

**FOR SUBLEASE**



# HOBBS FLEX SPACE

OFFICE/FLEX/LIGHT INDUSTRIAL SPACE

**Bender**  
COMMERCIAL



**1405 NORTH CLEVELAND AVENUE  
SIOUX FALLS, SD**



**12,819 SF**



**\$7.00/SF NNN  
EST NNN: \$1.50/SF**

- Office/Flex/Light Industrial space located along Cleveland Avenue near Rice Street in east Sioux Falls.
- Space has reception area, two (2) private offices, classrooms, kitchen and dining area, restrooms and multi-purpose/recreation area.
- Mezzanine with two (2) private offices. Two (2) dock doors.
- Entire space is heated and cooled. Three-phase power.
- 18' ceiling heights. (Drop ceiling in east portion can be removed.)
- Ample onsite parking.
- Monument signage available.
- Easy access to Rice Street, 6th Street and I-229.

**NICK GUSTAFSON, CCIM** | [nick@benderco.com](mailto:nick@benderco.com) | 605-201-2809



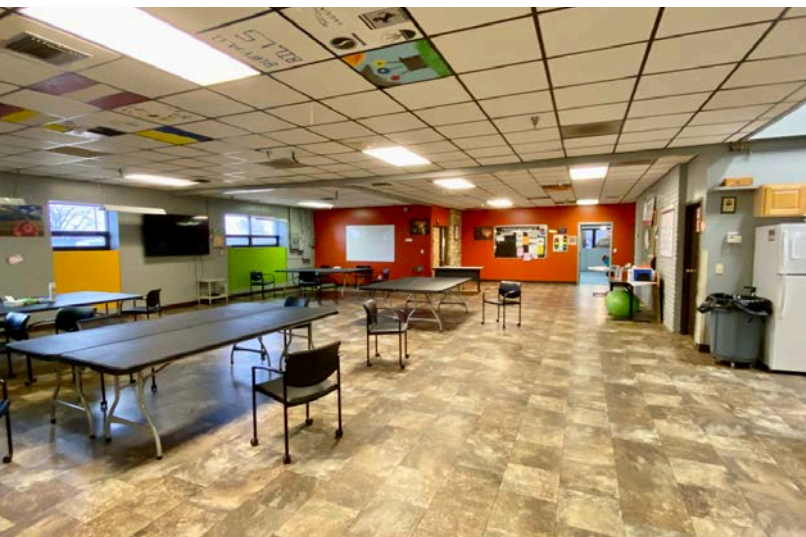
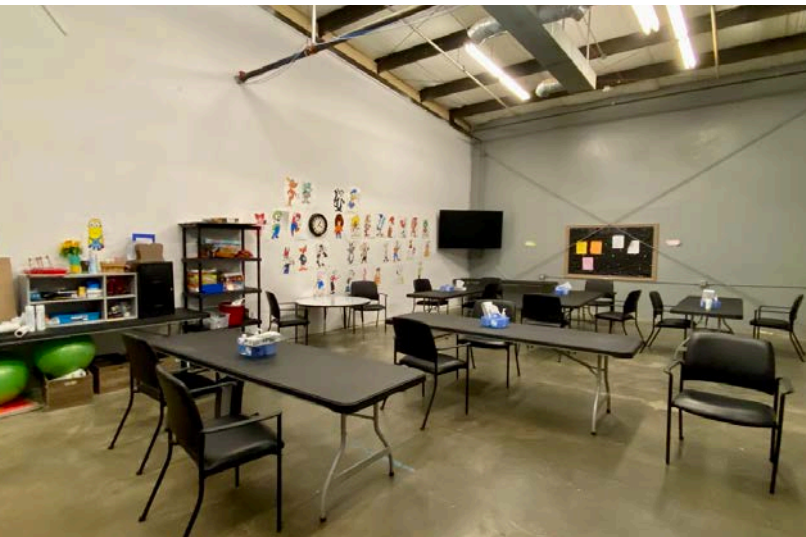
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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