


# IRON BRIDGE OFFICES

## NEW CONSTRUCTION OFFICE BUILDING

Bender COMMERCIAL

**3910 E IRON BRIDGE PL**
**SIOUX FALLS, SD**

**4,347 SF**
**PER BLDG**

**$1,434,510**
**($330/SF)**

- Standalone office building.
- Perfect owner-occupant opportunity in south Sioux Falls.
- Optional 2-stall finished garage space.
- Monument signage included.
- HOA covering lawn, snow, and garbage.
- Located along 69th Street just north of the intersection of Southeastern and future Veterans Parkway.
- Neighboring businesses and schools include GreatLIFE Fitness Center, Southeastern Dental Center, Wings Gymnastics Academy, Harrisburg Horizon Elementary, and Harrisburg East Middle School.

**REGGIE KUIPERS, SIOR** | reggie@benderco.com | 605-496-2966



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## EXAMPLE FINISHES











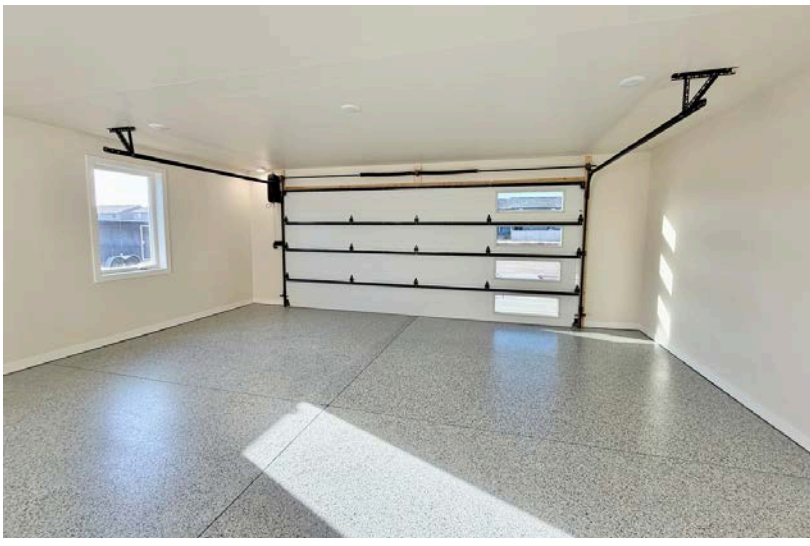



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Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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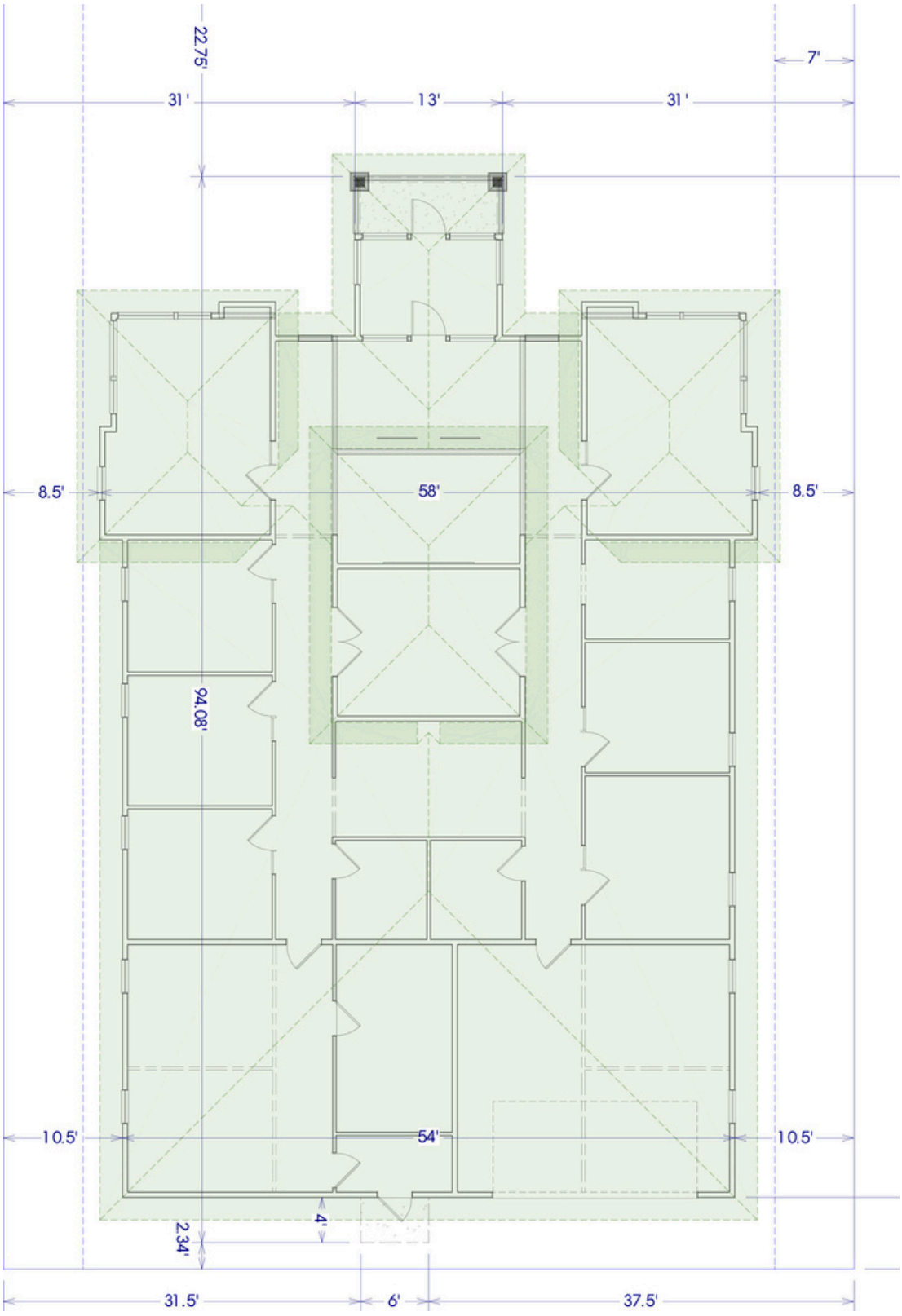
## FLOOR PLAN



