

**FREE RENT**



# WESTERN VALLEY OFFICE SUITES

**Bender**  
COMMERCIAL

 **1500 W 51ST ST  
SUITES 102 & 106  
SIOUX FALLS, SD**



**6,397 USF  
7,716 RSF**



**\$12.50/SF NNN WITH \$15.00/SF TIA  
EST NNN: \$5.95/SF**

- Professional office suites located in south Sioux Falls.
- Suite 102 includes eleven (11) private offices, conference room, work room with storage area, break room and IT/server room.
- Suite 106 includes ten (10) private offices, open work area, break room and reception/entry area.
- 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.**

**BOBBIE TIBBETTS** | [bobbie@benderco.com](mailto:bobbie@benderco.com) | 605-670-9455



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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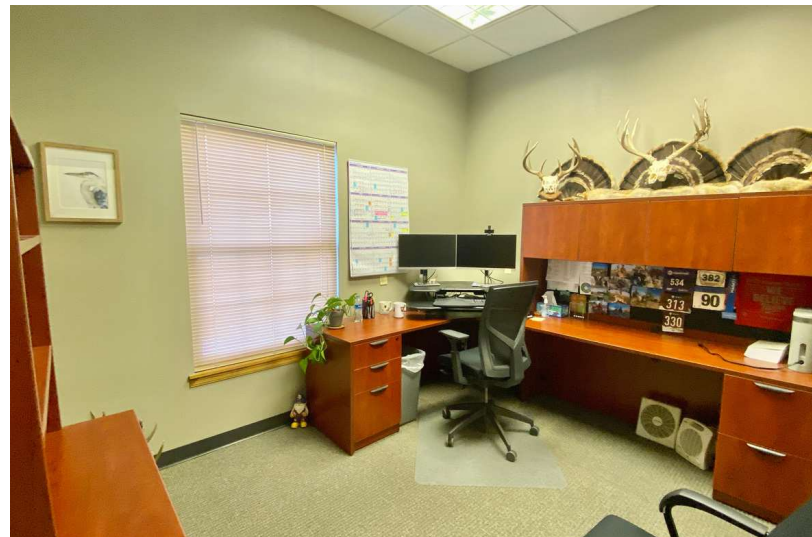
## OFFICE SPACE FOR LEASE



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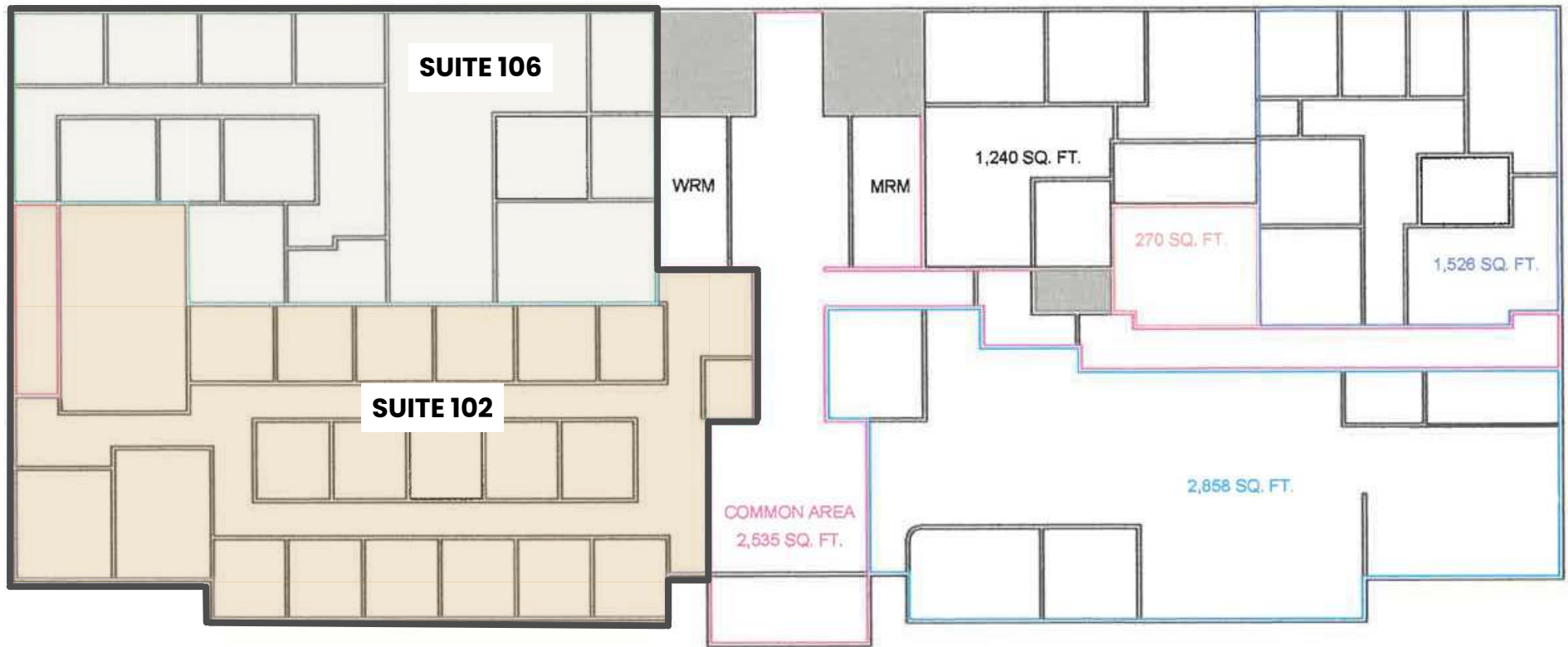
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