

**FOR SALE/LEASE**



# MEADOW AVE OFFICE

## WEST SIDE OFFICE CONDO

**Bender**  
COMMERCIAL



**3205 S MEADOW AVE, UNIT A  
SIOUX FALLS, SD**



**4,400 SF**



**SALE: \$660,000 (\$150/SF)  
LEASE: \$12.00/SF NNN**

- Easily accessible office condo just west of 41st St and I-29.
- Building boasts three (3) levels totaling 6,600 SF of gross building area, 2,200 SF per level.
- Main level includes a lobby, reception, four (4) offices, conference room, breakroom with full kitchen and two (2) private bathrooms.
- Upper level includes an open area, six (6) offices, one (1) bonus room, two (2) bathrooms, shower, and additional kitchen area with full size washer and dryer.
- Lower level offers ample heated storage, multiple rooms, and plenty of lighting.
- Neighboring businesses include IHOP, Circle K, Perkins, Chick-fil-A, Chipotle, Crumbl, the Empire Mall and more.

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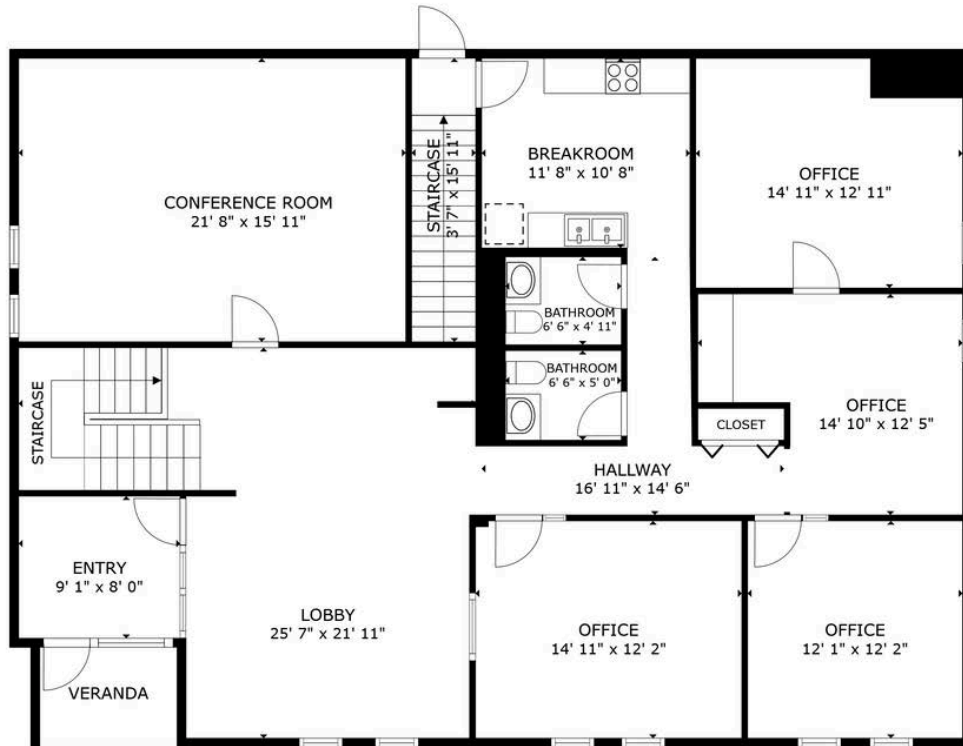
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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## MAIN LEVEL



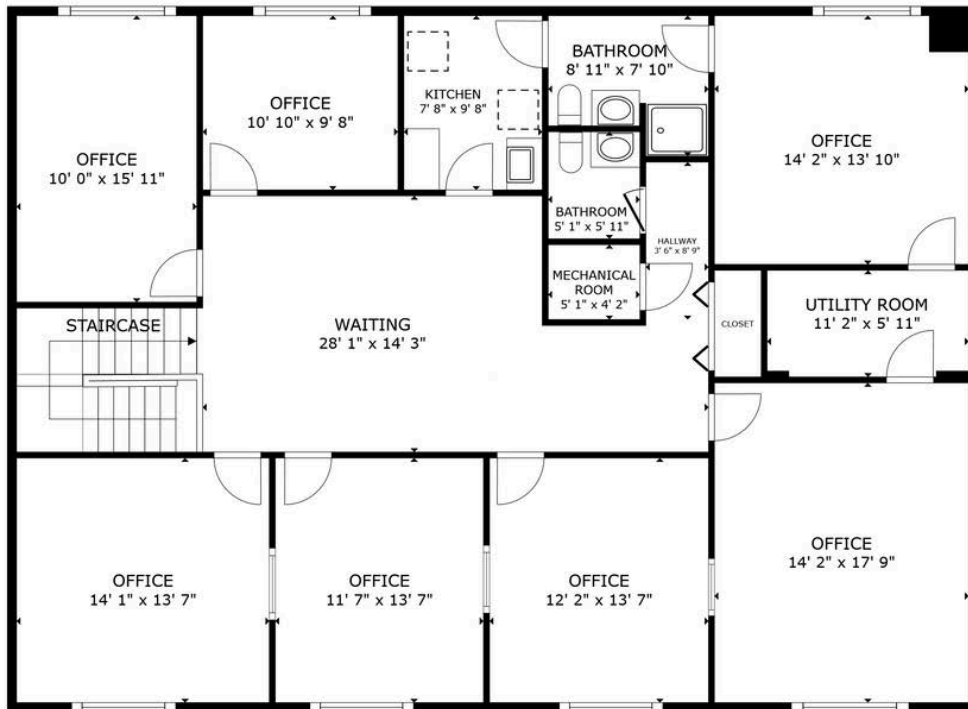
*\*Measurements are approximate. Tenant/buyer to independently verify.*



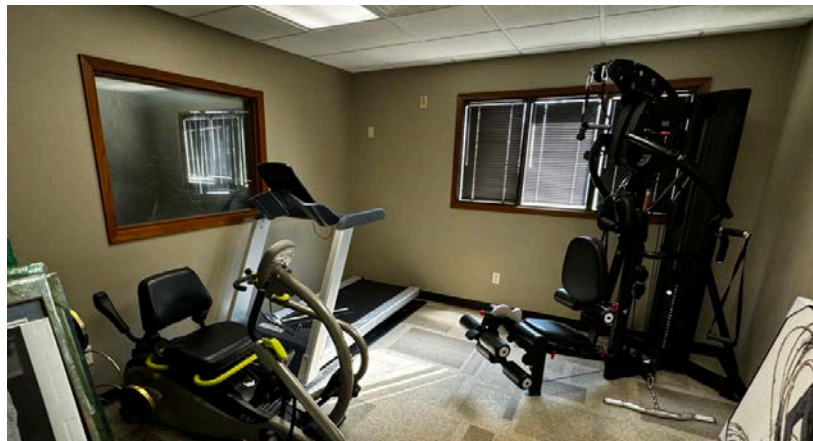
# MEADOW AVE OFFICE



## UPPER LEVEL



*\*Measurements are approximate. Tenant/buyer to independently verify.*



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