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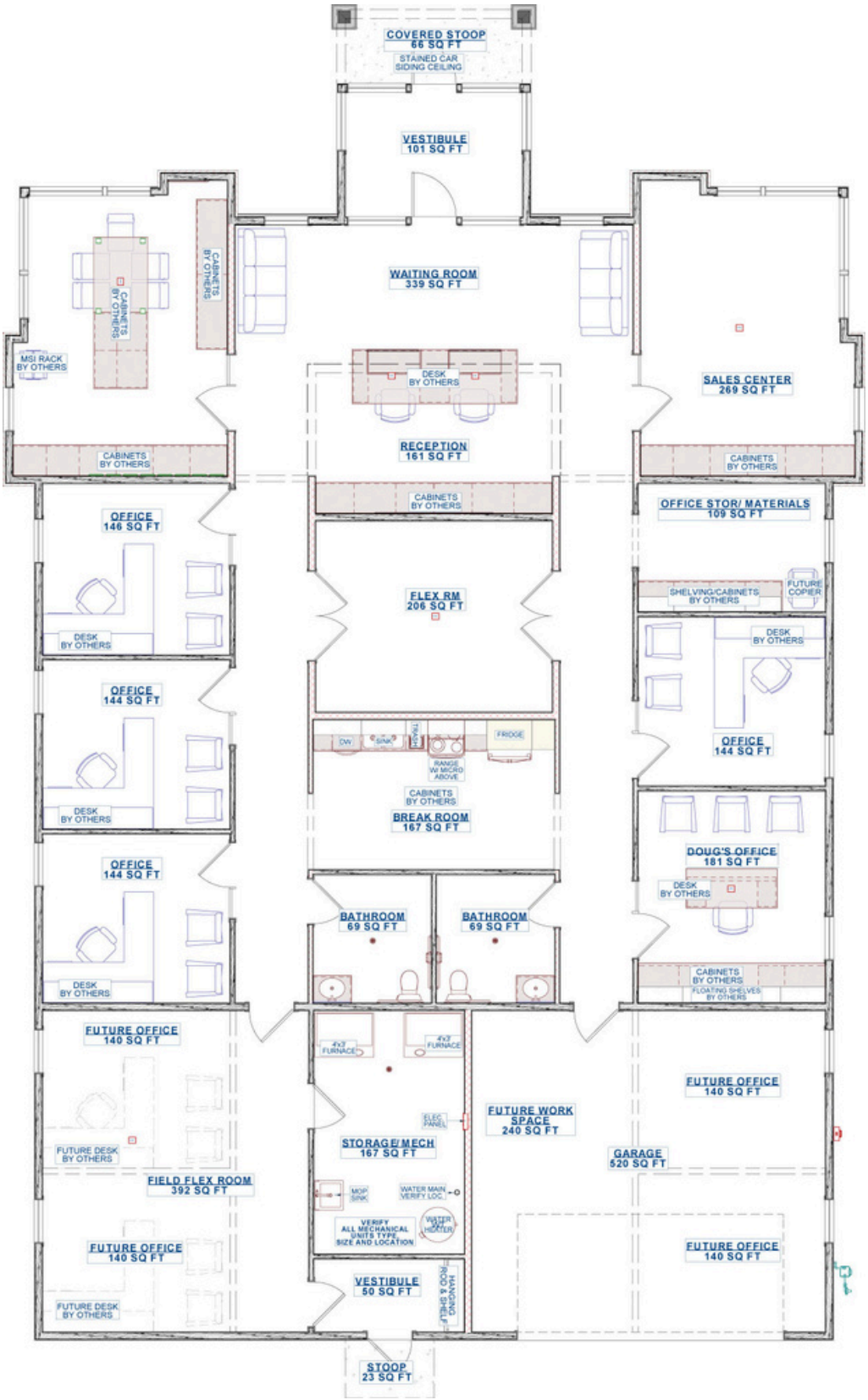
## FINISHED PLAN



