

**FOR LEASE**



# WILLOW CREEK SPACE

PROFESSIONAL OFFICE SPACE

**Bender**  
COMMERCIAL



**1704 S CLEVELAND AVE, SUITE 1**  
**SIOUX FALLS, SD**



**1,864 USF**  
**2,189 RSF**



**\$12.00/SF NNN**  
**EST NNN: \$4.97/SF**

- Professional office space in the Willow Creek Building near 26th Street in east Sioux Falls.
- Convenient eastside location close to downtown with quick access to 26th Street and I-229.
- Space consists of a reception area, seven (7) private offices, and in-suite restroom.
- Parking ratio of 1 space per 213 SF.
- Space can be leased with additional units.
- The building is also for sale. Great opportunity for owner-occupant.
- *Three months free rent for acceptable lease.*

**BOBBIE TIBBETTS**

bobbie@benderco.com

605-670-9455

**NICK GUSTAFSON, CCIM**

nick@benderco.com

605-201-2809



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

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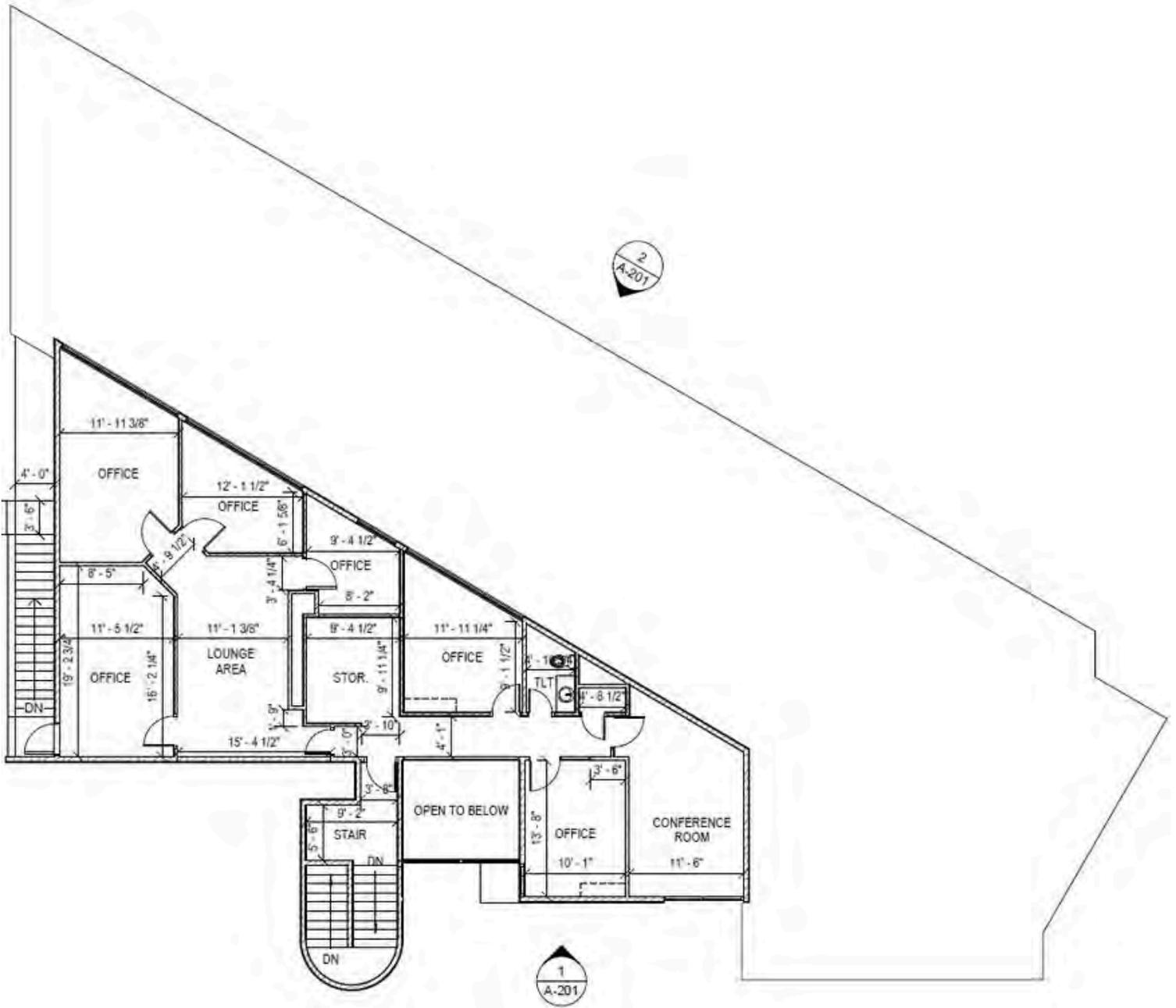
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## SUITE 1 FLOORPLAN



