

FOR LEASE



WILLOW CREEK SPACE

PROFESSIONAL OFFICE SPACE

Bender
COMMERCIAL



1704 S CLEVELAND AVE, SUITE 3
SIOUX FALLS, SD



1,872 USF
2,198 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.*

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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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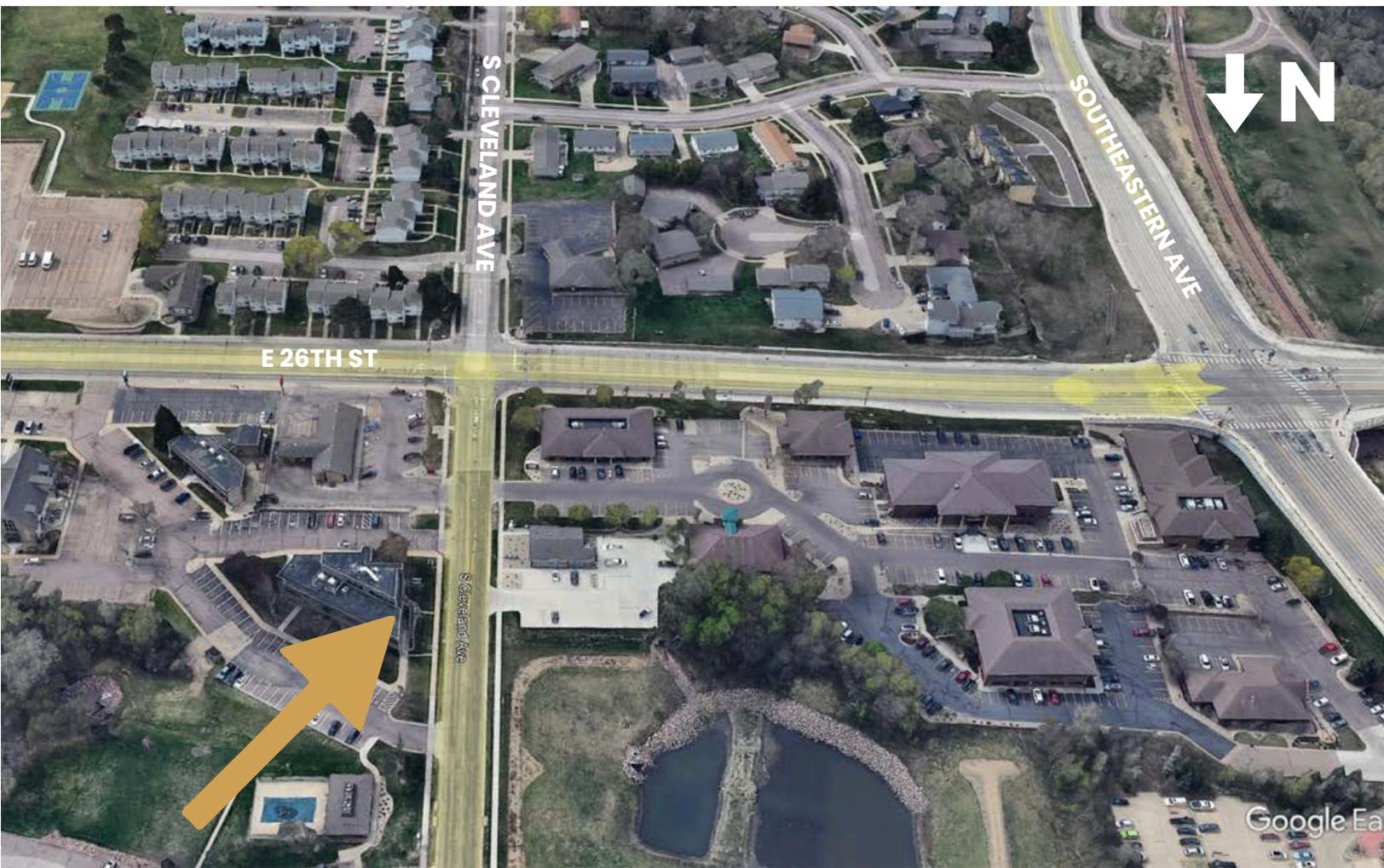
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