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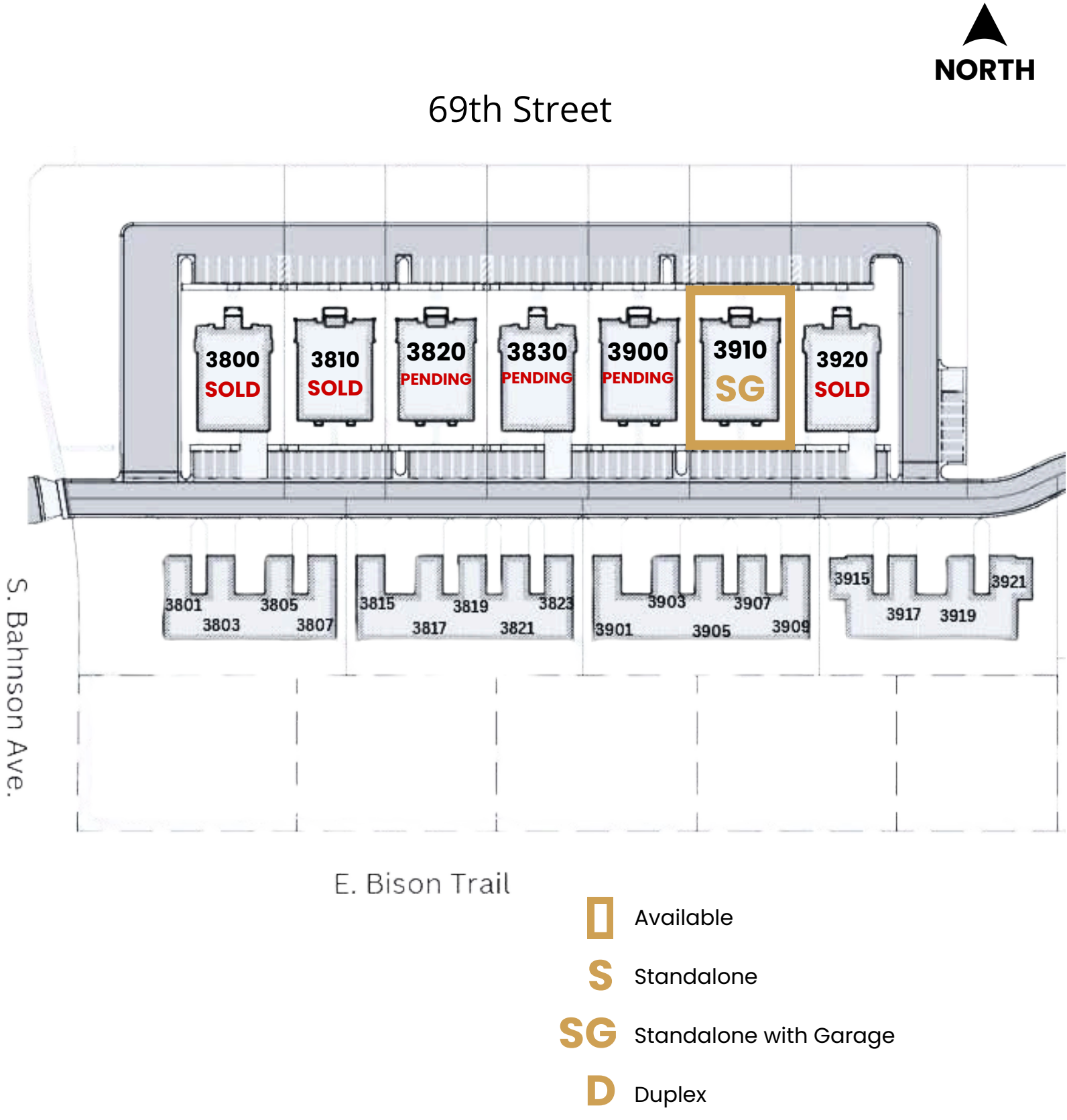
## SITE PLAN