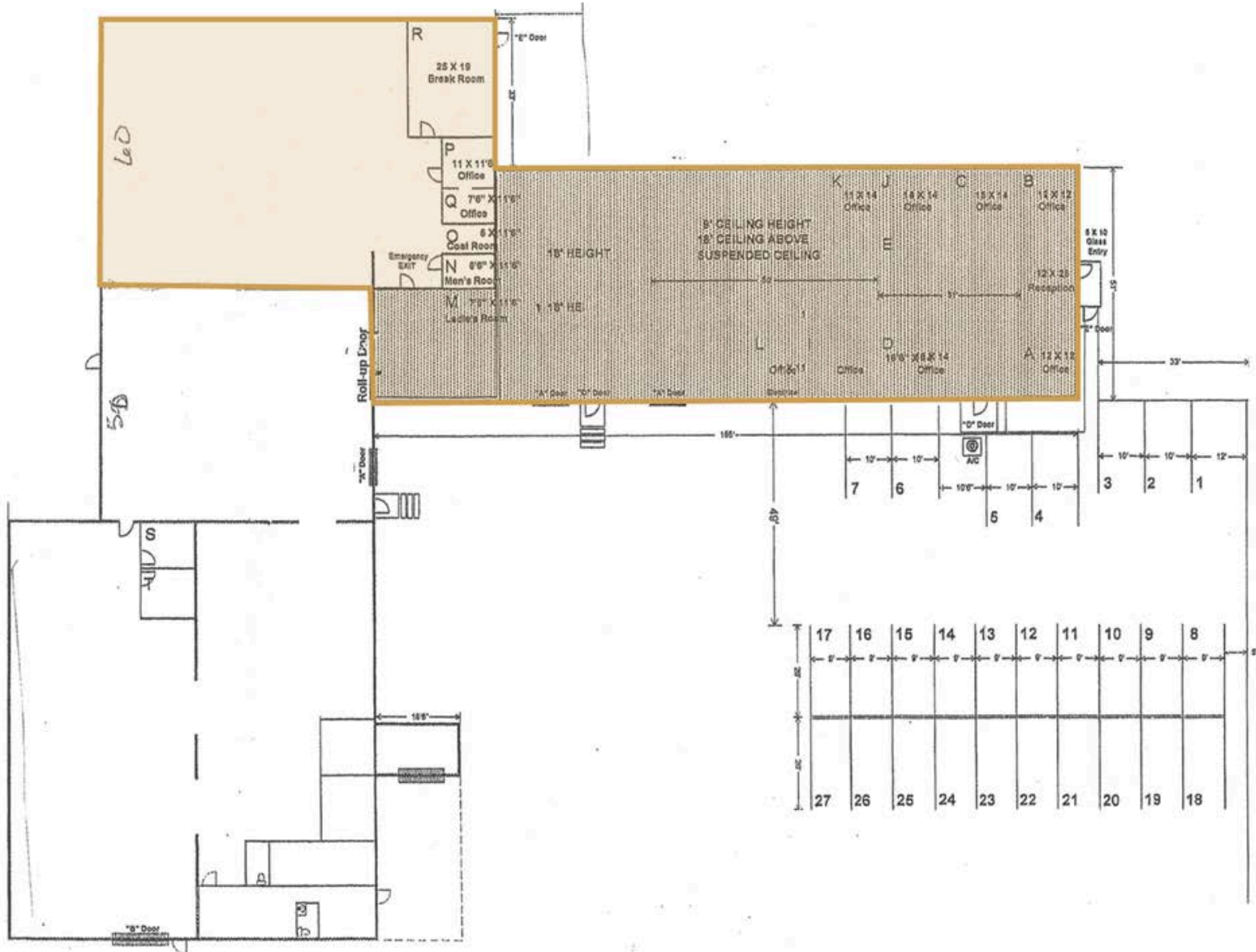
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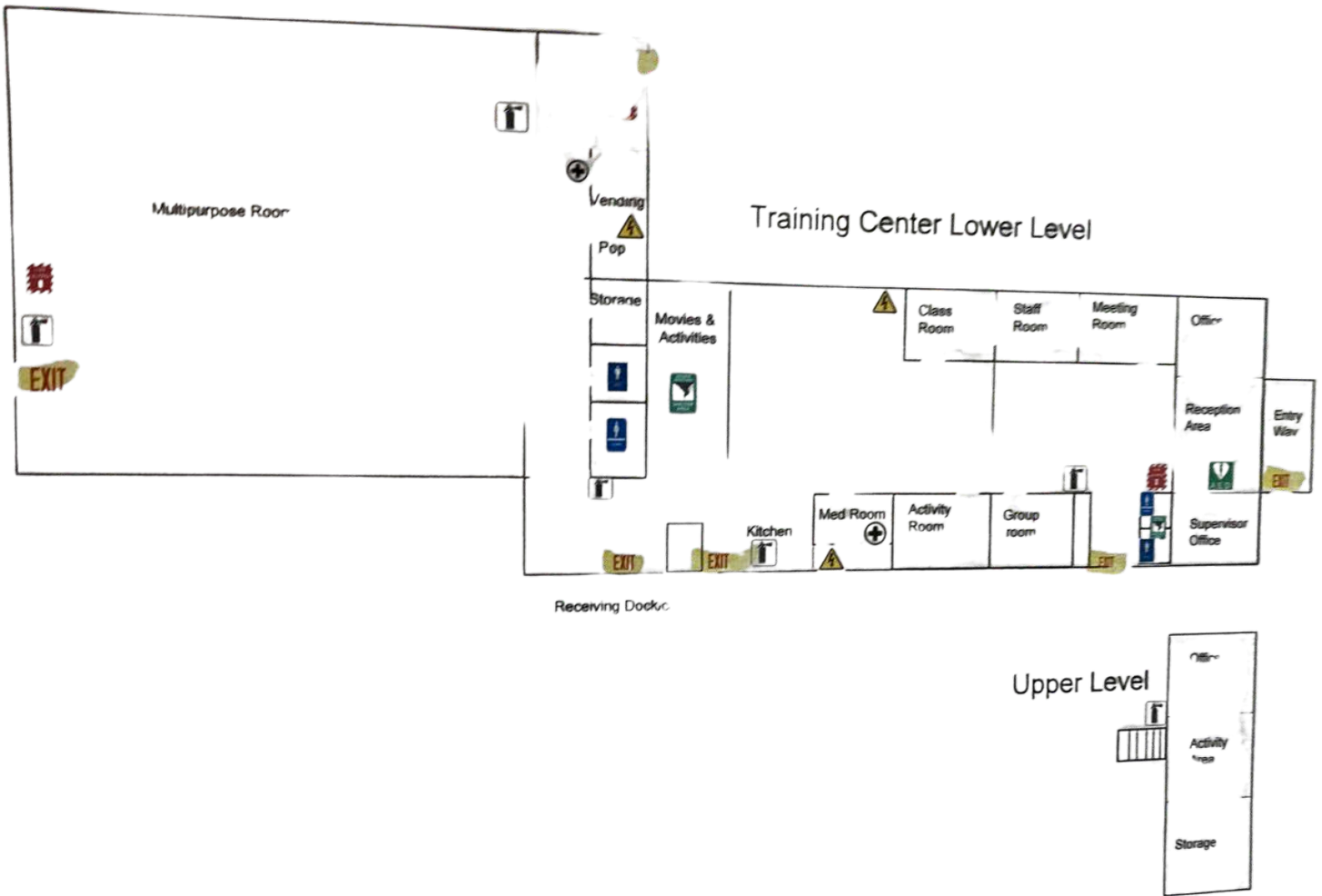
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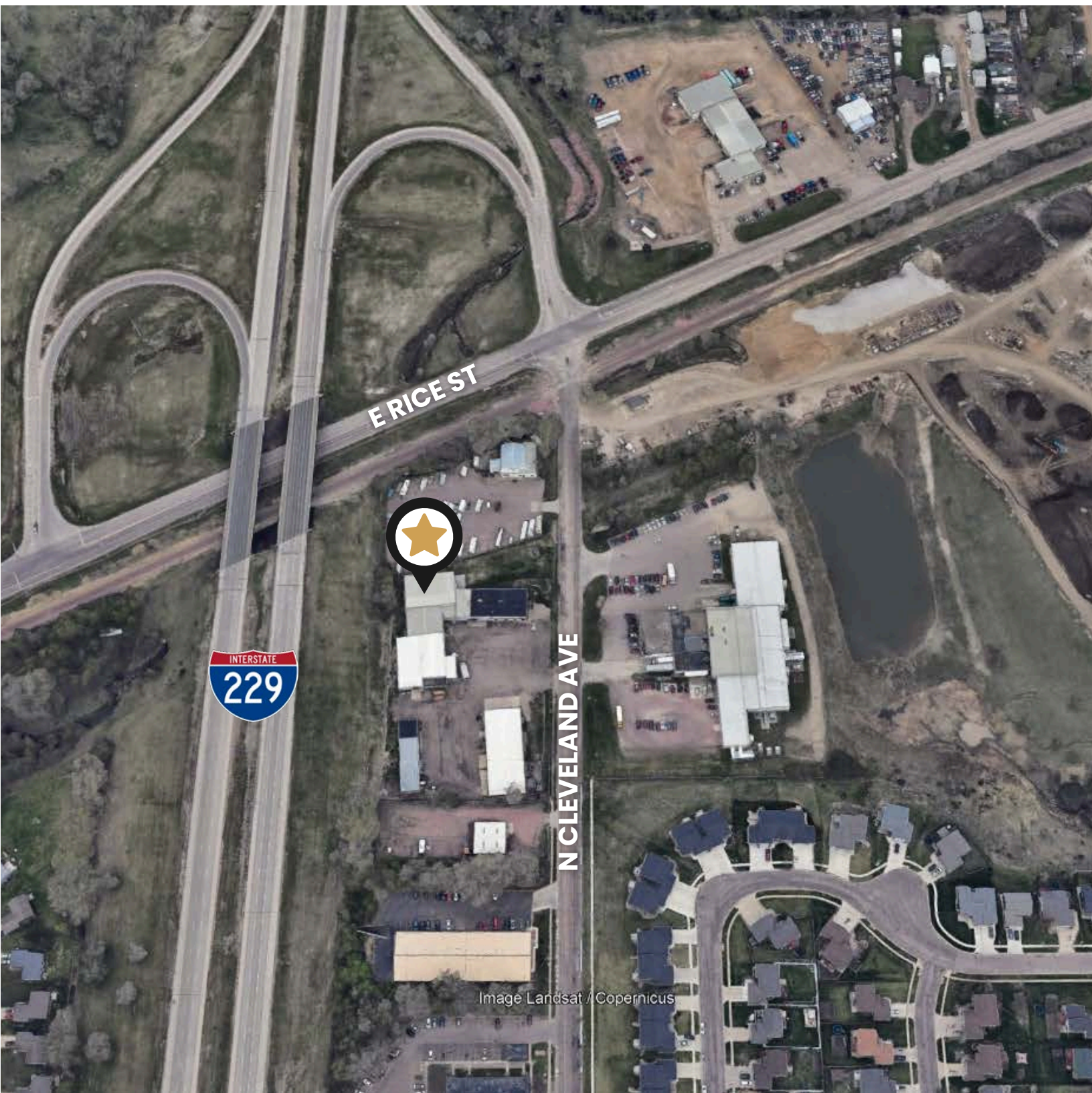


Image Landsat / Copernicus

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