

**FOR SALE**



# MAPLE ROCK OFFICE

## NEW CONSTRUCTION OFFICE BUILDING

**Bender**  
COMMERCIAL



**3220 EAST BISON TRAIL  
SIOUX FALLS, SD**



**2,770 SF**



**\$1,080,000**

- Standalone office building.
- Estimated completion Summer 2026.
- Efficient layout with reception/waiting area, eight (8) private, windowed offices, conference room, break room, and restroom.
- Located just north of the Southeastern and future Veterans Parkway intersection.
- Contact broker for potential floorplan changes.
- Neighboring businesses and schools include GreatLIFE Fitness Center, Southeastern Dental Center, Wings Gymnastics Academy, Harrisburg Horizon Elementary, and Harrisburg East Middle School.

**ISAAC JORGENSEN**

isaac@benderco.com  
605-799-5058

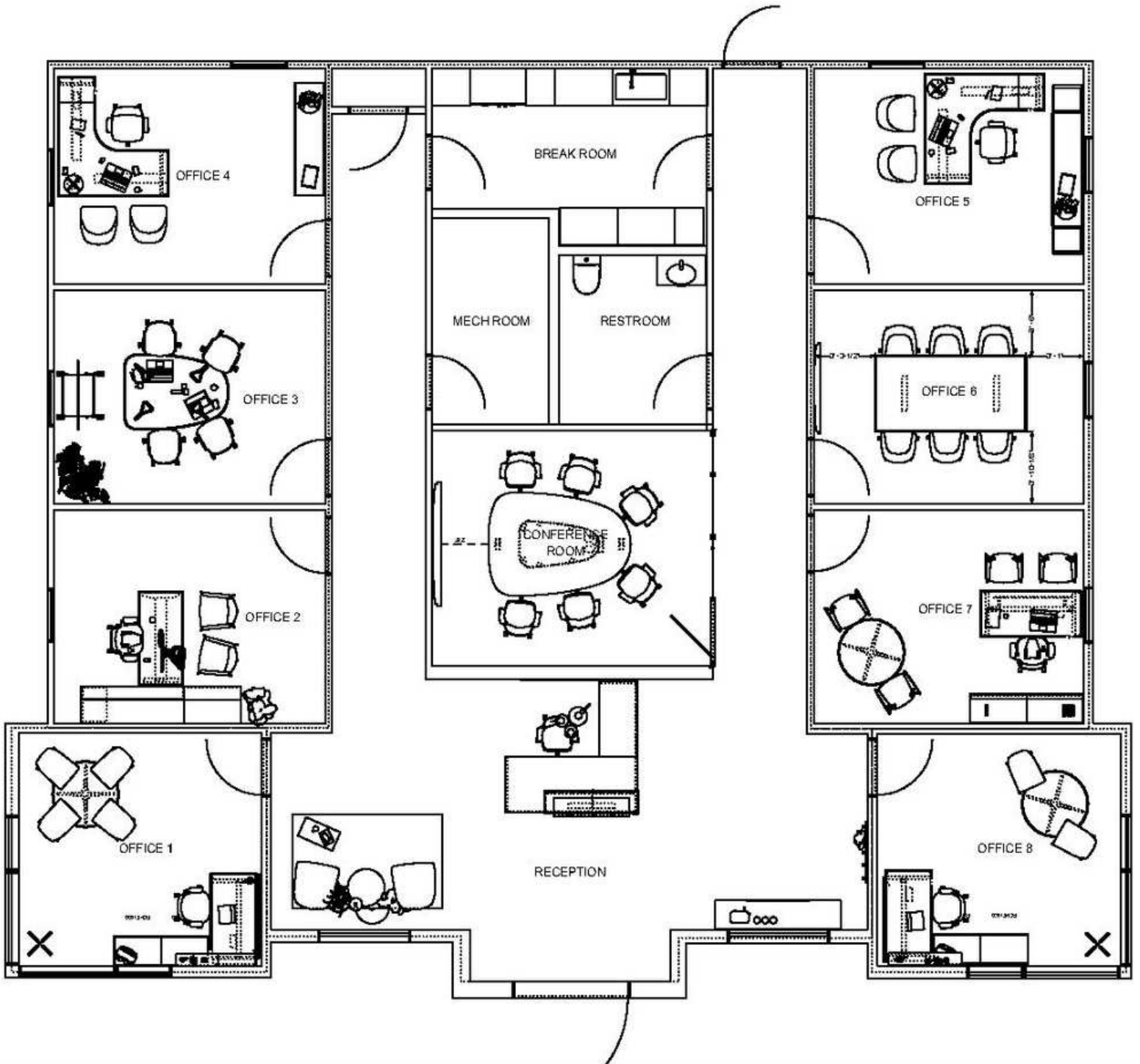
**ALEX SOUNDY, CCIM, SIOR**

alex@benderco.com  
605-376-3700

# MAPLE ROCK OFFICES



## FLOORPLAN



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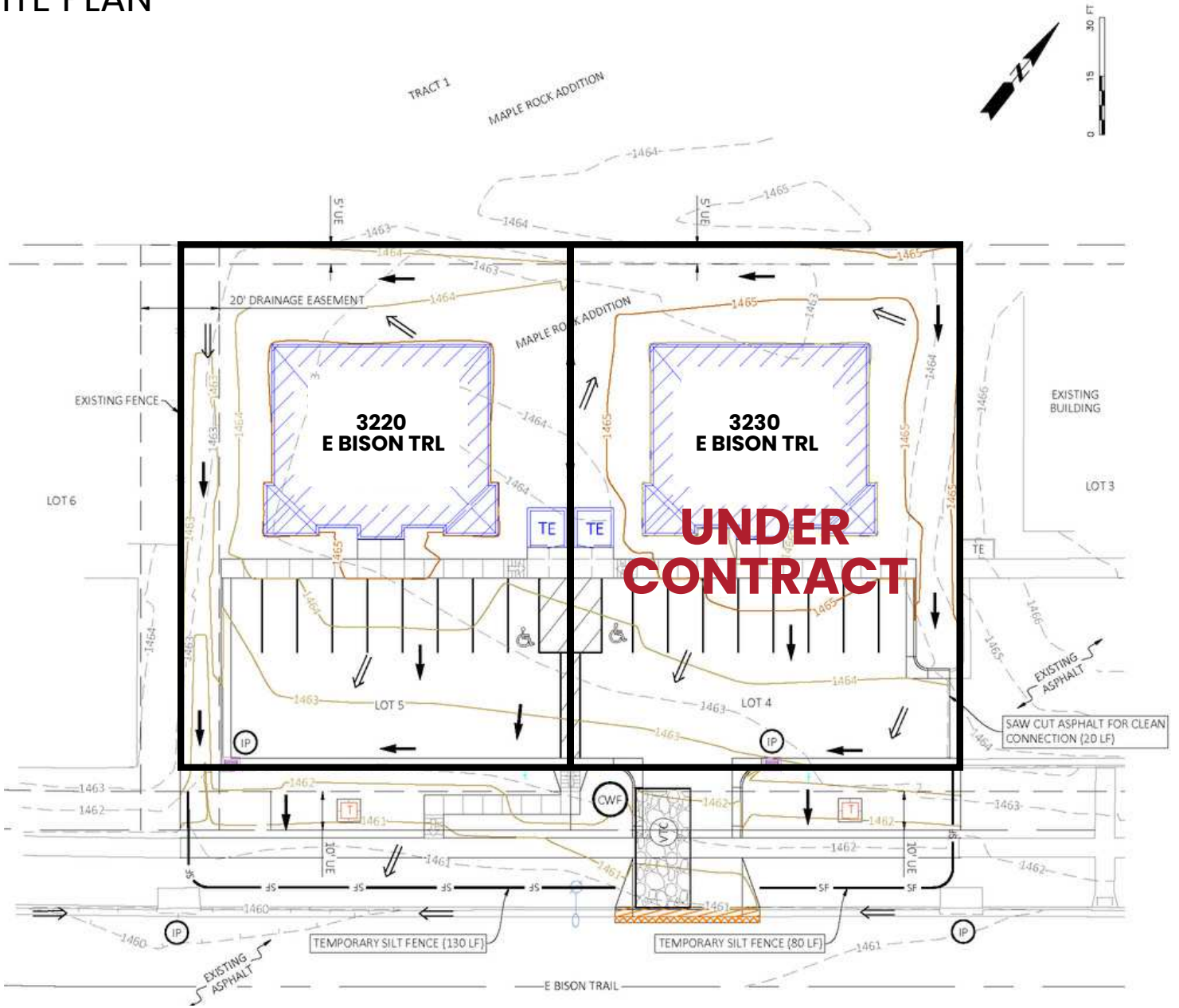
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## SITE PLAN



