

FOR LEASE



11TH STREET OFFICE SPACE

OFFICE SPACE

Bender
COMMERCIAL

 **2900 W 11TH ST - UPPER FLOOR**
SIOUX FALLS, SD

 **5,981 SF**

\$ \$10.00 - \$12.00/SF NNN
EST NNNs: \$4.81/SF

- Upper level office space located near 12th Street and Kiwanis Avenue.
- Space includes five (5) private offices, conference room, open work areas, kitchenette and restrooms.
- Ample parking with a ratio of 1 space per 195 SF.
- Building and monument signage available.
- Easy access to 12th Street, Kiwanis Avenue and I-29.
- Neighboring businesses include Lewis Drug, Sanford Health Equipment, Interstate Batteries, SDN Communications, Stan Houston Equipment, Subway and Hy-Vee Fulfillment Center.
- Available July 2025.

ROB FAGNAN, SIOR | rob@benderco.com | 605-521-5444



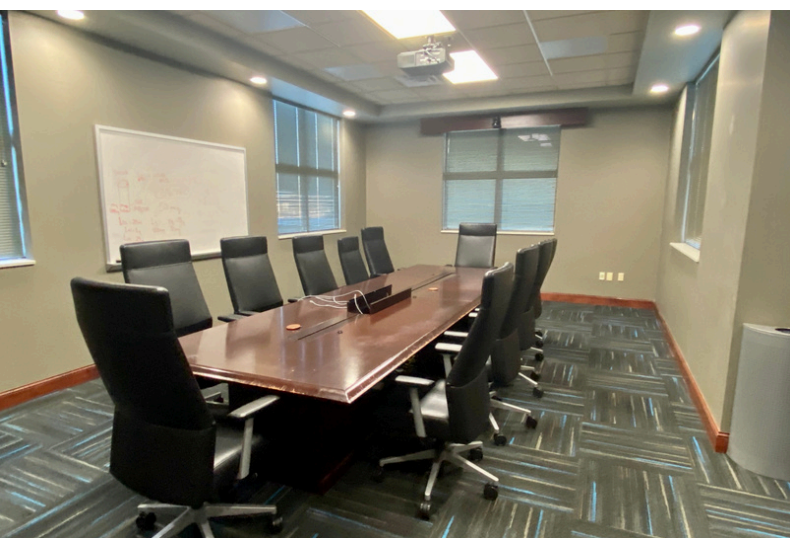
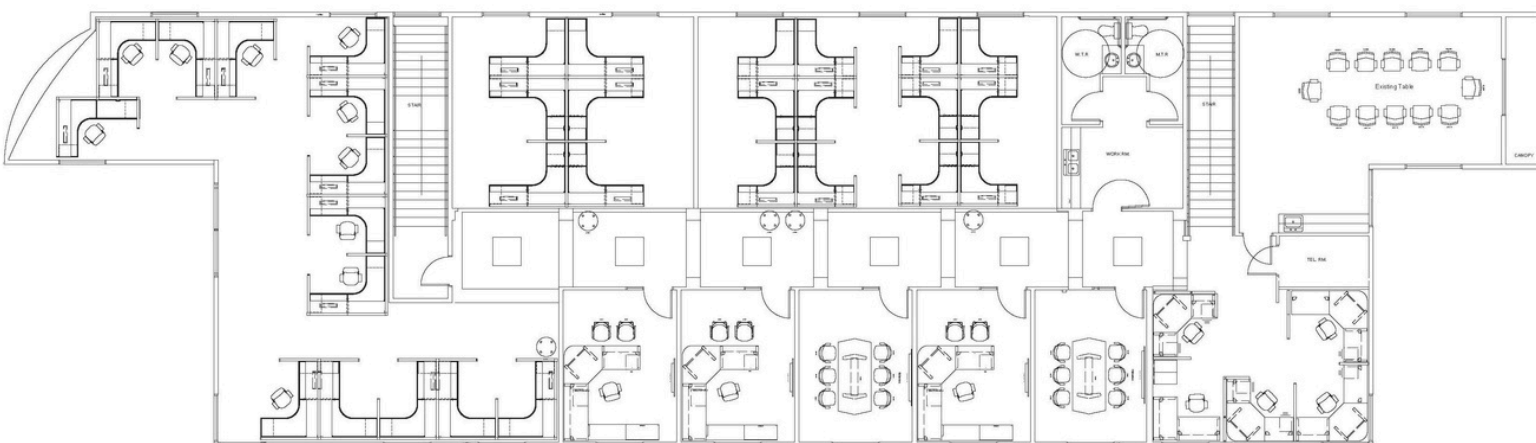
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