

**FOR LEASE**



# LATITUDE 44

6TH STREET RETAIL AND RESTAURANT SPACE

**Bender**  
COMMERCIAL

 **1224 6TH STREET  
BROOKINGS, SD**  **2,102 – 2,113 SF**  **\$24.00 – \$28.00/SF NNN  
EST. NNNs: \$6.50/SF**

- Main level retail and restaurant space available for lease along 6th Street (Highway 11) in Brookings.
- Patio options available.
- Ample on-site parking available.
- Construction to be completed Summer 2026.
- TI allowance of \$40/SF.
- Mixed use project with 114 apartment units.
- Rare opportunity for new space on 6th Street, a throughfare with 15,665 VPD, with close proximity to the university.

**REGGIE KUIPERS, SIOR** | [reggie@benderco.com](mailto:reggie@benderco.com) | 605-496-2966



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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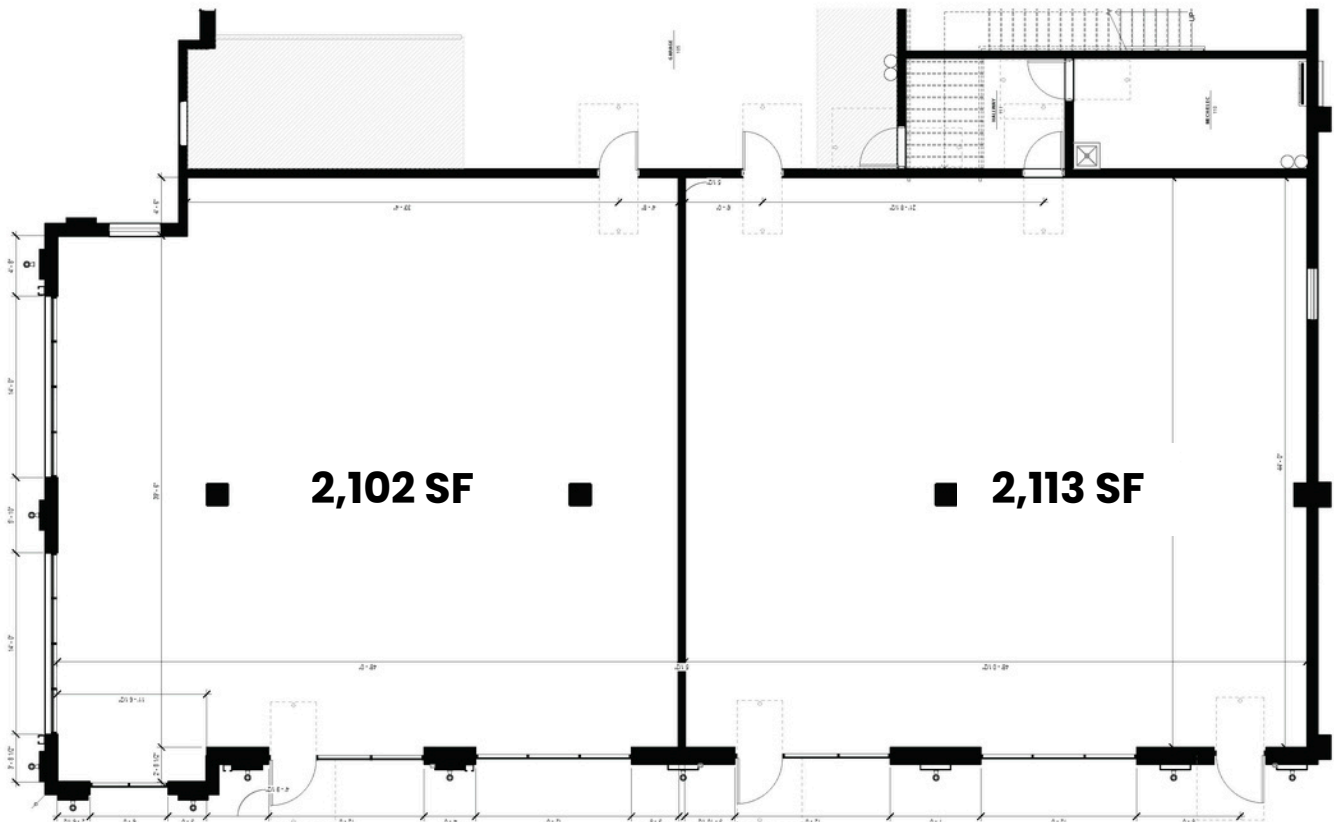
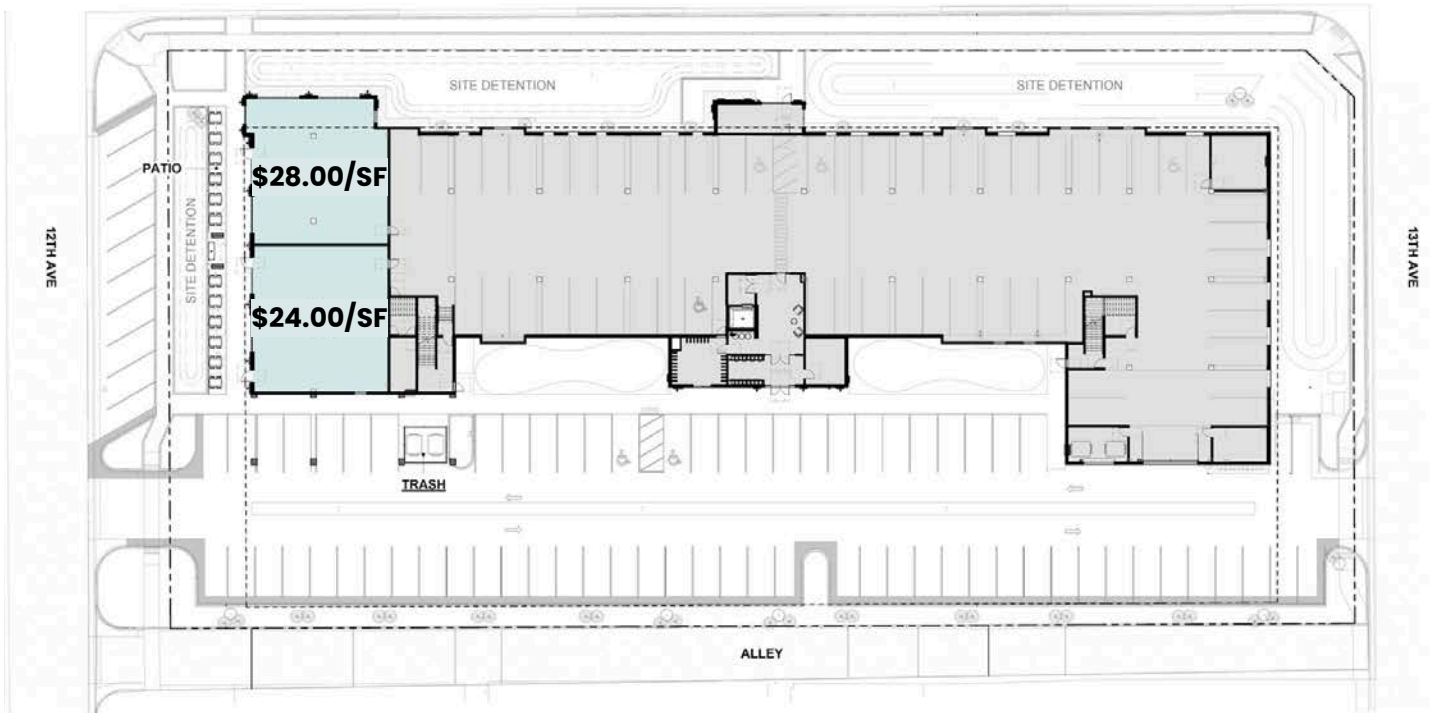
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