

FOR LEASE



RACKET DRIVE SPACE

OFFICE/RETAIL SPACE

Bender
COMMERCIAL

 **4301 SOUTH RACKET DRIVE
SIOUX FALLS, SD**  **4,085 SF**  **\$12.50/SF NNN
OR
\$17.25/SF NNN + \$20/SF TIA**

- Office/retail space near the intersection of Louise Avenue and 49th Street.
- Main level features a wide open office/retail suite with 16' vaulted ceilings, a private entrance, breakroom with kitchenette, restrooms, and storage area.
- Mezzanine space includes one (1) office, open area, and mechanical rooms.
- Building and monument signage available.
- Ample on-site parking with 33 spaces.
- Zoning: C-2
- 2026 Estimated NNN: \$4.68/SF
- TI Allowance available for qualified tenant at \$17.25/SF NNN rate. Contact broker for details.
- Neighboring businesses include Sanford Wellness Center, GreatLIFE Woodlake Athletic Club, Five Guys, Caribou Coffee, HyVee, The Empire Mall, and Empire East.

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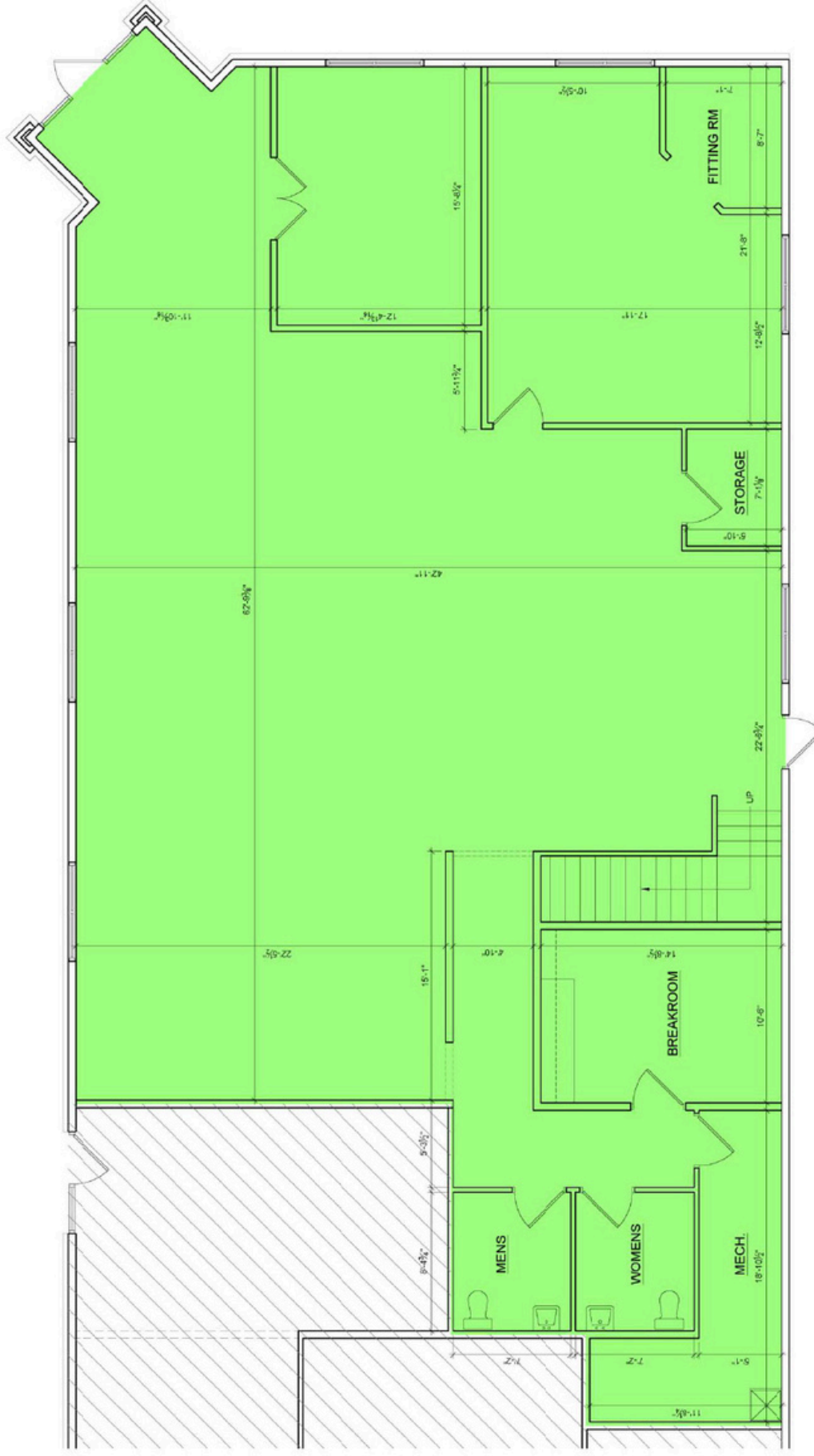
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MAIN LEVEL FLOORPLAN



