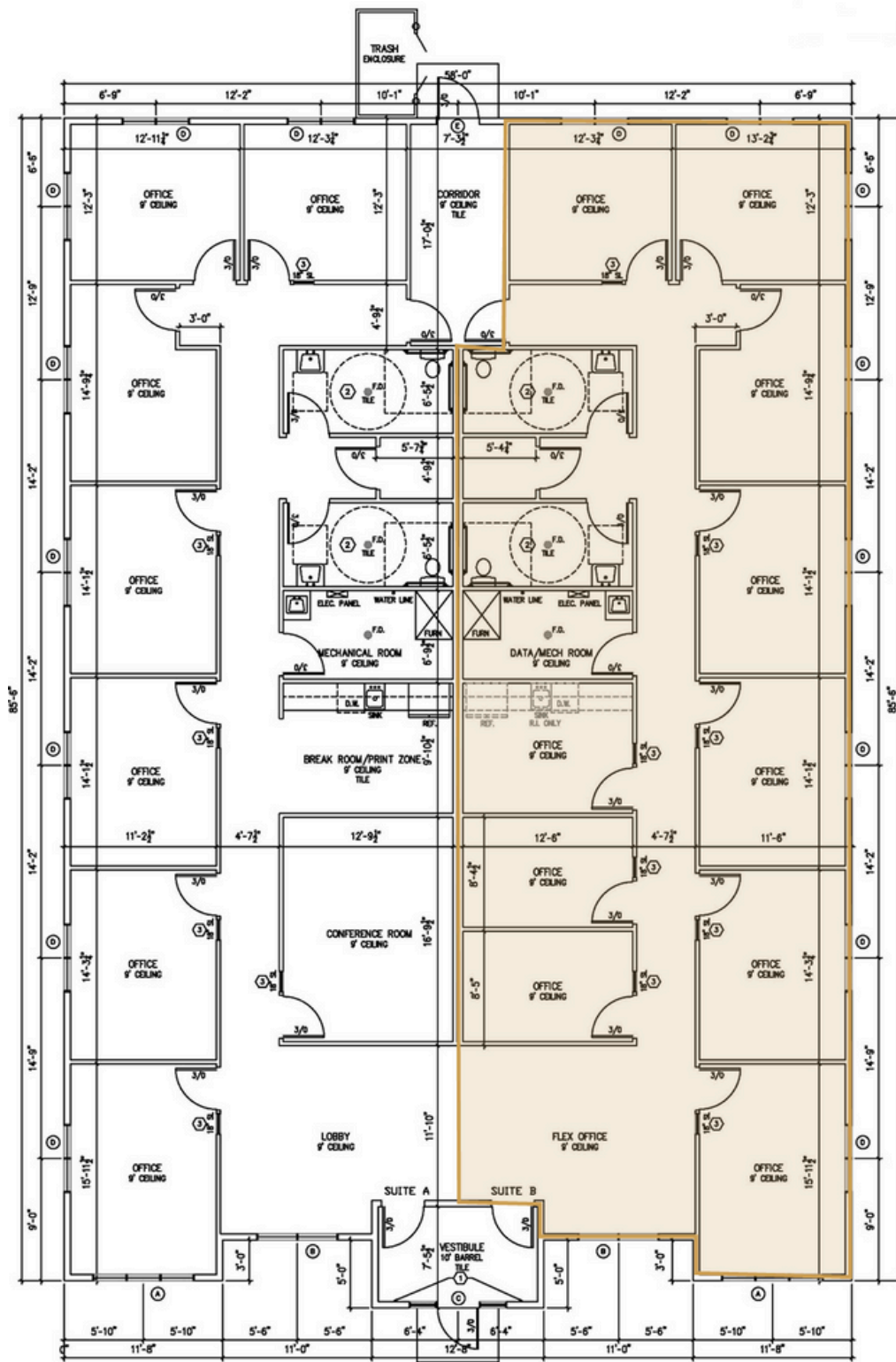
Example of build-out



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