

**FOR LEASE**



# WEST 12TH OFFICE

OFFICE SPACE

**Bender**  
COMMERCIAL



**1800 WEST 12TH STREET  
SIOUX FALLS, SD**



**11,285 SF**



**\$9.75/SF NNN  
EST. NNNs: \$4.00/SF**

- Former bank office with private offices.
- Large monument signage.
- Perfect for professional or non-profit office user.
- Space could be subdivided to two suites.
- Parking area has 71 spaces for a ratio 1:159.
- Located on highly-visible intersection of 12<sup>th</sup> Street and Western Avenue with combined traffic count of 30,900 vehicles per day.
- Neighboring businesses include Fryin' Pan Family Restaurant, Advanced Moving, Taco John's, Enterprise Rent-a-Car, Scooter's Coffee, Signarama and Select Painting.

**REGGIE KUIPERS, SIOR** | [reggie@benderco.com](mailto:reggie@benderco.com) | 605-496-2966

# WEST 12TH OFFICE



## OFFICE SPACE FOR LEASE



# WEST 12TH OFFICE



OFFICE SPACE FOR LEASE



# WEST 12TH OFFICE



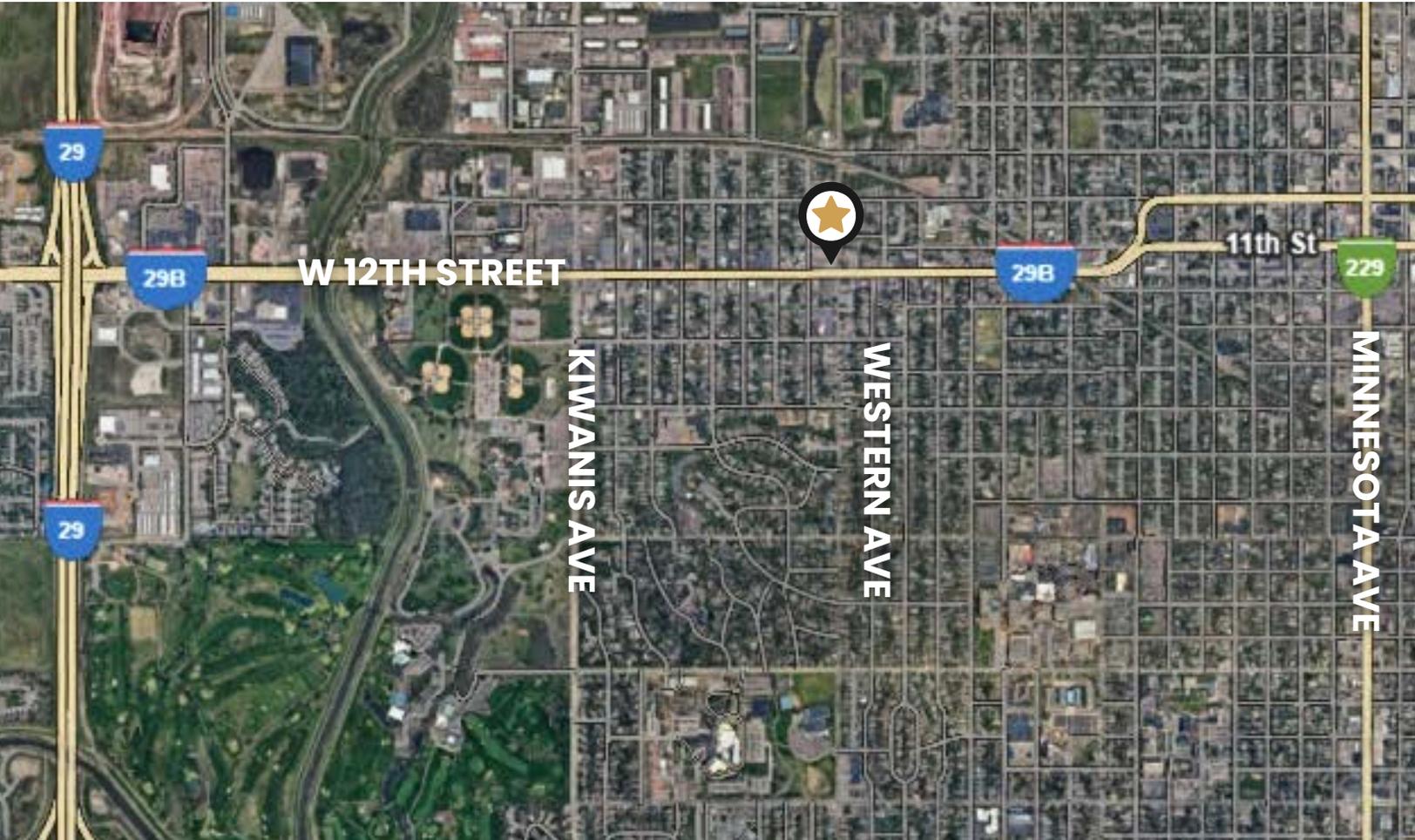
OFFICE SPACE FOR LEASE



# WEST 12TH OFFICE



OFFICE SPACE FOR LEASE



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

2025 Bender Companies. Information herein deemed reliable, but not guaranteed.