

FOR SALE/LEASE



POTSDAM FLEX OFFICE

OFFICE BUILDING

Bender
COMMERCIAL



**3409 NORTH POTSDAM AVENUE
SIOUX FALLS, SD**



10,000 SF



**\$1,675,000
\$12.00/SF NNN**

- Office building located near I-229 and Benson Road.
- The north suite is 2,750 SF +/- with reception area, five (5) private offices, conference room, kitchenette, two (2) restrooms and a flex space with two (2) 14' overhead doors and conference room.
- The south suite is 7,250 SF +/- with reception area, seven (7) private offices, workstation area with perimeter offices, training room, server room, two (2) restrooms and breakroom, and one (1) 16' overhead door.
- Total building has 8,250 SF +/- of office with 1,750 SF +/- of warehouse.
- 3-Phase Power. 120/208 amp.
- 18'-20' ceiling height throughout.
- Situated on a 1.208-acre lot.
- Built in 2000. Remodeled in 2014.
- Parking accommodates 53 vehicles with a 1:189 parking ratio.

ALEX SOUNDY, CCIM, SIOR | alex@benderco.com | 605-376-3700



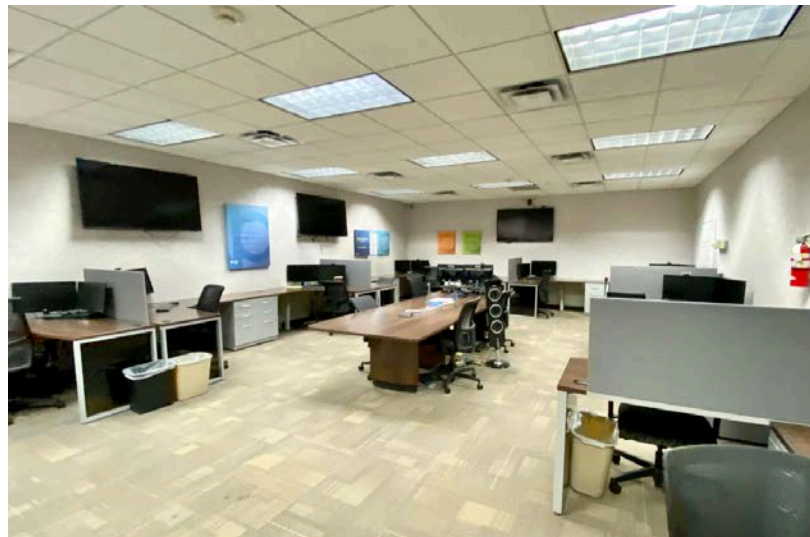
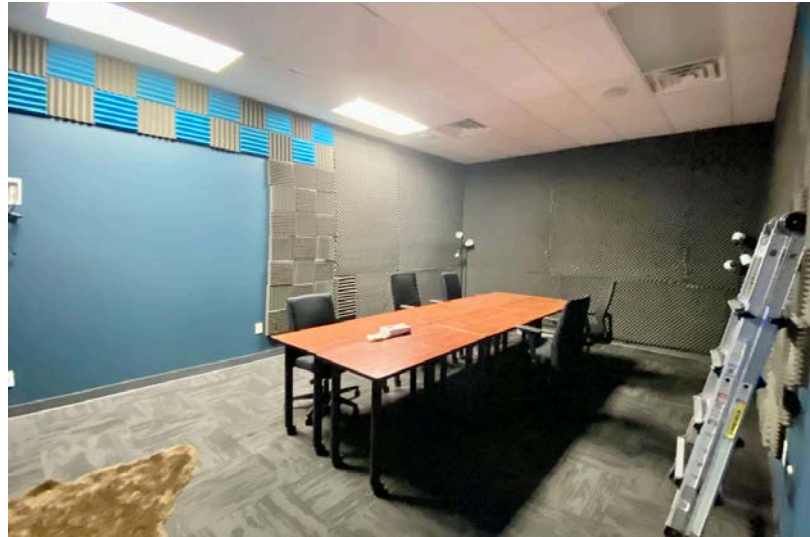
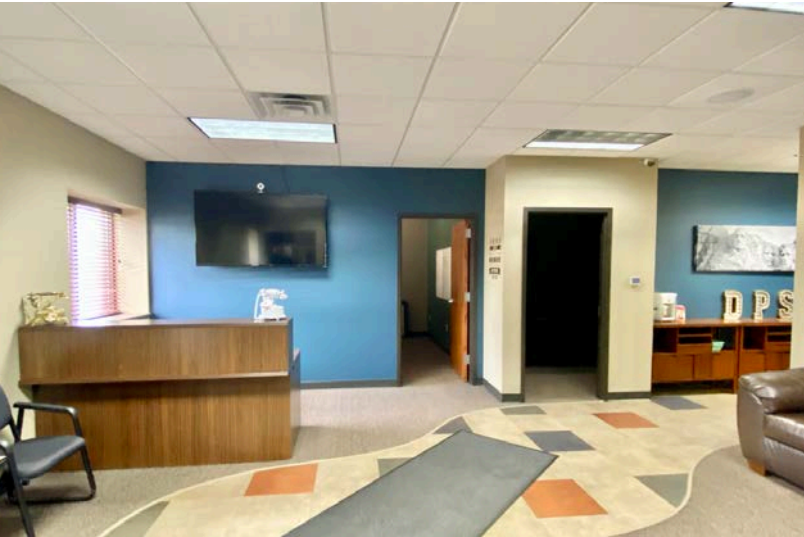
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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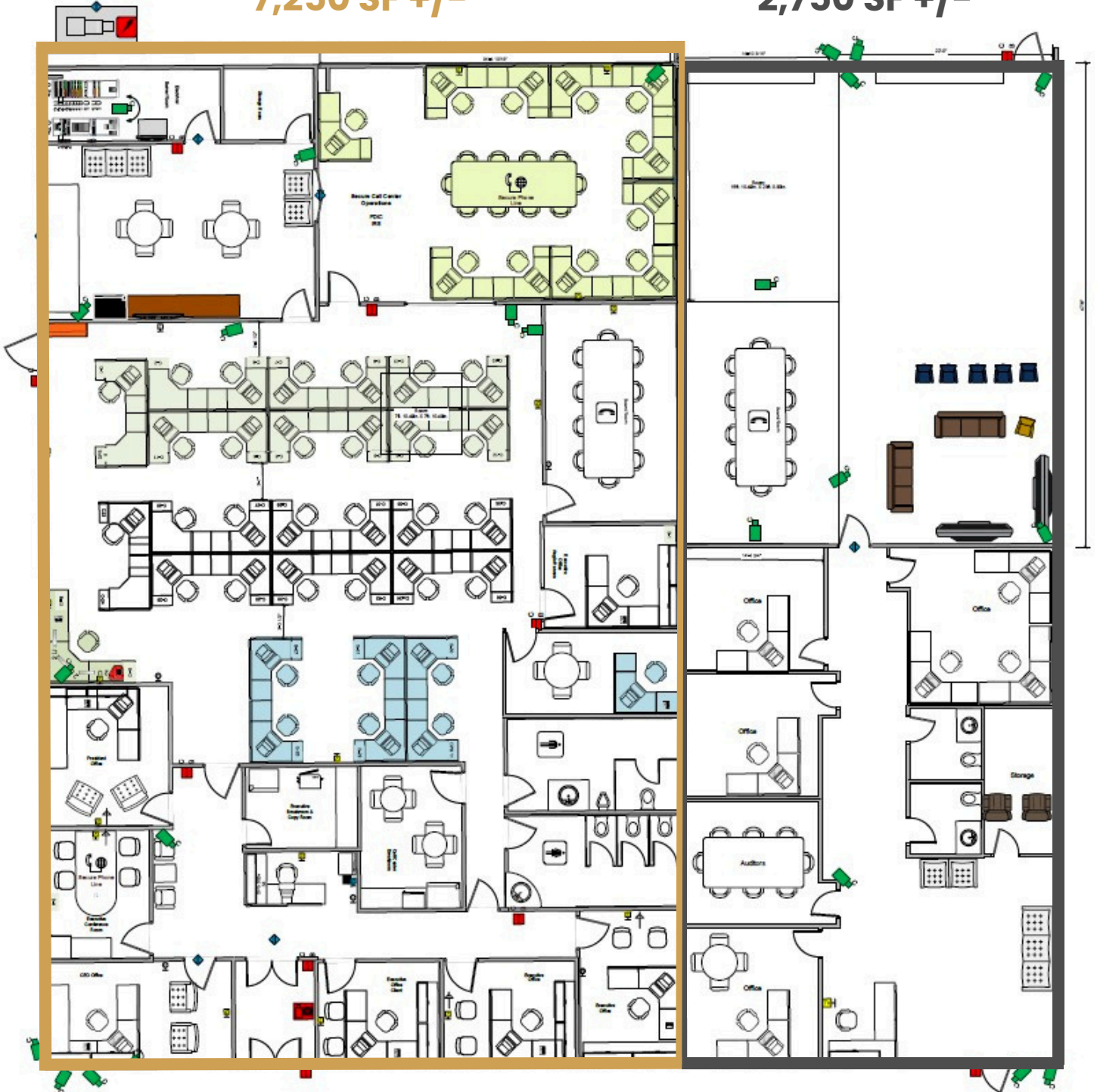
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SOUTH SUITE
7,250 SF +/-

