

FOR LEASE



11TH STREET OFFICE SPACE

OFFICE SPACE

Bender
COMMERCIAL

 **2900 W 11TH ST - FIRST FLOOR**
SIOUX FALLS, SD  **10,334 SF**
SUBDIVIDABLE **\$ \$10.00 - \$12.00/SF NNN**
EST NNNs: \$4.81/SF

- Main level office space located near 12th Street and Kiwanis Avenue.
- Can be subdivided - see floor plan for options - contact broker for details.
- Additional 5,918 upper level space available.
- 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.

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



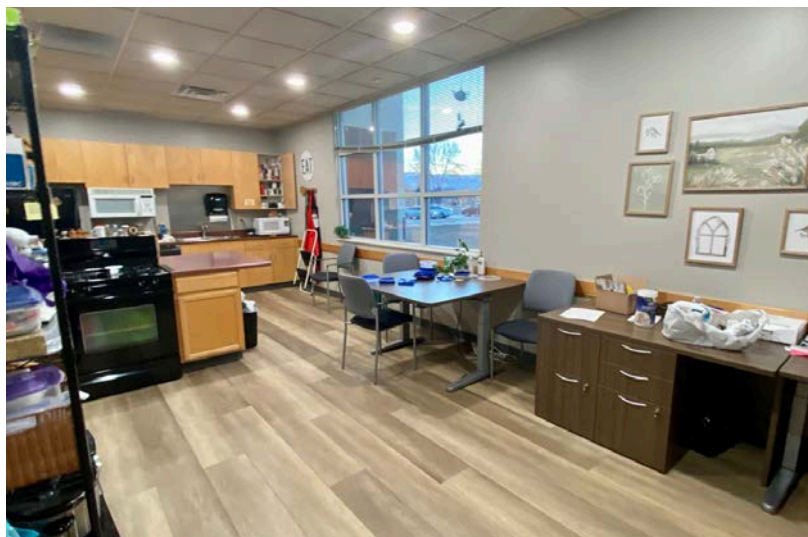
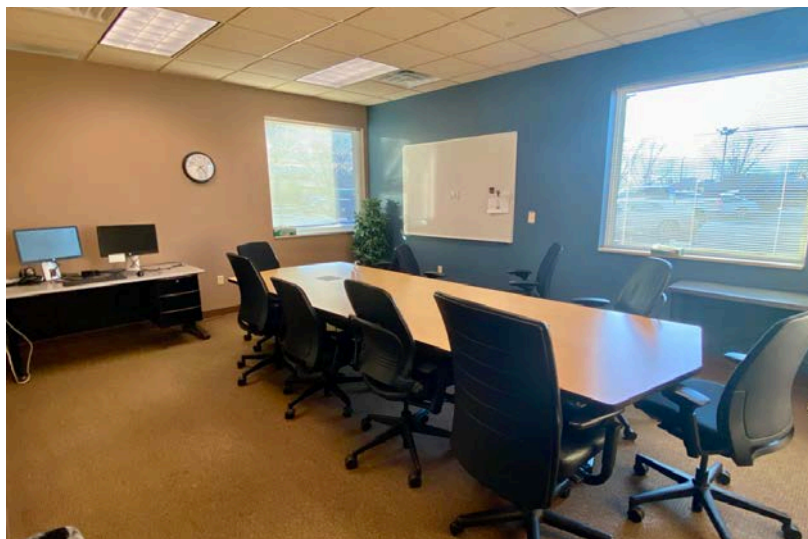
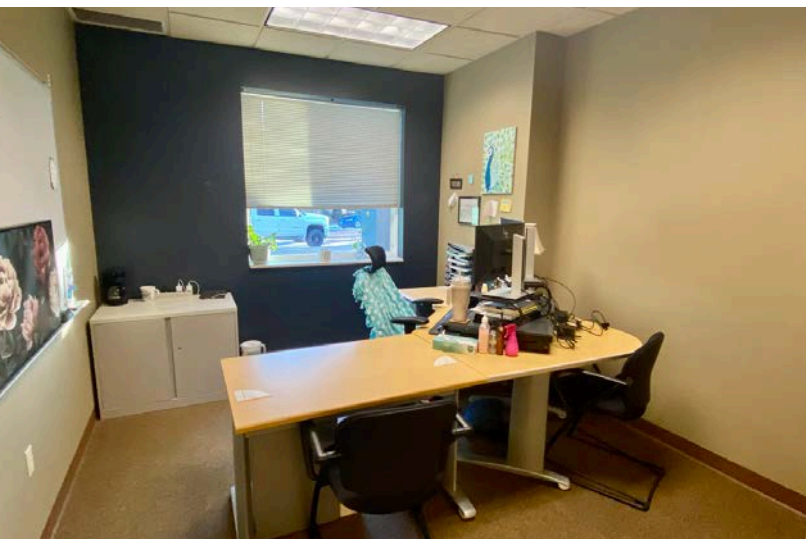
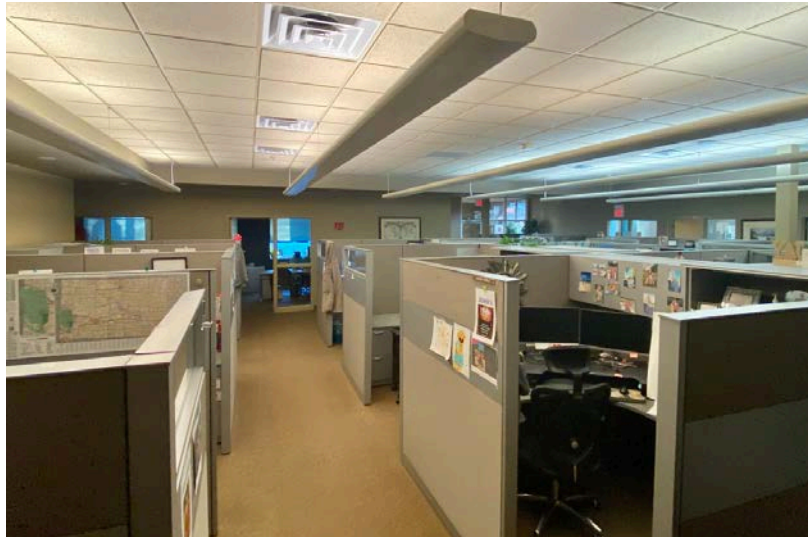
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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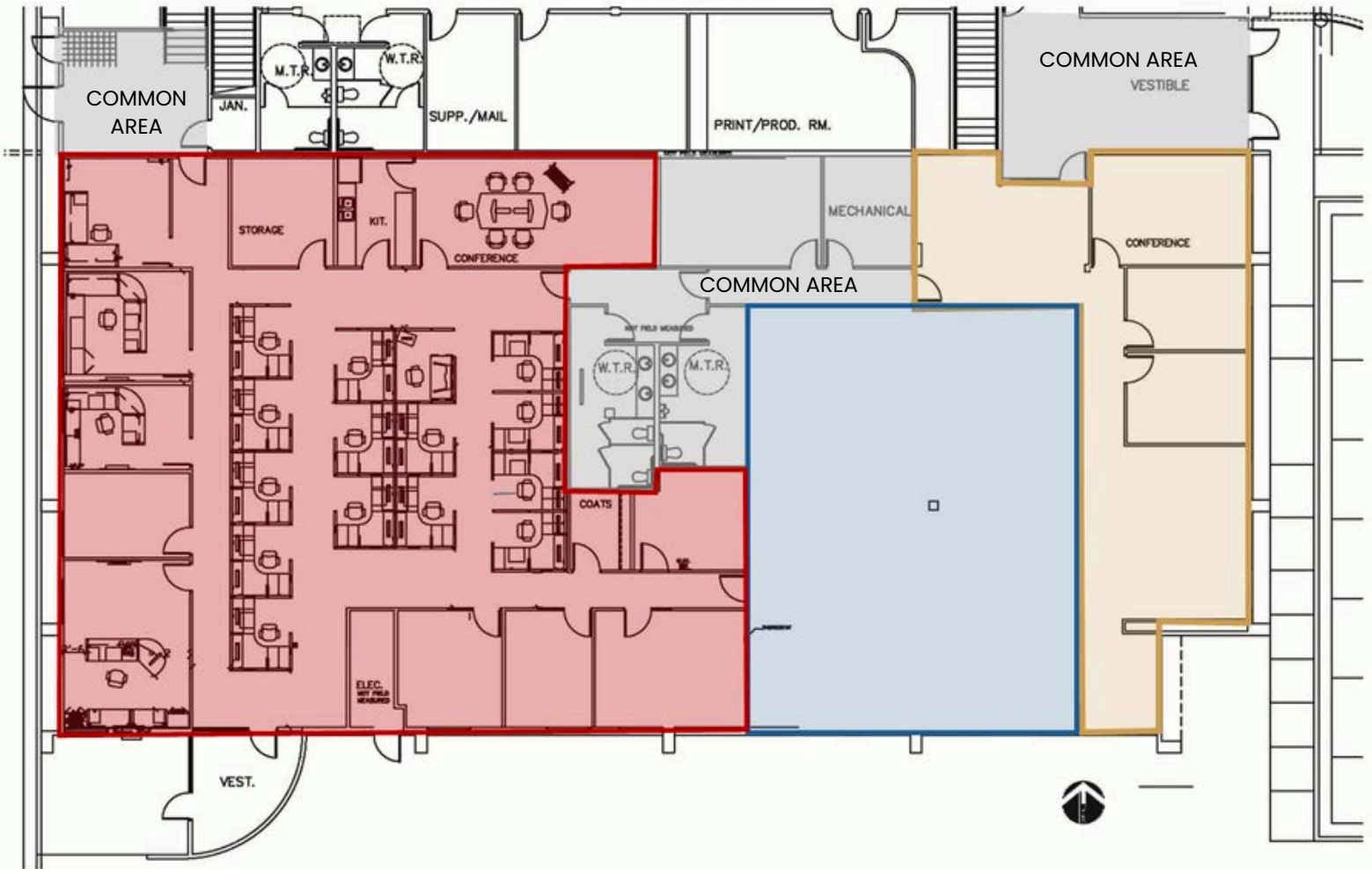
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LAYOUT OPTIONS - SUBDIVIDED



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