

FOR LEASE



RUSSELL OFFICE SPACE

OFFICE WITH EASY ACCESS AND HIGH VISIBILITY

Bender
COMMERCIAL



2301 W RUSSELL ST, SUITE 2
SIoux FALLS, SD



1,187 USF
1,408 RSF



\$16.00/SF NNN
EST NNN: \$4.00/SF

- Warm dark shell office space.
- TI negotiable.
- NNN includes all utilities except phone and internet.
- Common area restrooms.
- Monument signage.
- Parking ratio of 1:350 (27 spaces).
- Convenient location along Russell Street (35,100 VPD) between Kiwanis Avenue (6,200 VPD) and Western Avenue (3,100 VPD).
- Neighboring businesses include State Farm Insurance, Prairie & Pine Gift Boxes, Holiday Inn & Suites, Crooked Pint Ale House, Elmwood Golf Course, Sioux Falls Convention Center, and Denny Sanford PREMIER Center.

BOBBIE TIBBETTS | bobbie@benderco.com | 605-670-9455



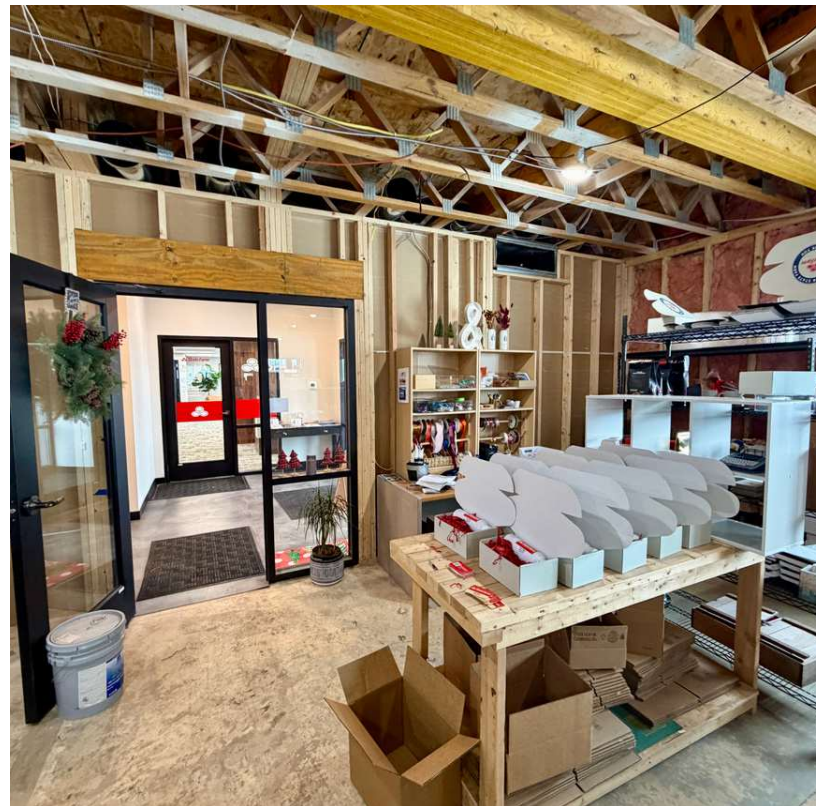
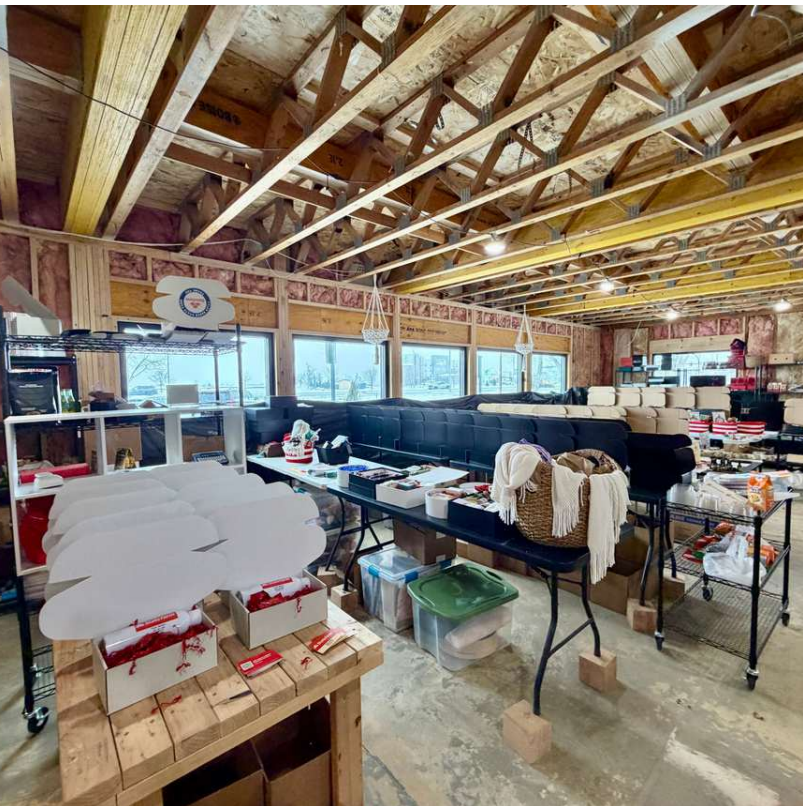
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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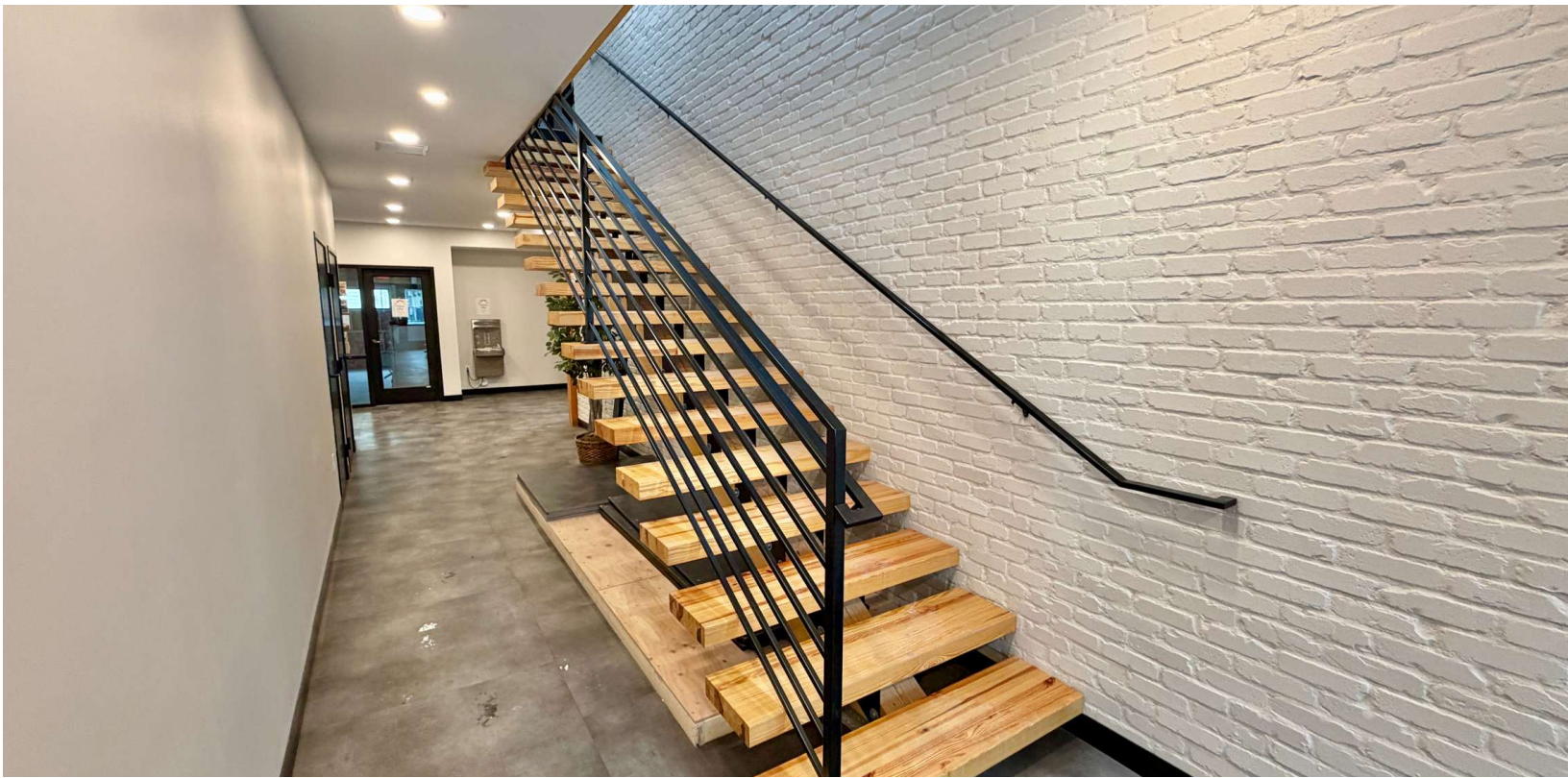
OFFICE SPACE FOR LEASE | SUITE 2