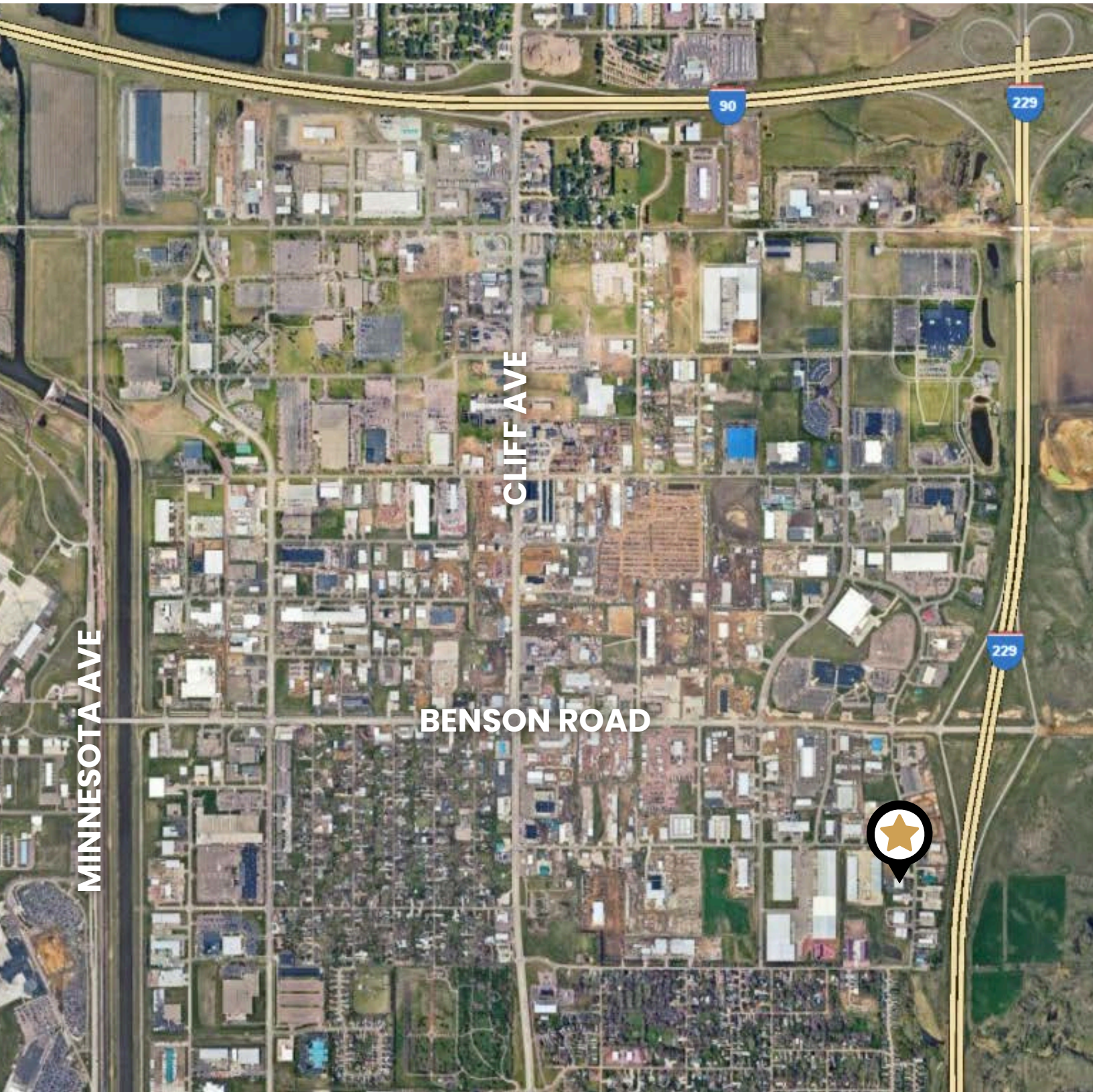
NORTH SUITE
2,750 SF +/-



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