

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 in growing southeast Sioux Falls.
- Estimated completion September 2026.
- Efficient layout with reception/waiting area, eight (8) private windowed offices, conference room, break room, and two (2) private restrooms.
- Medical grade wiring throughout the building
- Located just north of the Southeastern and Veterans Parkway intersection.
- Neighboring businesses and schools include Amicus Trust Company, GreatLIFE Fitness Center, Southeastern Dental Center, Wings Gymnastics Academy, Harrisburg Horizon Elementary, and Harrisburg East Middle School.

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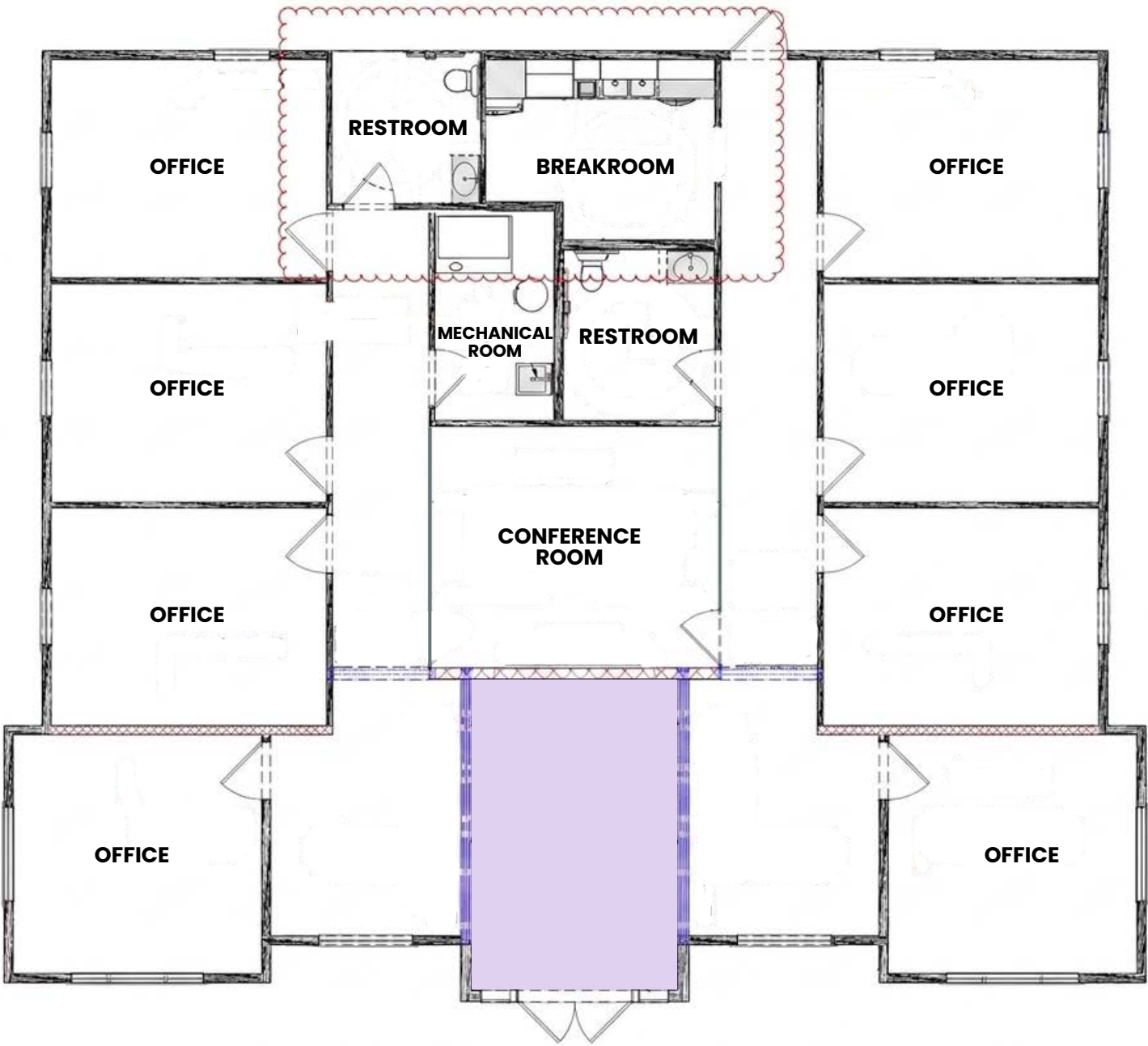
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FLOORPLAN