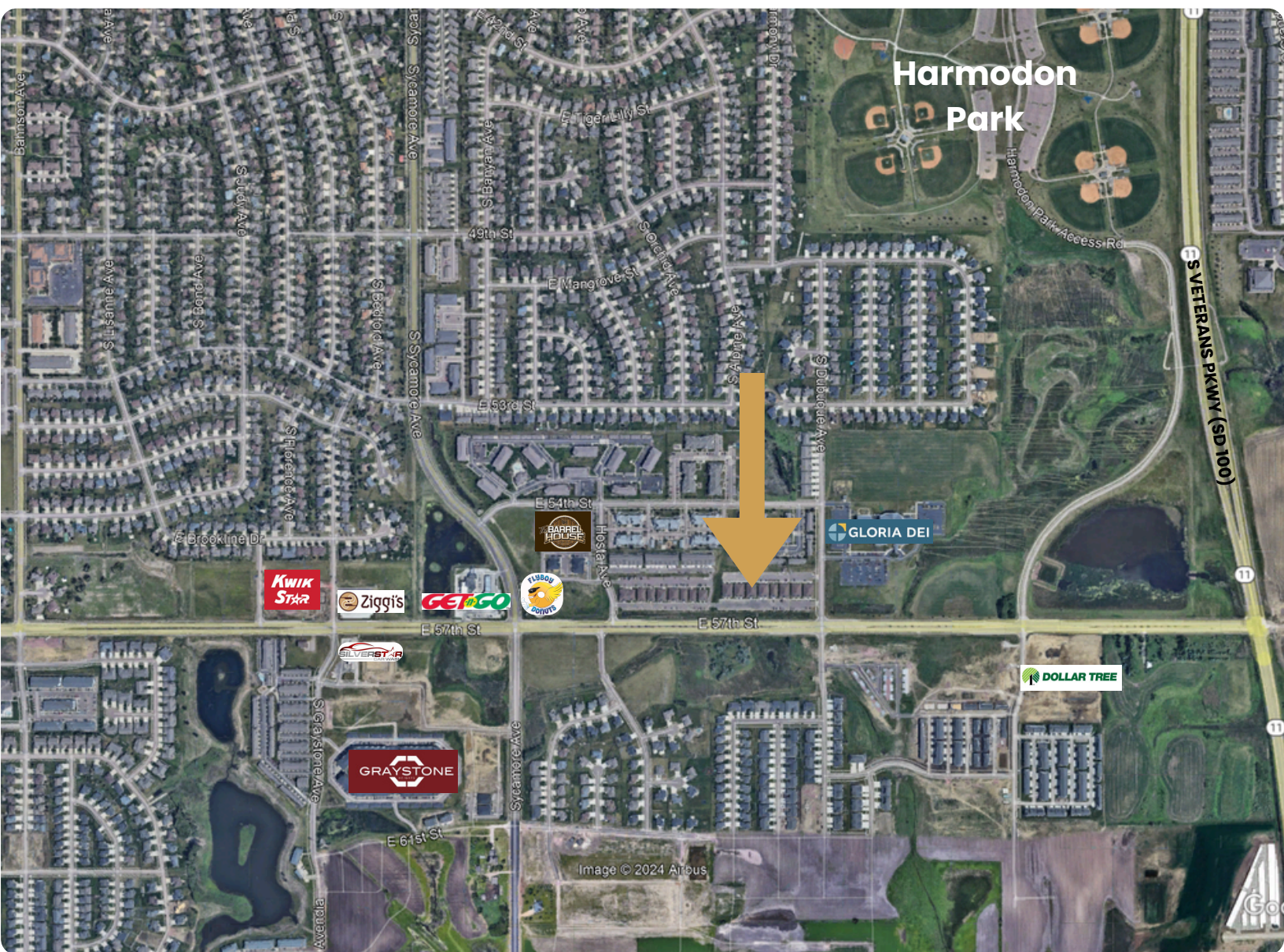


FLOOR PLAN
1/8"=1'-0"
4918 SF

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