

**FREE RENT**



# WESTERN VALLEY OFFICE SUITE **Bender** COMMERCIAL

 **1500 W 51ST ST, STE 106**  
**SIOUX FALLS, SD**  **2,751 USF**  
**3,318 RSF**  **\$12.50/SF NNN WITH \$15.00/SF TIA**  
**EST NNN: \$5.95/SF**

- Professional office suite located in south Sioux Falls.
- Space includes ten (10) private offices, open work area, break room and reception/entry area.
- Suite 102 (3,646 USF) is also available. Suites can be leased together or separately.
- Common area restrooms.
- Landlord is willing to subdivide space to accommodate a smaller user.
- 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



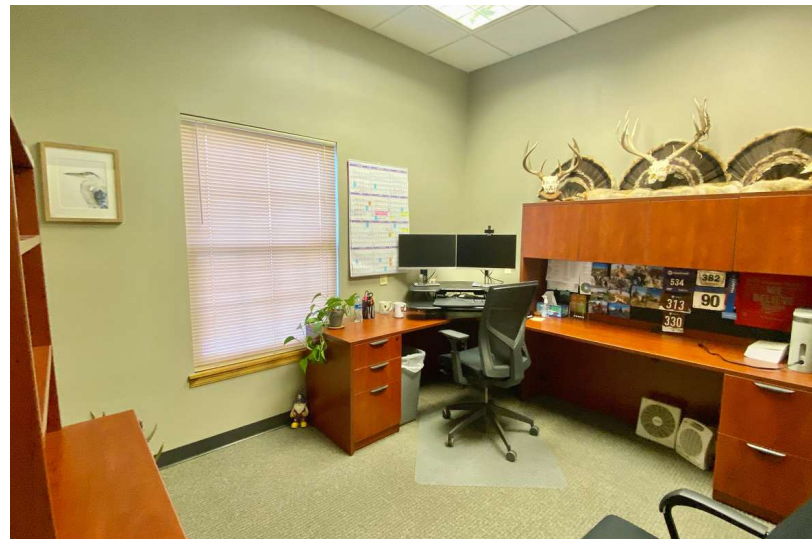
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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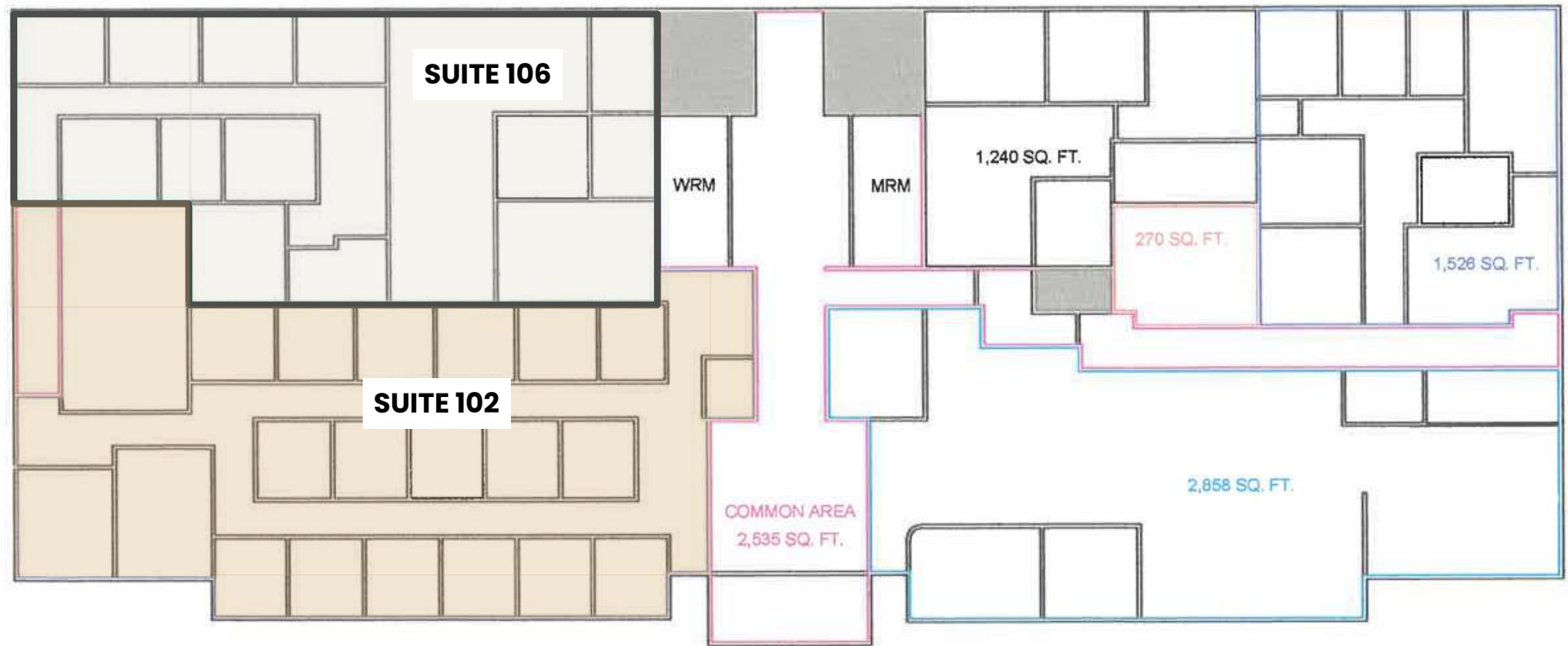
## OFFICE SPACE FOR LEASE



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