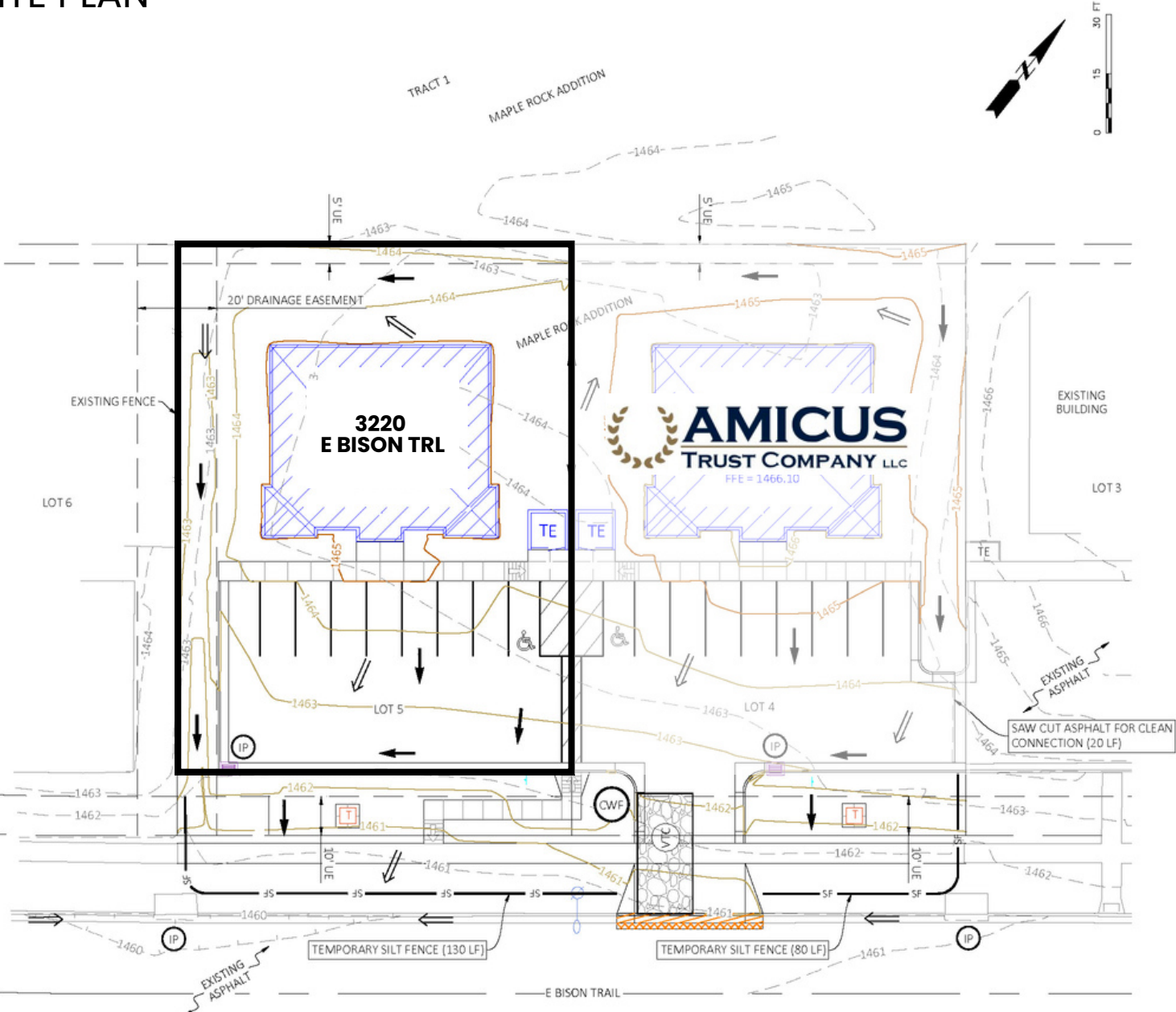
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NEW CONSTRUCTION OFFICE BUILDING – AUGUST 2026 PHOTOS