RUSSELL OFFICE SPACE



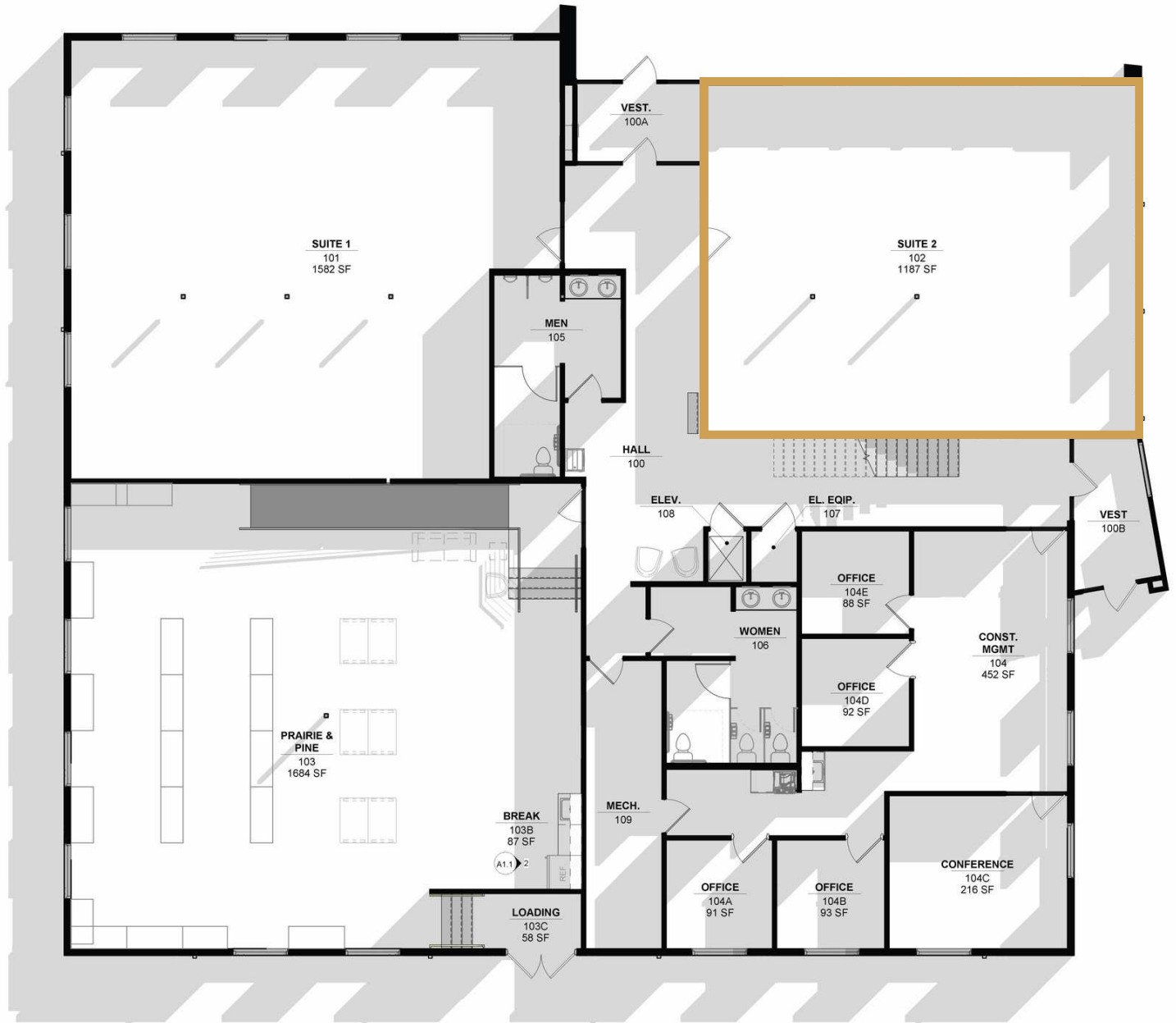
OFFICE SPACE FOR LEASE | COMMON AREAS



RUSSELL OFFICE SPACE



