

**FOR LEASE**



# THE CONTINENTAL

DTSF OFFICE OR WAREHOUSE WITH OFFICE

**Bender**  
COMMERCIAL



**209 & 211 N NESMITH AVE**  
**SIOUX FALLS, SD**



**3,720 -**  
**7,715 SF**



**\$13.75/SF NNN**  
**2026 EST NNN: \$5.00/SF**  
**TIA: \$25.00/SF**

- Office or warehouse space with flexible floorplan options located on the edge of downtown Sioux Falls.
- Flexible build-out options with rare ability to blend warehouse and office space to fit your business needs.
- Currently has two (2) overhead doors with potential for more.
- City has approved angled parking on Nesmith in front of buildings.
- Neighboring businesses include Click Rain, Monick Yards, Roots of Brasil, 8th and Railroad, Monk's Ale House, Stone Group Architects, and more.

**ISAAC JORGENSEN**

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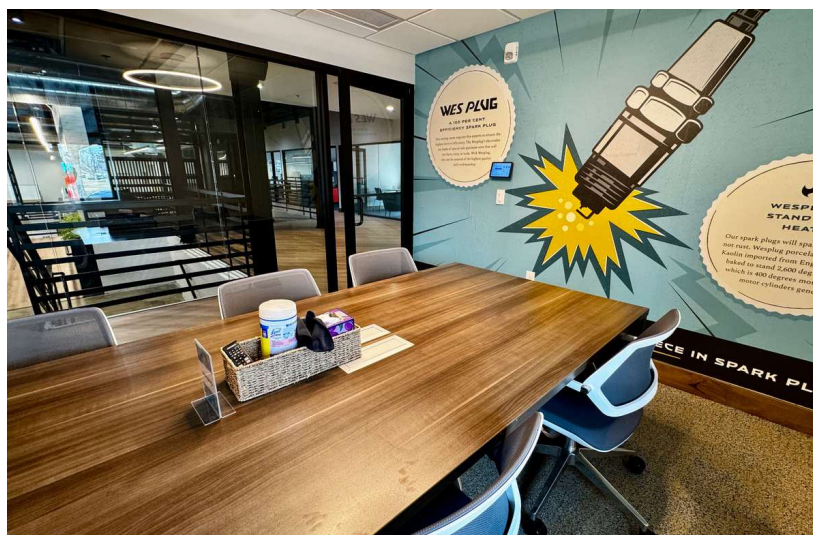
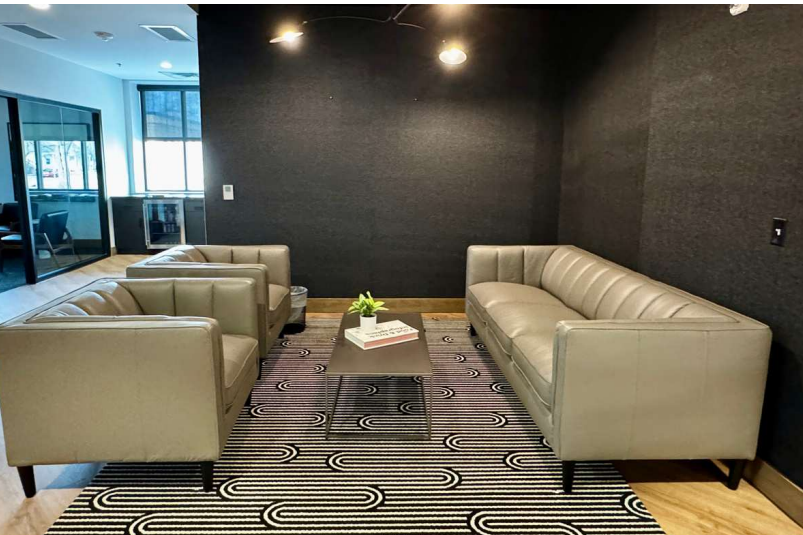
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## POTENTIAL OFFICE FINISHES



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OFFICE OR WAREHOUSE WITH OFFICE FOR LEASE