# WILLOW CREEK SPACE



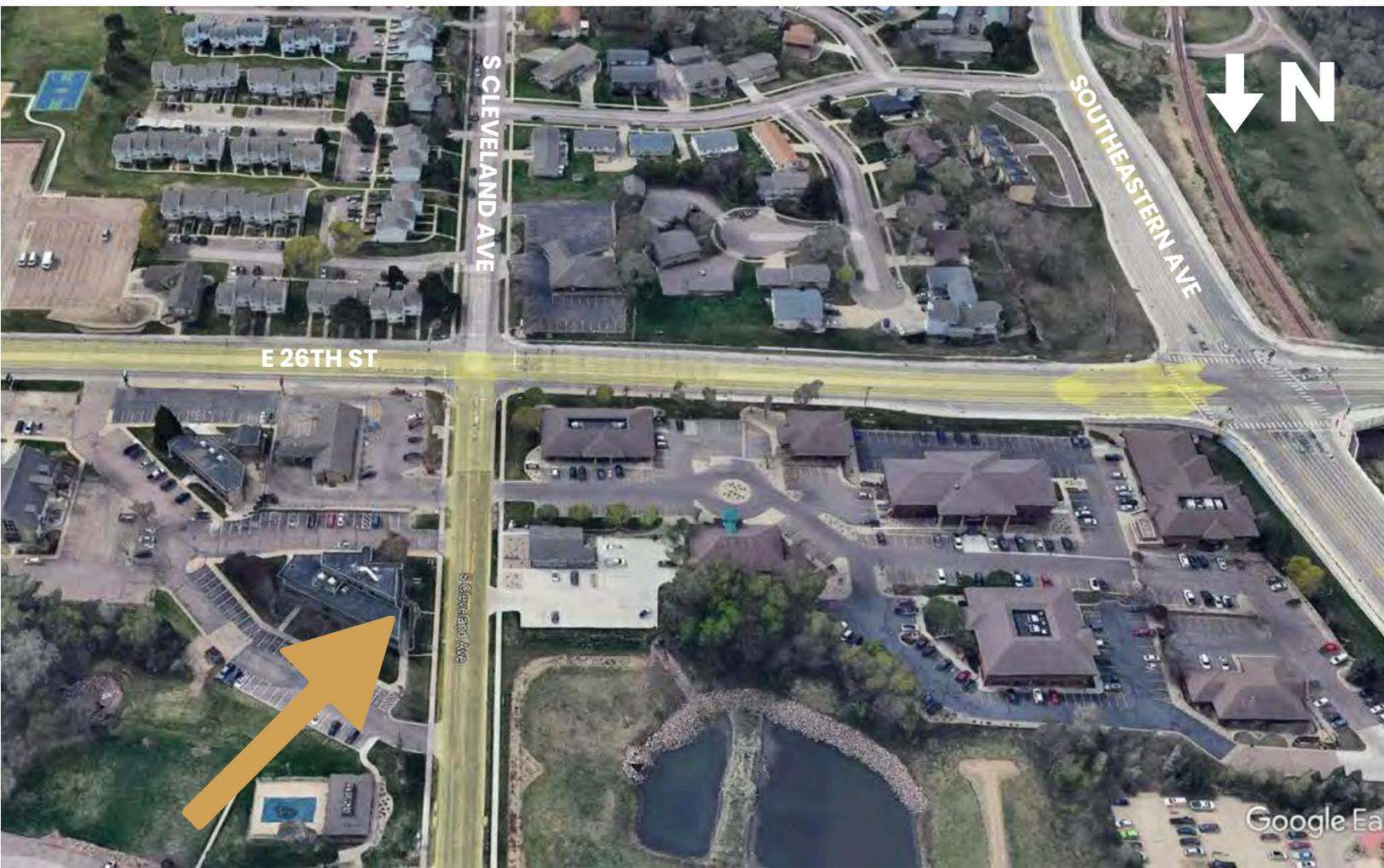
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