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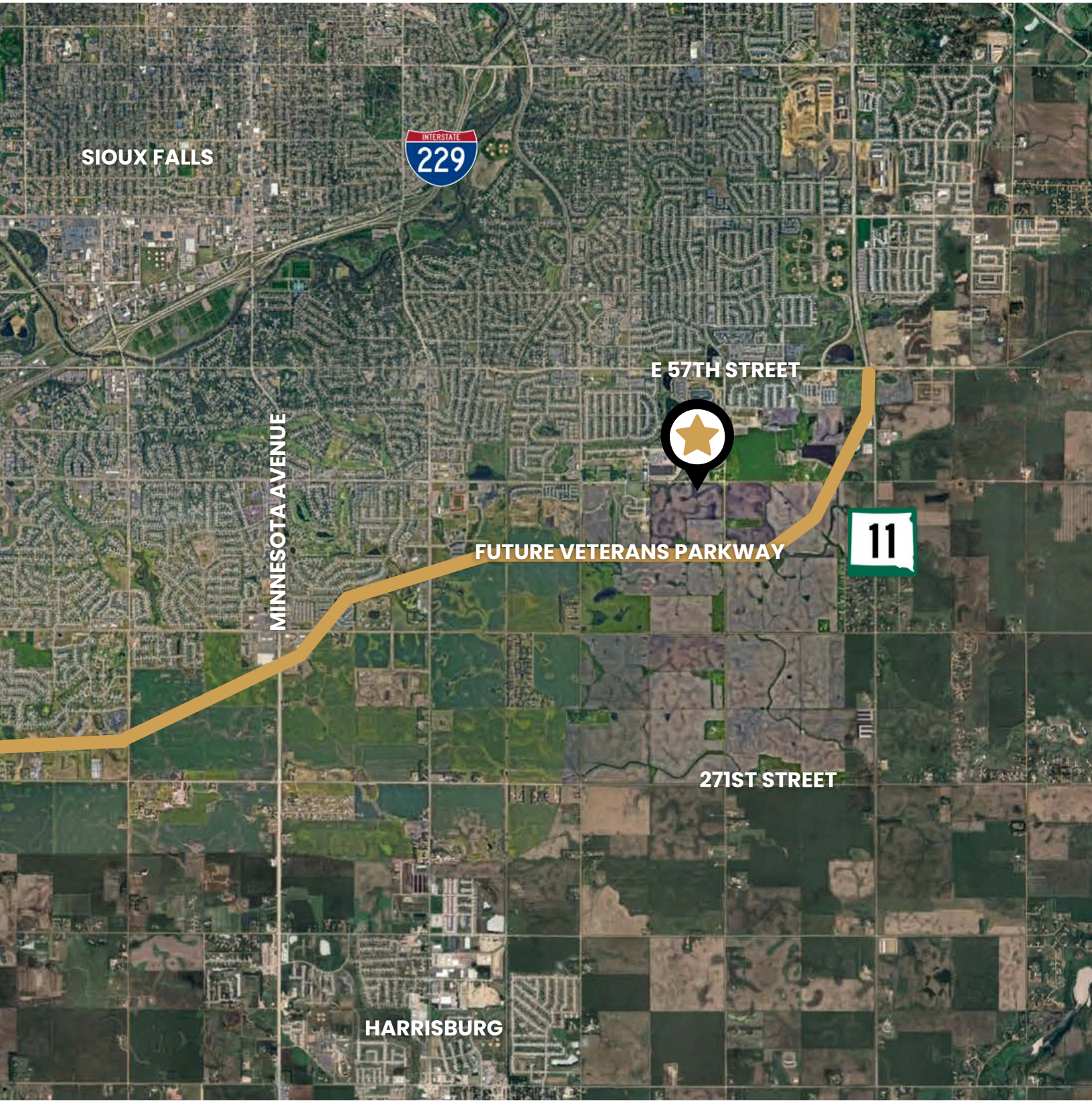


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