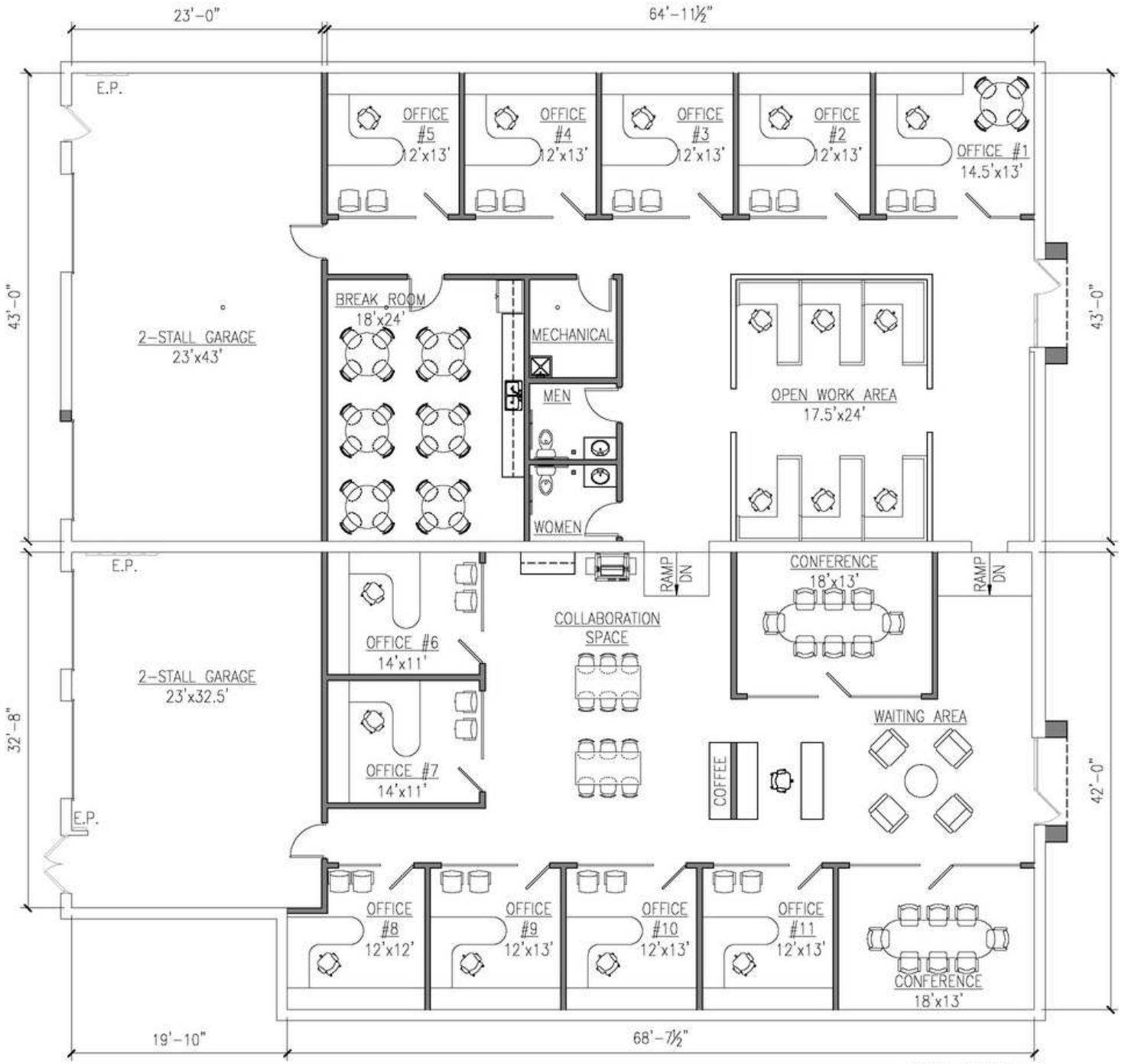


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## FLOORPLAN AS-PRICED - SINGLE TENANT WITH GARAGES