MAIN FLOOR GROSS
3,146 SQFT

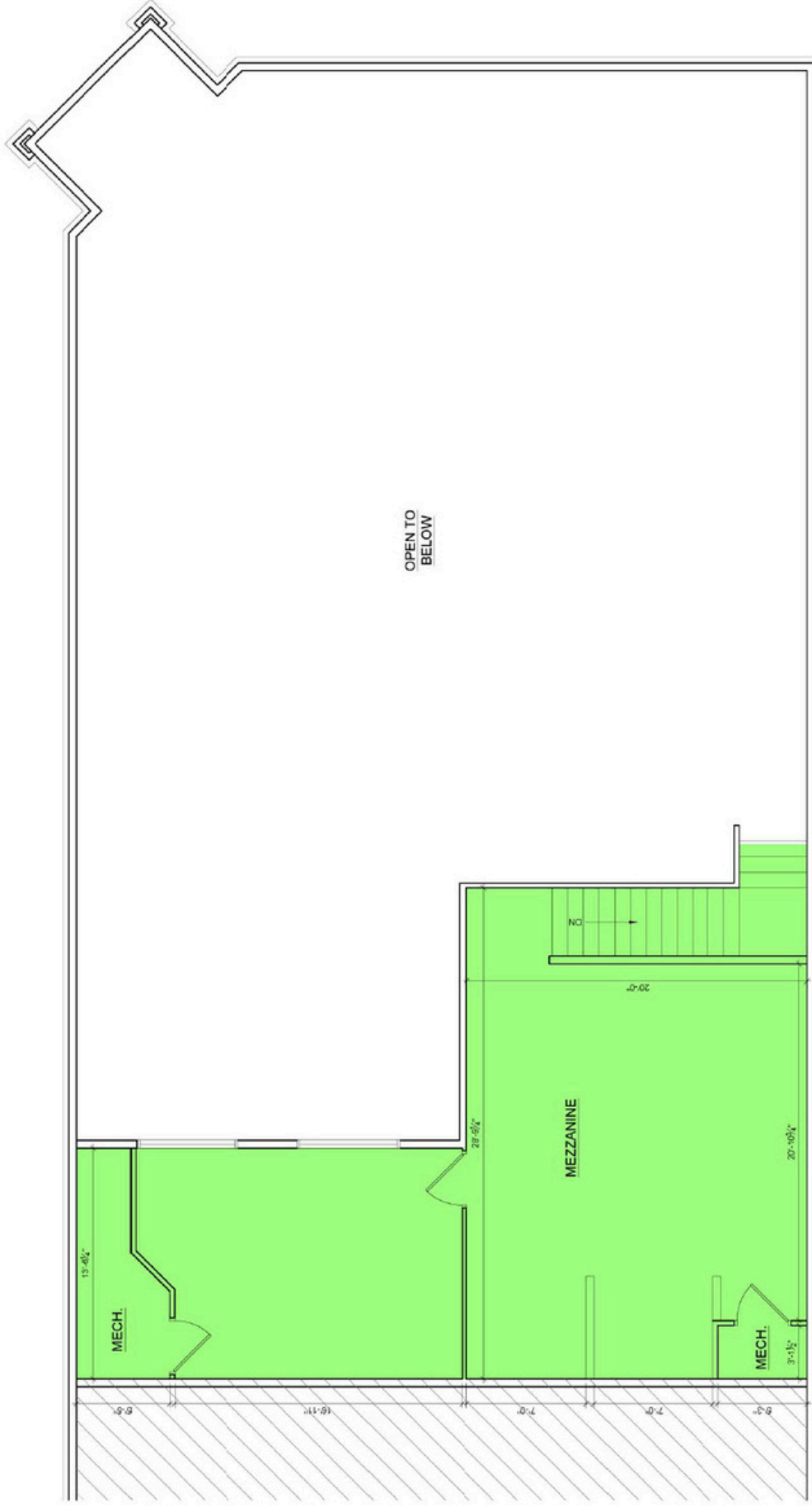
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
01/06/2025



RACKET DRIVE SPACE



MEZZANINE FLOOR PLAN



MEZZ. GROSS
939 SQFT

1 MEZZ. PLAN
SCALE: 1/4" = 1'-0"
01/09/2025



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LOCATION HIGHLIGHTS:

- 0.4 miles from Empire East
- 0.6 miles from The Empire Mall
- 0.8 miles from I-229
- 1.0 mile from I-29