

**FOR LEASE**



# MADISON BUSINESS CENTER – SUITE 709

**Bender**  
COMMERCIAL



**709 NORTH KIWANIS AVENUE  
SIOUX FALLS, SD**



**8,960 SF**



**\$8.25/SF NNN  
EST NNN: \$1.95/SF**

- Flex space located near the corner of Kiwanis Avenue and 3rd Street in central Sioux Falls.
- Three (3) private offices, reception area, conference room, breakroom, restrooms and open work area.
- Building entirely air-conditioned and sprinklered.
- Ample on-site parking. Security cameras throughout the exterior of the property.
- 20' sidewalls.
- Easy access to 12th Street, Madison Street and I-29.

**BRADYN NEISES, SIOR**

bradyn@benderco.com  
605-579-0189

**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

© 2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

# MADISON BUSINESS CENTER



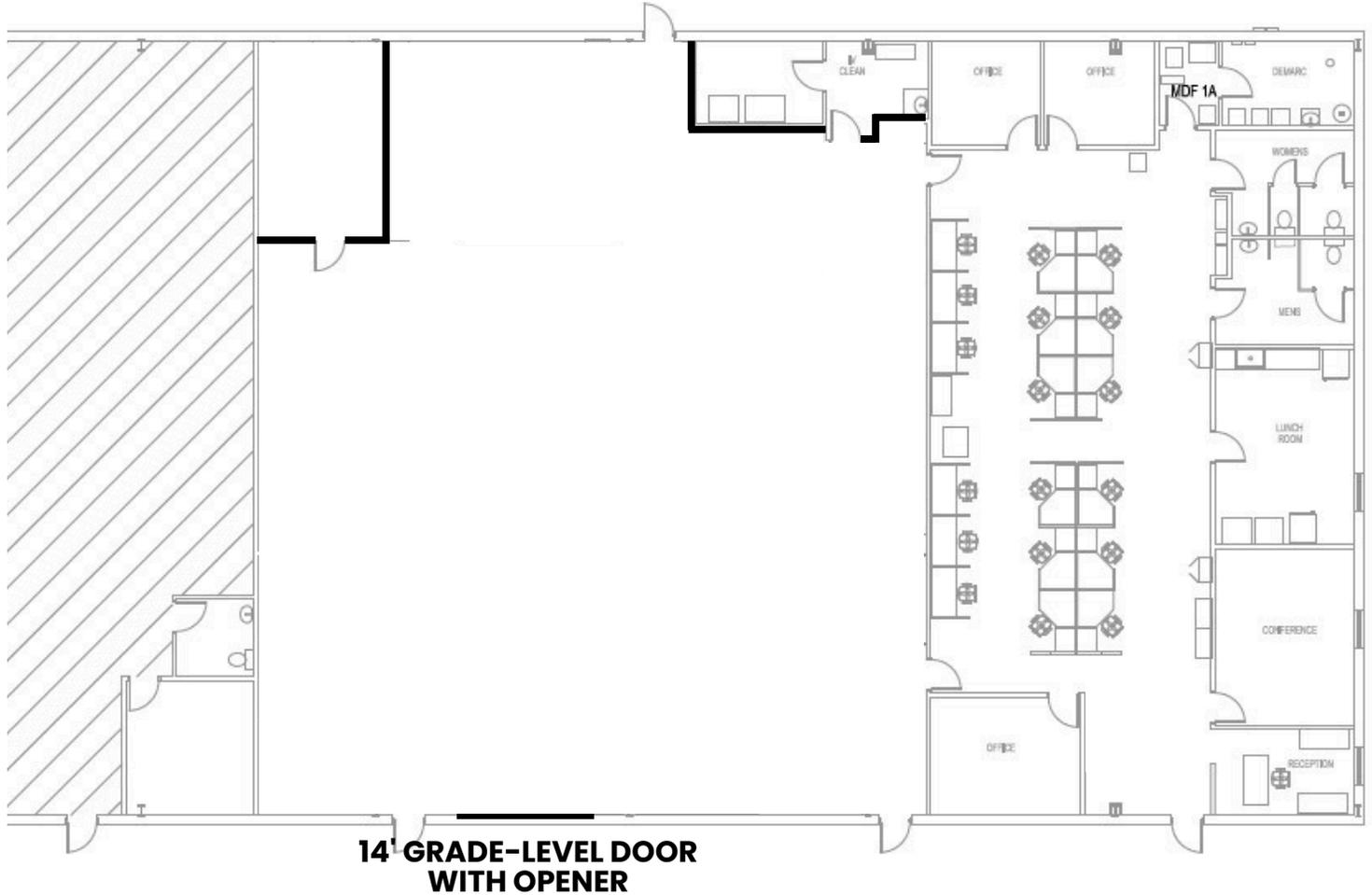
## FLEX SPACE FOR LEASE



# MADISON BUSINESS CENTER



## FLOORPLAN

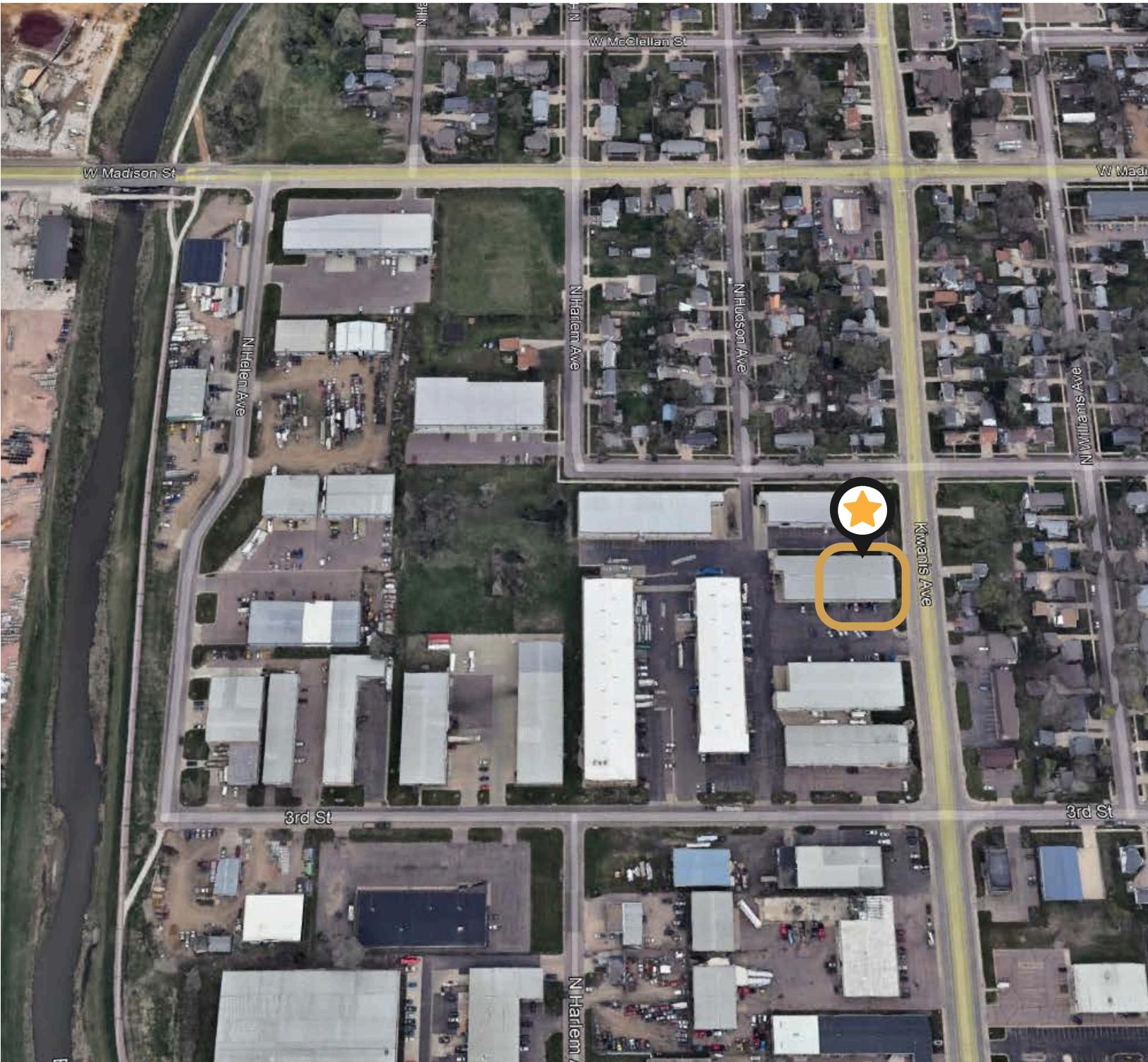


**14' GRADE-LEVEL DOOR  
WITH OPENER**

# MADISON BUSINESS CENTER



FLEX SPACE FOR LEASE



# MADISON BUSINESS CENTER



FLEX SPACE FOR LEASE

