

FOR LEASE



SIoux FALLS CORPORATE CENTRE II

Bender
COMMERCIAL



2517 EAST 54TH ST N
SIoux FALLS, SD



8,116 SF



\$11.00/SF NNN
EST NNN: \$4.56/SF

- Flex/Office building located in northeast Sioux Falls.
- Built in 2002. 4.79 acre lot.
- Includes a conference room, break room, and dedicated server room with A/C.
- Open cubicle space with private offices around the perimeter.
- 19' clear height (20' at roof deck).
- Large parking lot with a parking ratio of 1 space per 157 SF.
- Monument signage available.
- Easy access to Benson Road and I-229.

ANDI ANDERSON, SIOR

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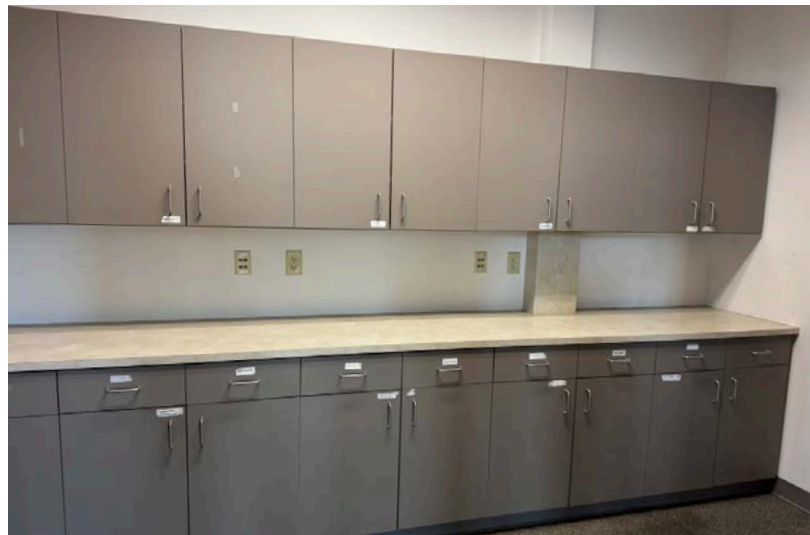
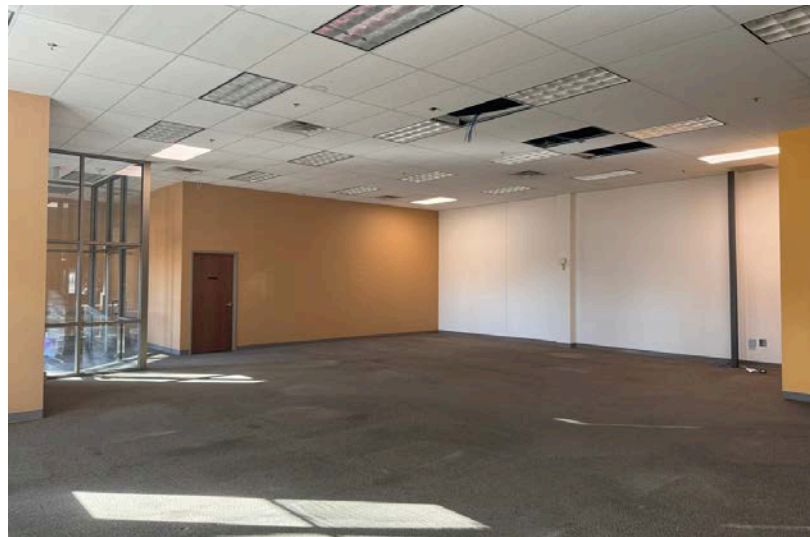
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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CORPORATE CENTRE II