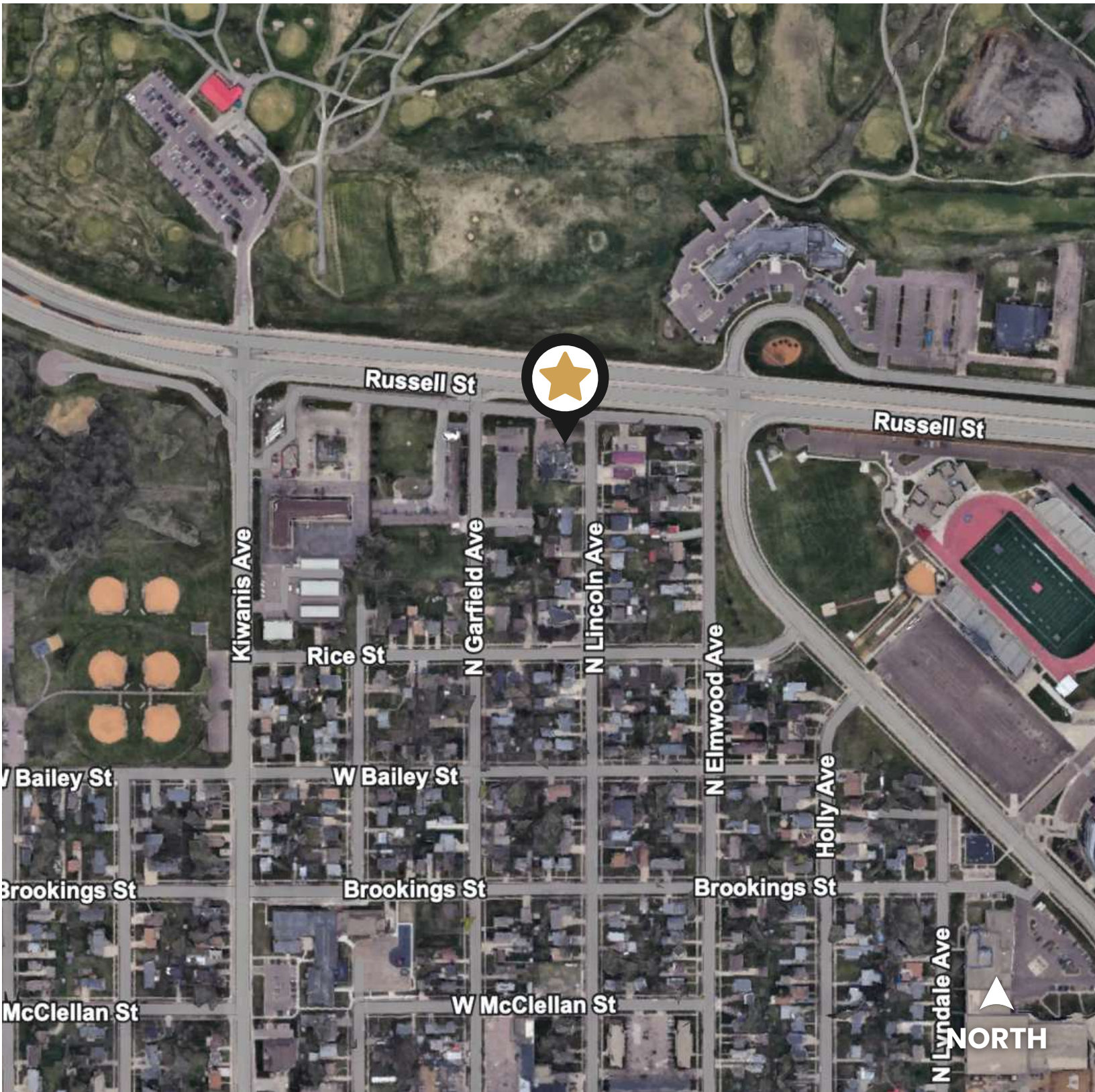
OFFICE SPACE FOR LEASE | FLOORPLAN



RUSSELL OFFICE SPACE



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