

**FOR LEASE**



# PROFESSIONAL CENTER

OFFICE SPACE

**Bender**  
COMMERCIAL

 **4300 SOUTH LOUISE AVENUE, SUITE 100A**  **1,000 SF**  **\$15.50/SF NNN**  
**SIoux FALLS, SD** **EST NNNs: \$4.00/SF**

- Main level office space available in the Professional Center along high traffic Louise Avenue near 49th Street.
- Space currently consists of reception area, two (2) private offices, storage room (could be converted to private office) and breakroom.
- Common area restrooms.
- Exterior building signage.
- Entrance located on the north side of the building.
- Monument signage available along Louise Avenue visible to 22,100 vehicles per day.
- Parking ratio of 1 space per 278 square foot.
- Great location near shopping and restaurants. Easy access to 41st Street and I-229.

**BOBBIE TIBBETTS**

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**ALEX SOUNDY, CCIM, SIOR**

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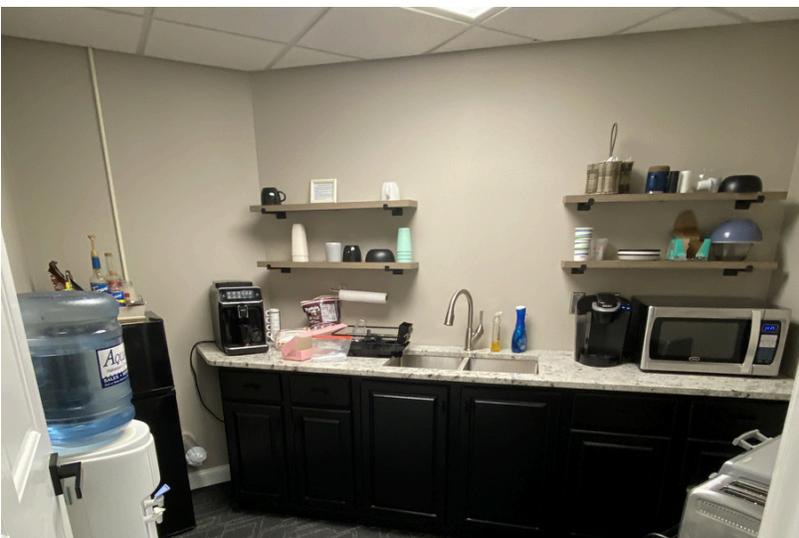
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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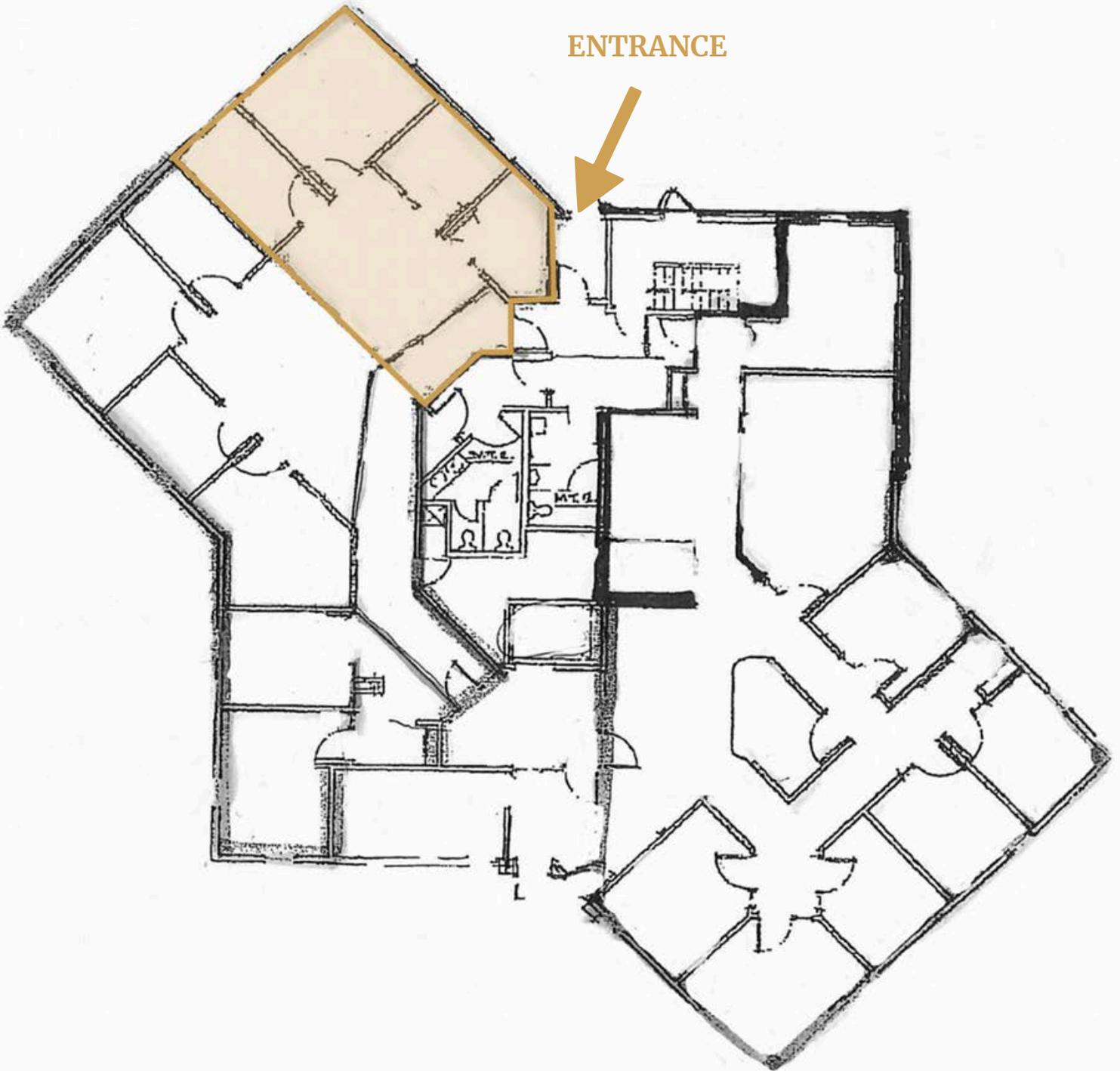
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