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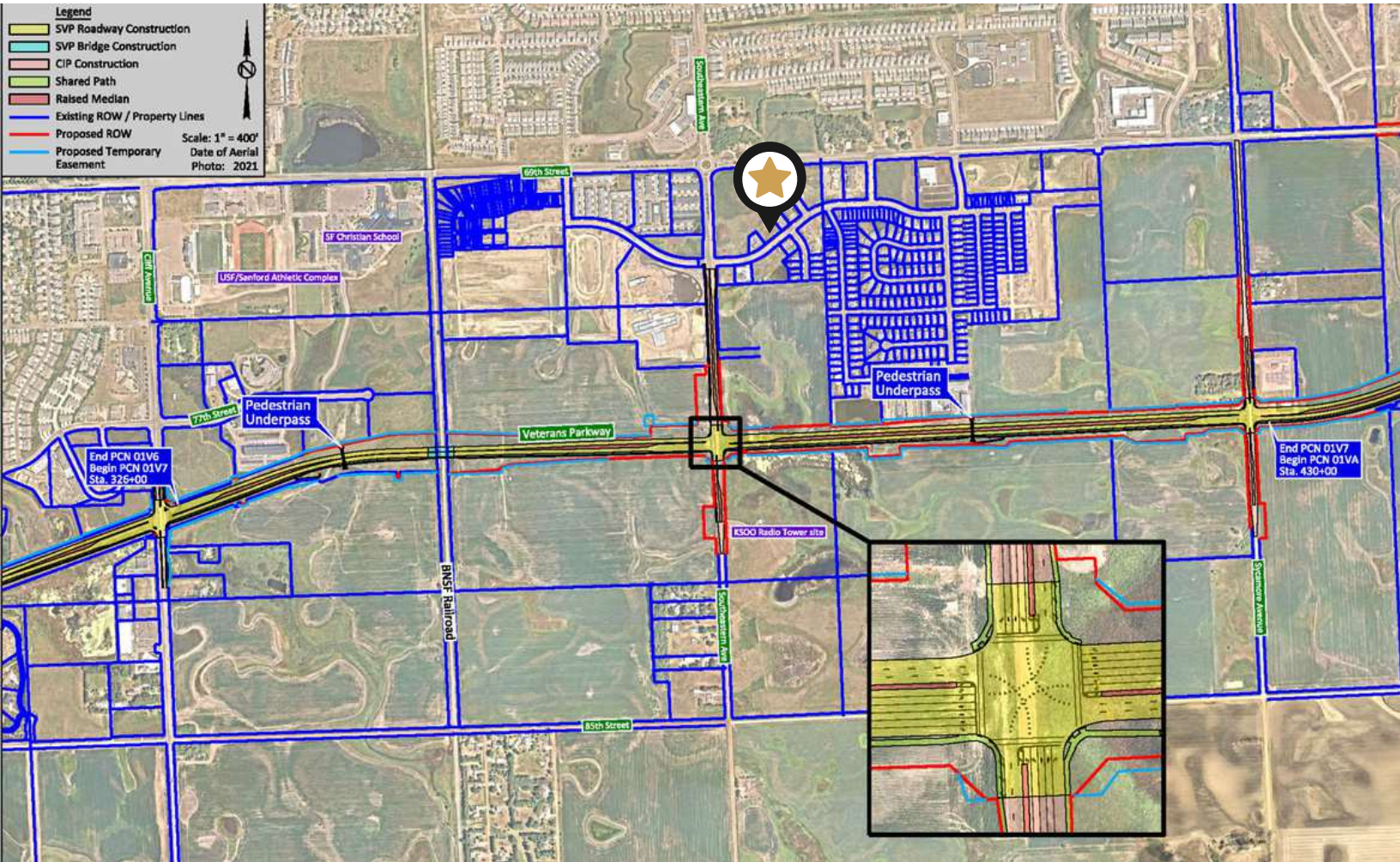
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## SOUTH VETERANS PARKWAY PLANS



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