OFFICE: 5,810 SF | GARAGE: 1,905 SF

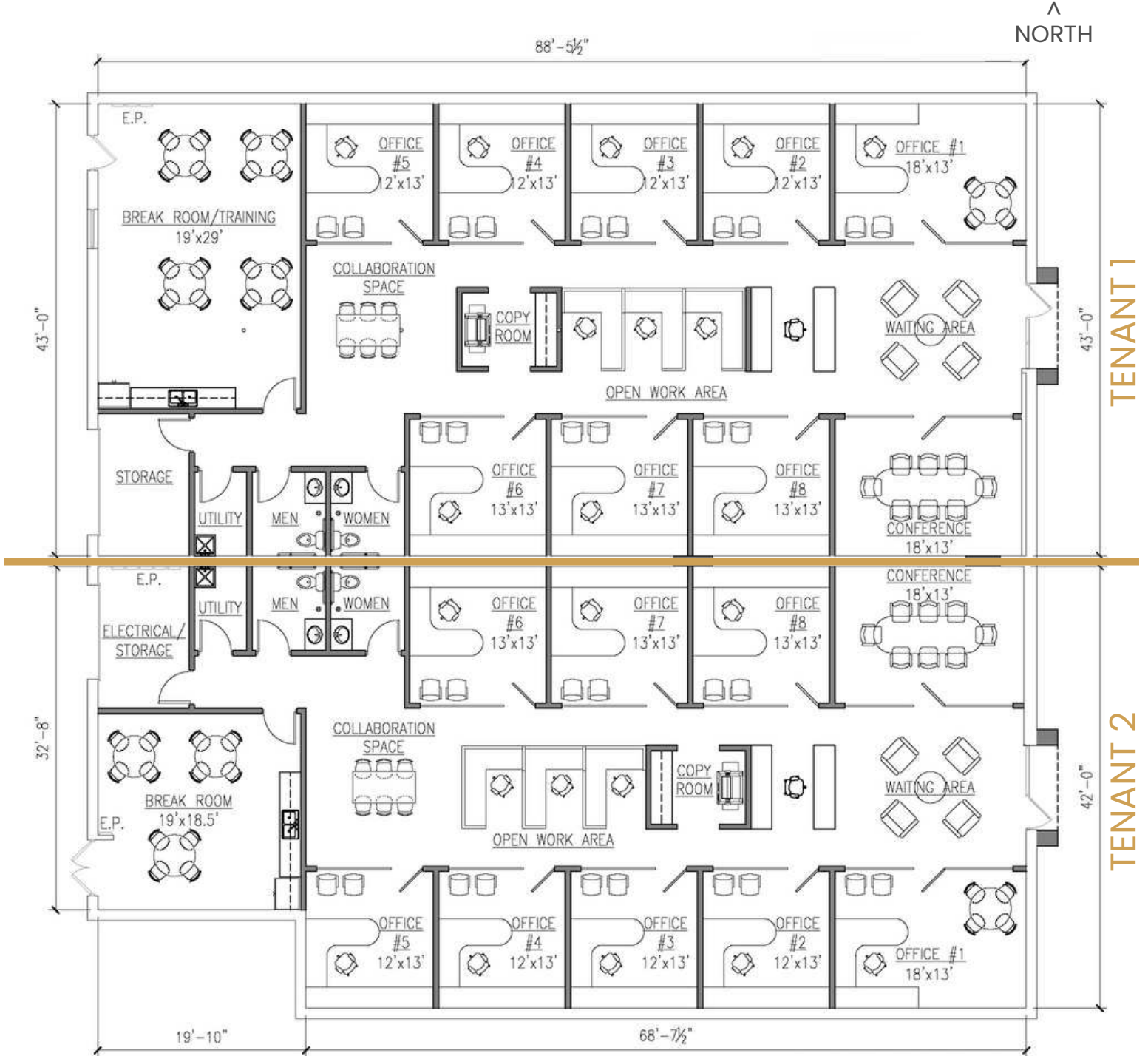


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## FLOORPLAN OPTION - TWO TENANTS

