

**FOR LEASE**



# WEST 54TH NORTH OFFICE

## OFFICE SPACE

**Bender**  
COMMERCIAL



**2320 WEST 54TH STREET NORTH**  
**SIOUX FALLS, SD**



**9,237 RSF**  
**8,720 USF**



**\$13.00/SF NNN**

- Office space located in easily accessible north Sioux Falls.
- Main level includes open area, conference/training room, an office, restrooms, mechanical room and warehouse space.
- Upper level includes open area, nine (9) offices, breakroom, restrooms, and conference room.
- Large offices allow for flexible uses.
- Built in 2019.
- Monument signage with digital board.
- Parking lot offers 36 striped parking stalls with additional parking on site.
- Easy access to Benson Road, Russell Street, 60th Street and I-29.
- Neighboring businesses include Scheels IcePlex, Sanford Sports Complex, Great Shots, Jans Corporation, J&L Harley, Sanford Crossing and Comfort Inn & Suites.
- Floors can be leased separately. Contact broker for details.

**ISAAC JORGENSEN**

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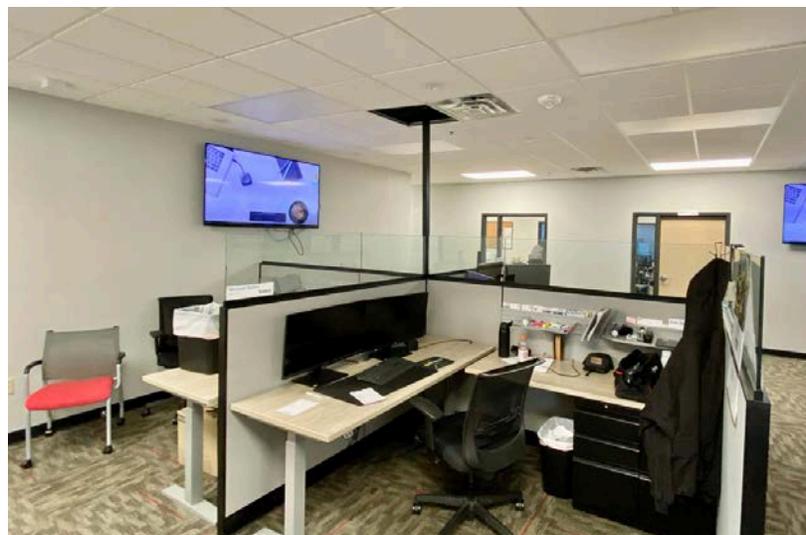
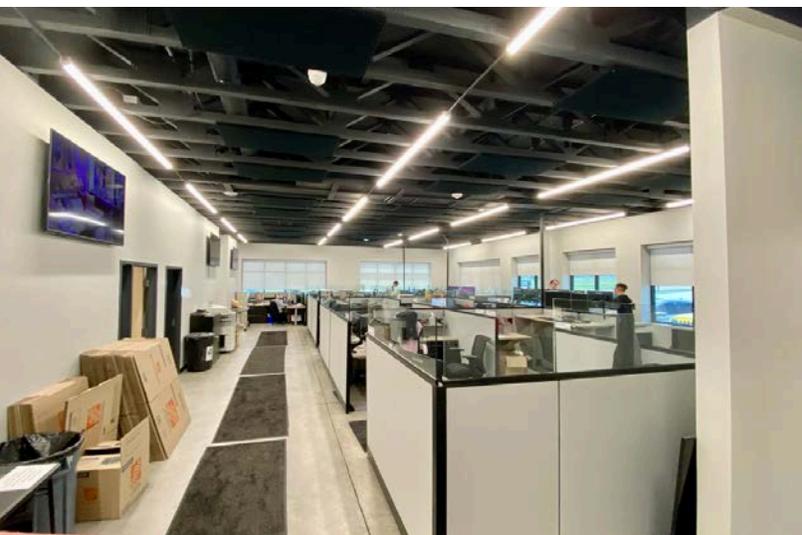
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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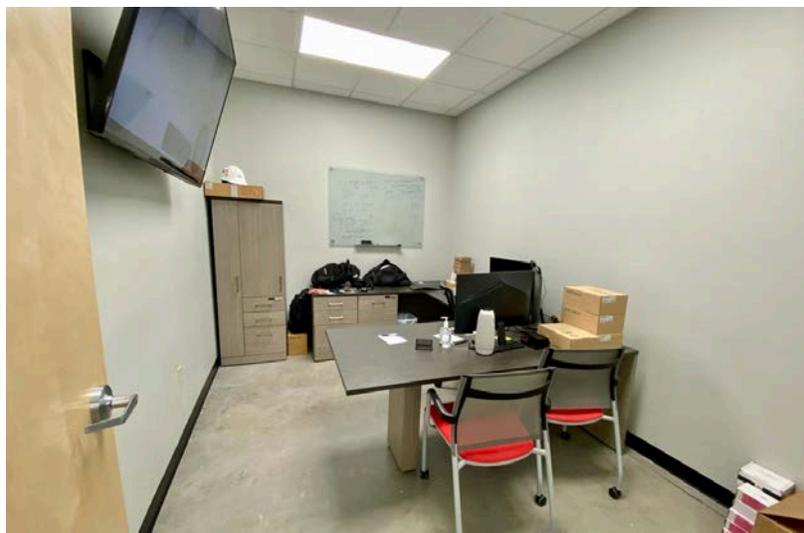
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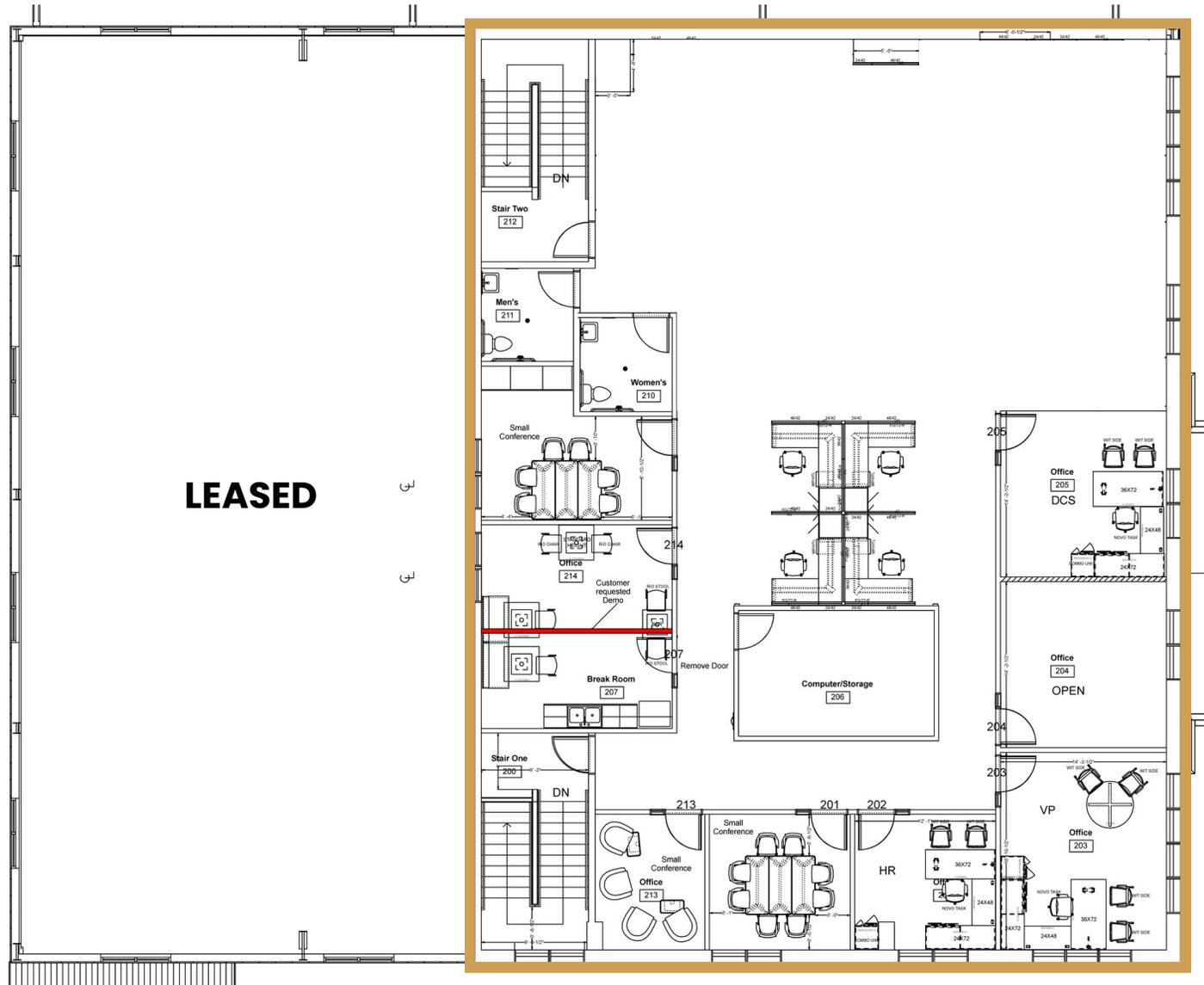
## MAIN LEVEL FLOOR PLAN



# WEST 54TH NORTH OFFICE



## UPPER LEVEL FLOOR PLAN



# WEST 54TH NORTH OFFICE



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