

FOR LEASE



MADISON BUSINESS CENTER – SUITE 709

Bender
COMMERCIAL



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



8,960 SF



**\$8.25/SF NNN
EST NNNs: \$1.75/SF**

- Flex space located near the corner of Kiwanis Avenue and 3rd Street in central Sioux Falls.
- Heated flex space with ceiling height ranging from 16'-20'.
- Three (3) private offices, reception area, conference room, breakroom, restrooms and open work area.
- Building entirely air-conditioned.
- Ample on-site parking. Security cameras throughout the exterior of the property.
- Easy access to 12th Street, Madison Street and I-29.
- Tenant improvement negotiable.

BRADYN NEISES, SIOR

bradyn@benderco.com
605-579-0189

ROB FAGNAN, SIOR

rob@benderco.com
605-521-5444



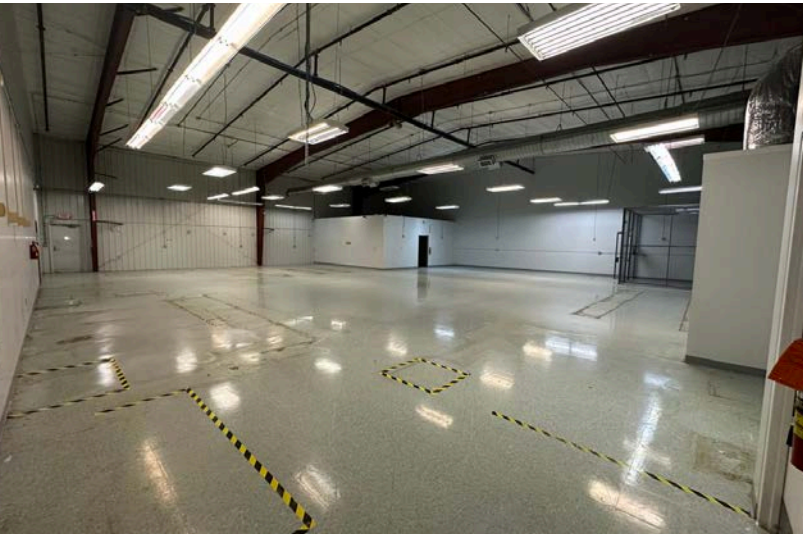
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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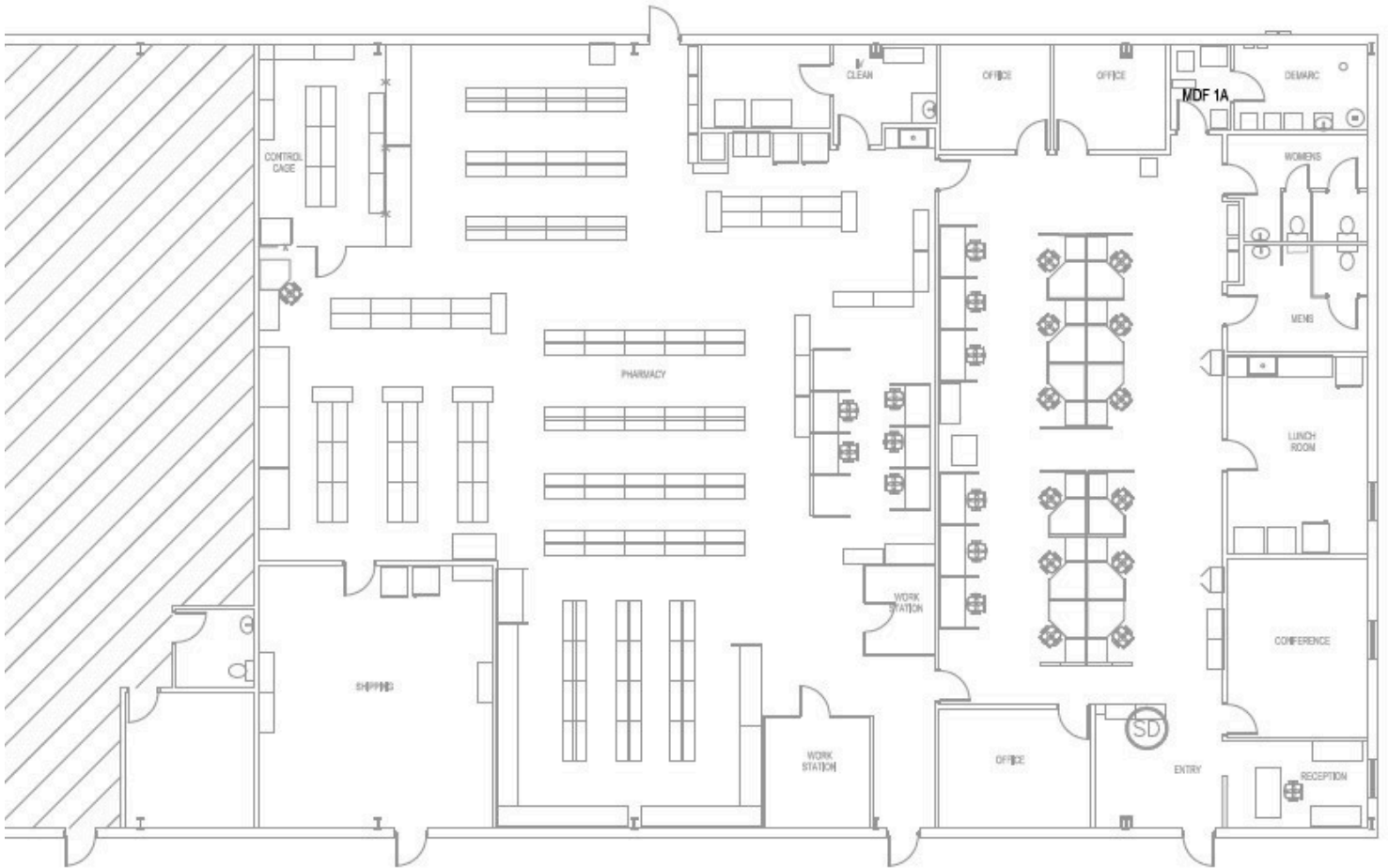
FLEX SPACE FOR LEASE