NORTH SUITE: 3,995 SF | SOUTH SUITE: 3,720 SF | CONTACT BROKER FOR PRICING

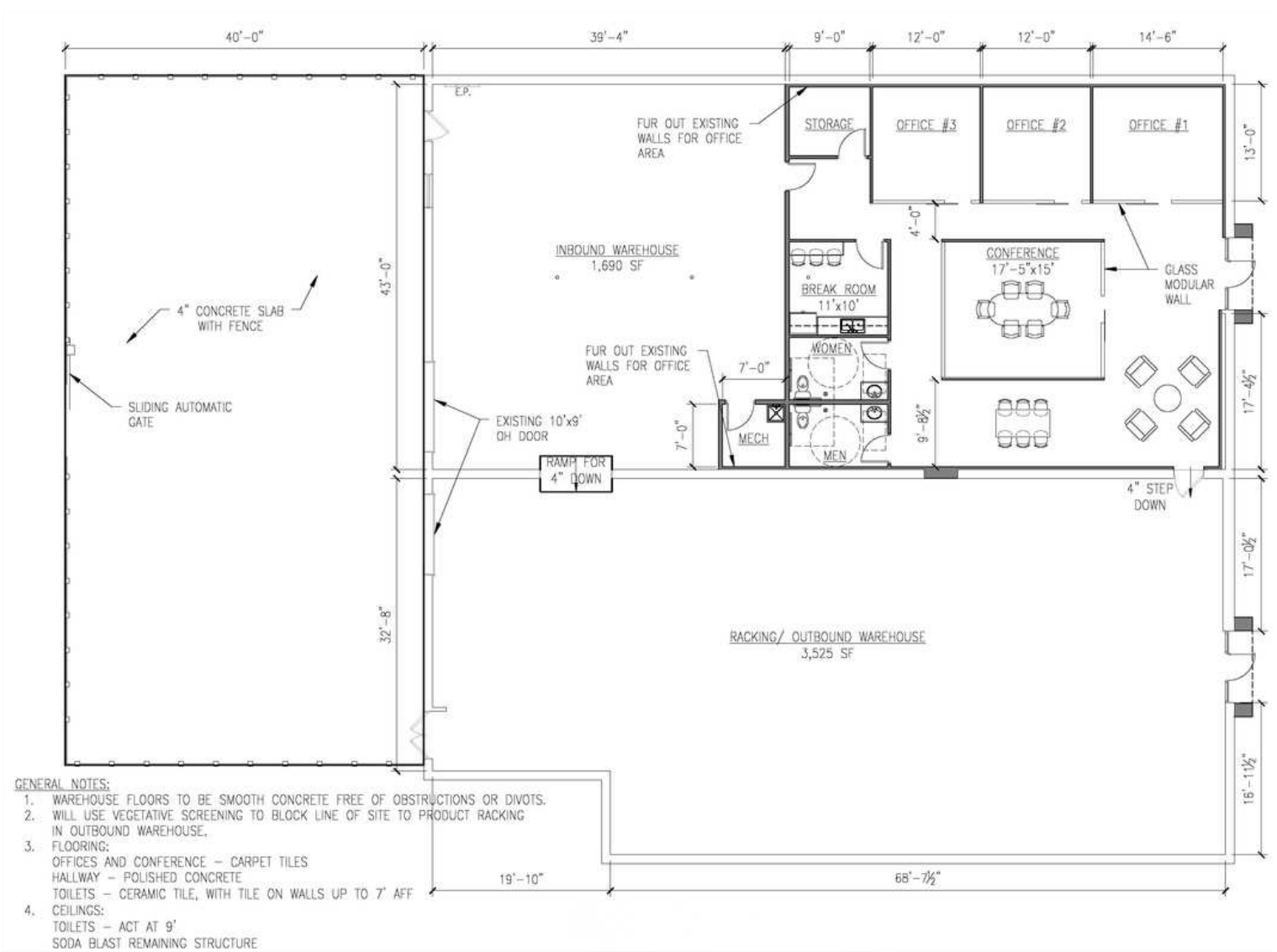


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## FLOORPLAN OPTION – SINGLE TENANT WITH WAREHOUSE

OFFICE: 2,500 SF | WAREHOUSE: 5,215 SF | CONTACT BROKER FOR PRICING



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OFFICE OR WAREHOUSE WITH OFFICE FOR LEASE



*Conceptual Rendering*

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## PROPERTY LOCATION