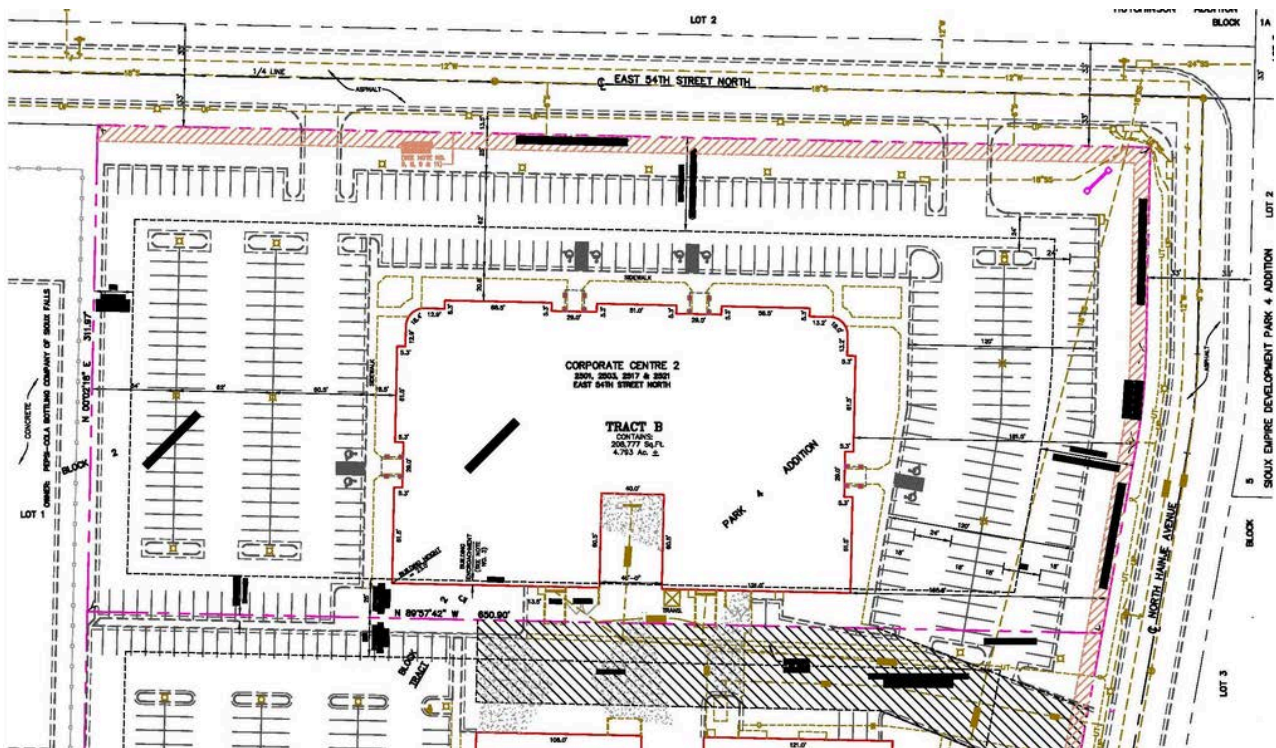
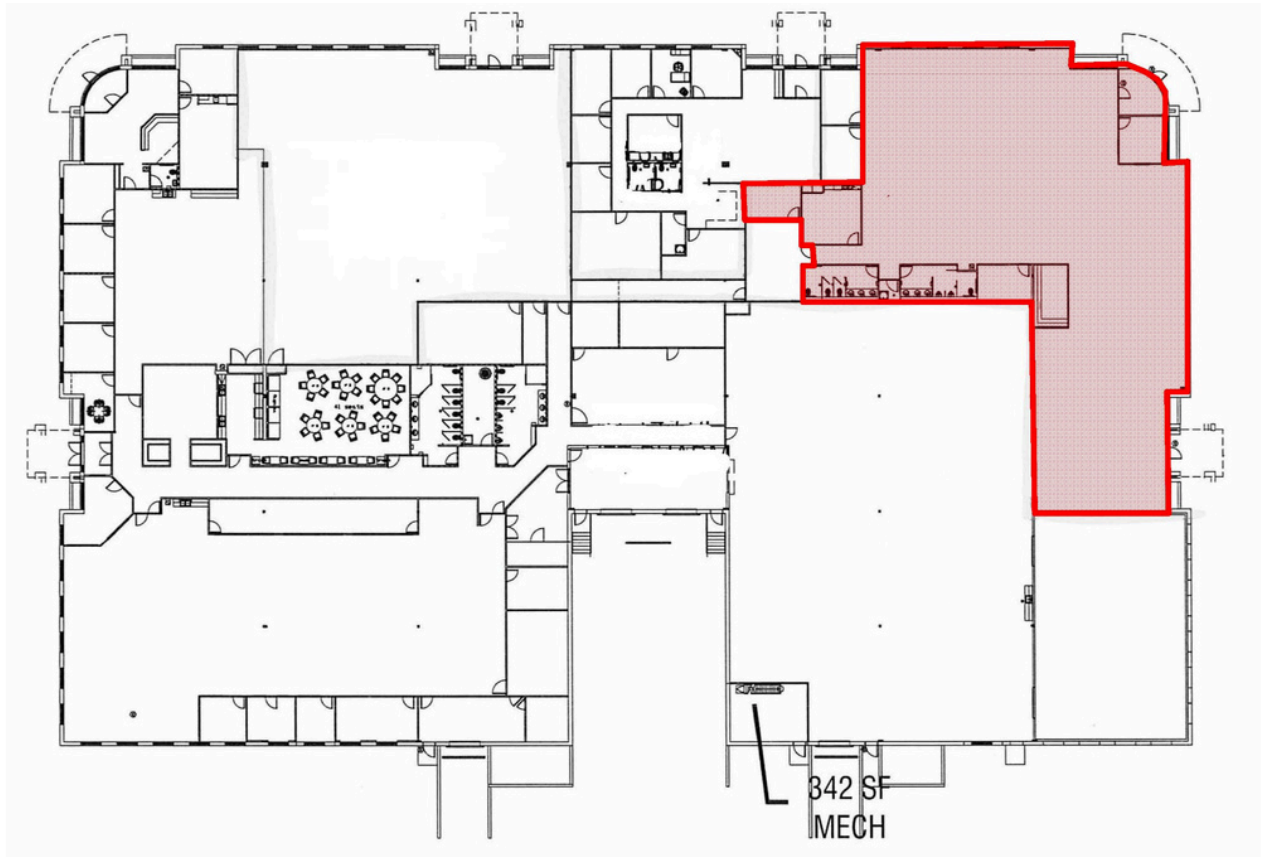
FLEX SPACE FOR LEASE



CORPORATE CENTRE II



FLOORPLAN & SITE PLAN



CORPORATE CENTRE II



FLEX SPACE FOR LEASE



CORPORATE CENTRE II



FLEX SPACE FOR LEASE