SITE PLAN



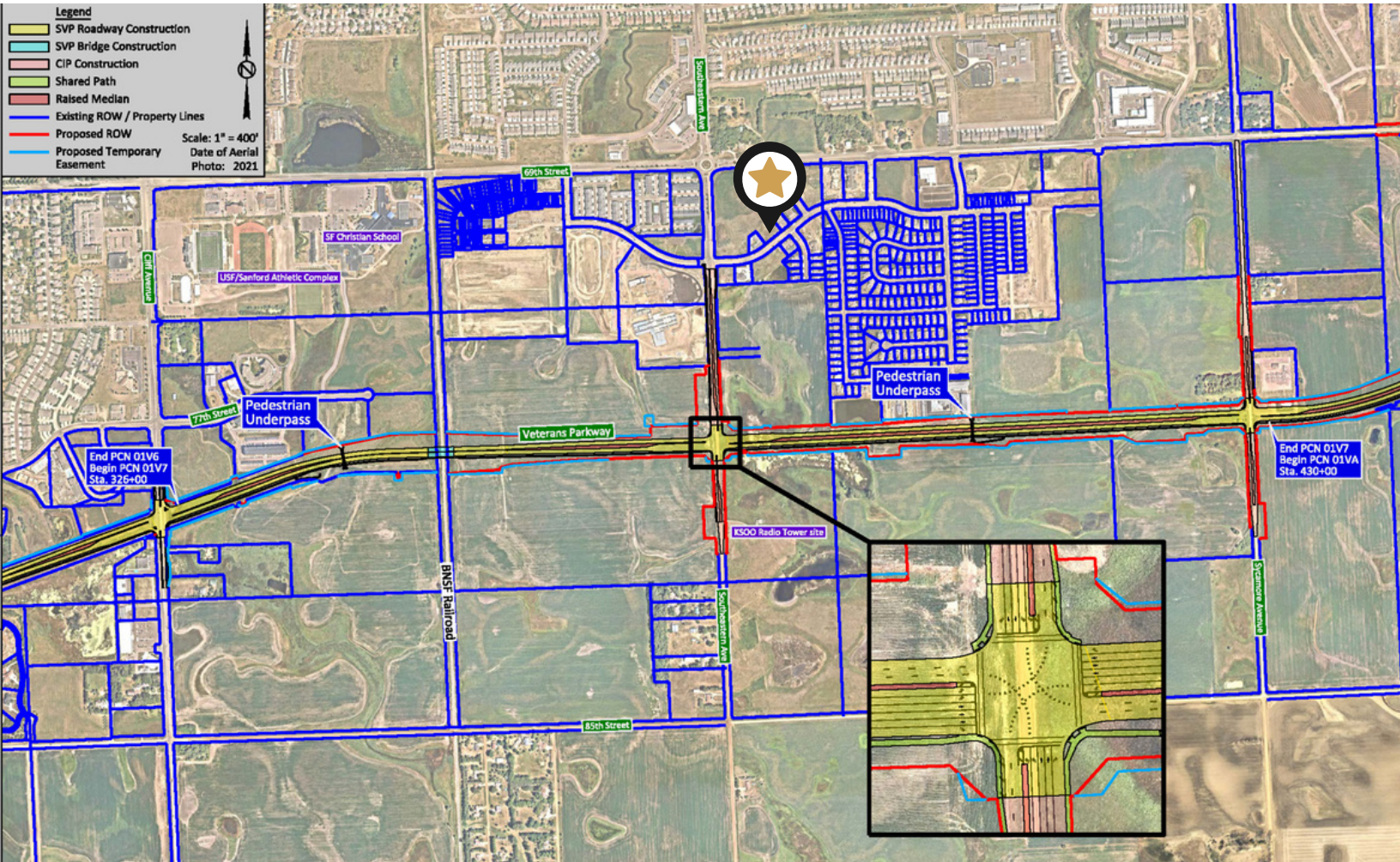
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SOUTH VETERANS PARKWAY PLANS



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