

FREE RENT



WESTERN VALLEY OFFICE SUITE **Bender** COMMERCIAL

 **1500 W 51ST ST, STE 102**
SIOUX FALLS, SD  **3,646 USF** **\$** **\$12.50/SF NNN WITH \$15.00/SF TIA**
4,684 RSF **EST NNN: \$4.93/SF**

- Professional office suite located in south Sioux Falls.
- Space includes eleven (11) private offices, conference room, work room with storage area, break room and IT/server room.
- Suite 106 (2,751 USF) is also available. Suites can be leased together or separately.
- Landlord is willing to subdivide space to accommodate a smaller user.
- Common area restrooms.
- Parking ratio of 1 space per 240 square feet.
- Monument and interior signage.
- Furniture may be available - contact broker for details.
- Negotiable TI Allowance.
- Easy access to 41st Street, Minnesota Avenue, Western Avenue and I-229.
- **Free rent for qualified tenant.**

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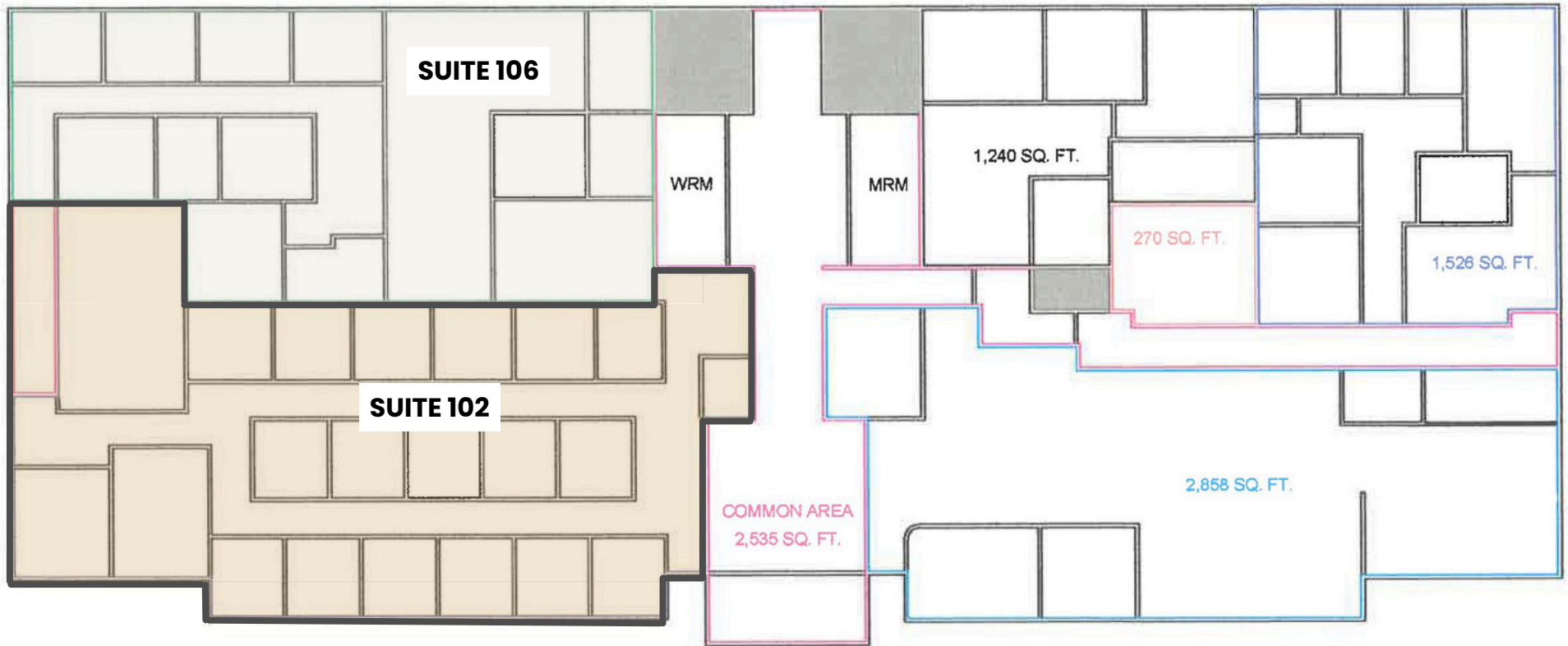
OFFICE SPACE FOR LEASE



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