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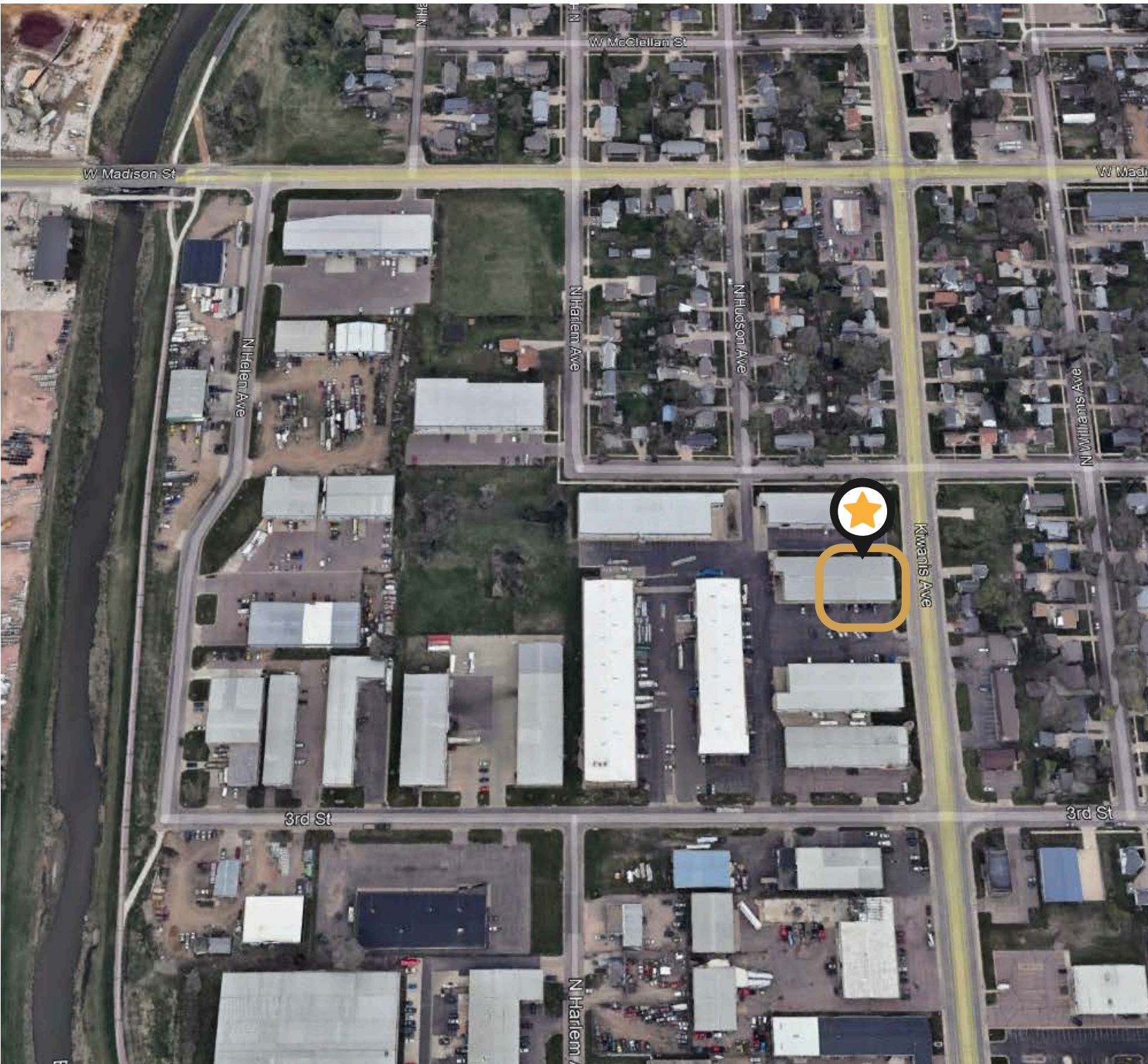
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