

FOR LEASE



WESTERN VALLEY OFFICE SUITE **Bender** COMMERCIAL



**1500 WEST 51ST STREET, SUITE 106
SIOUX FALLS, SD**



2,751 USF



\$12.00/SF NNN

- 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.
- 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.

BOBBIE TIBBETTS | bobbie@benderco.com | 605-670-9455



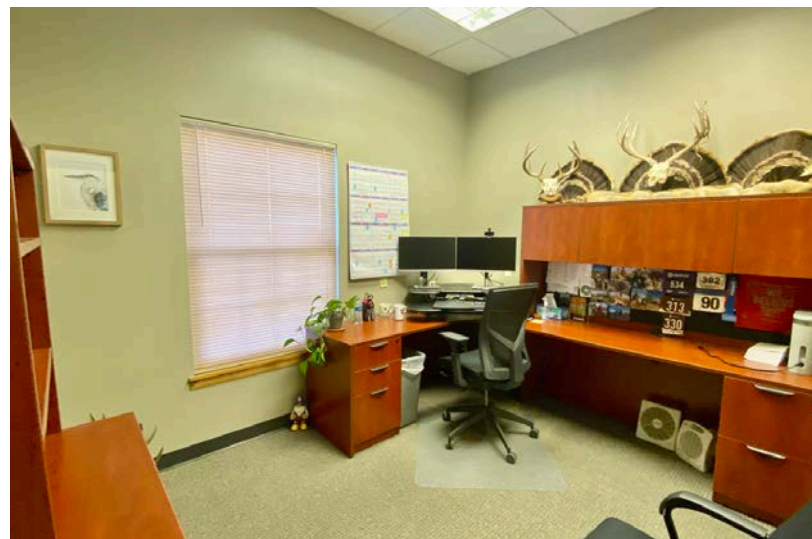
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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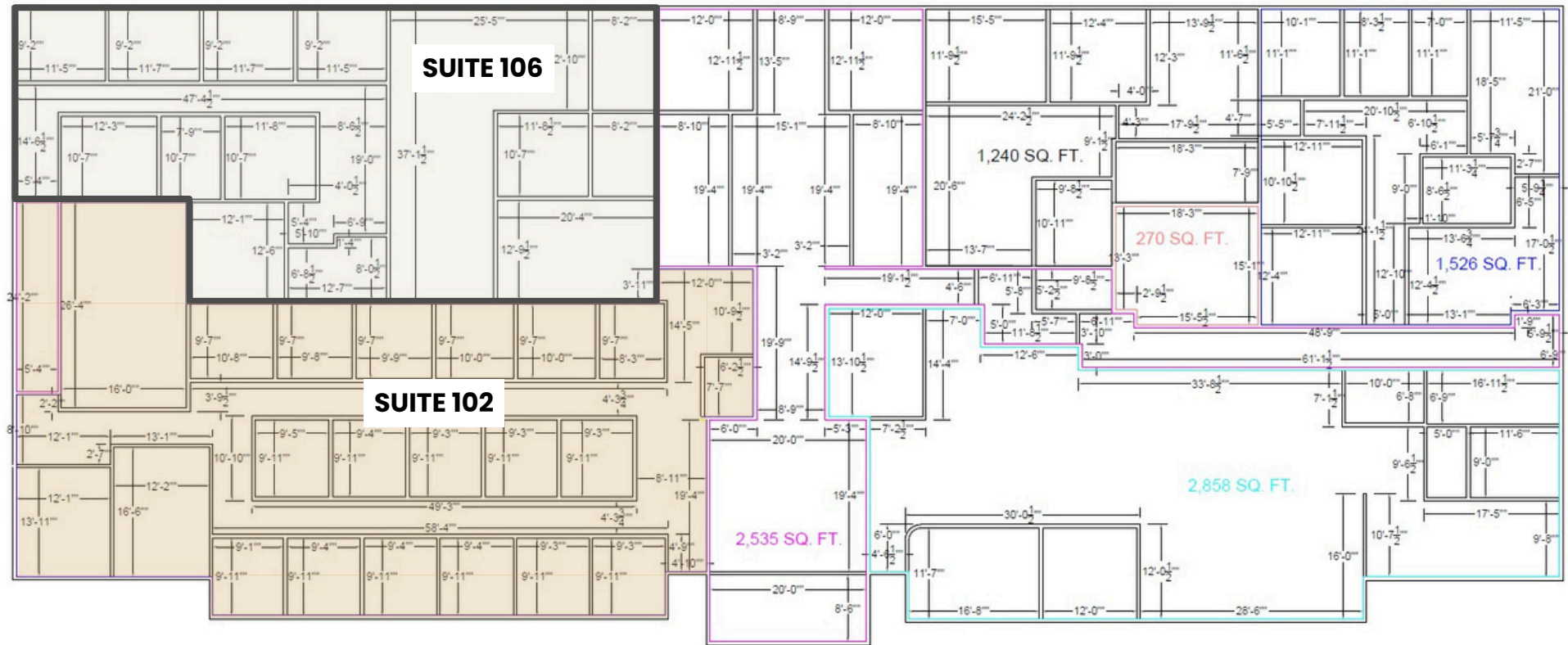
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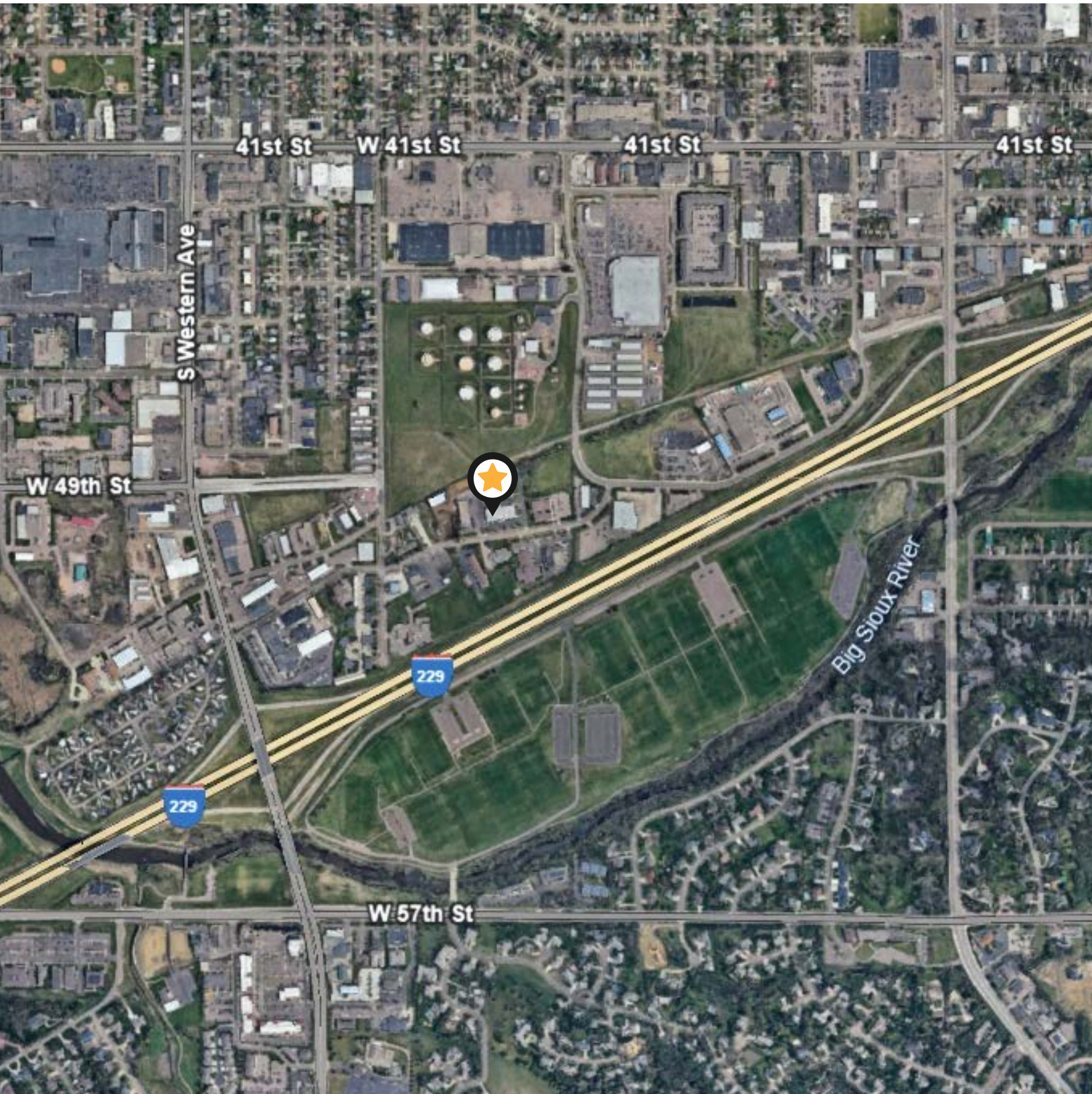
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