

FOR LEASE



THE CONTINENTAL

DTSF OFFICE OR WAREHOUSE WITH OFFICE

Bender
COMMERCIAL



209 & 211 N NESMITH AVE
SIOUX FALLS, SD



3,735 -
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.

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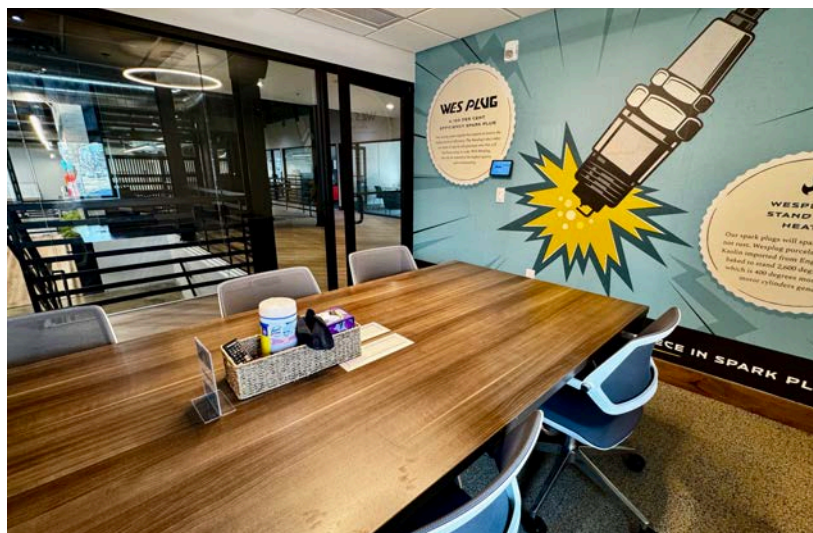
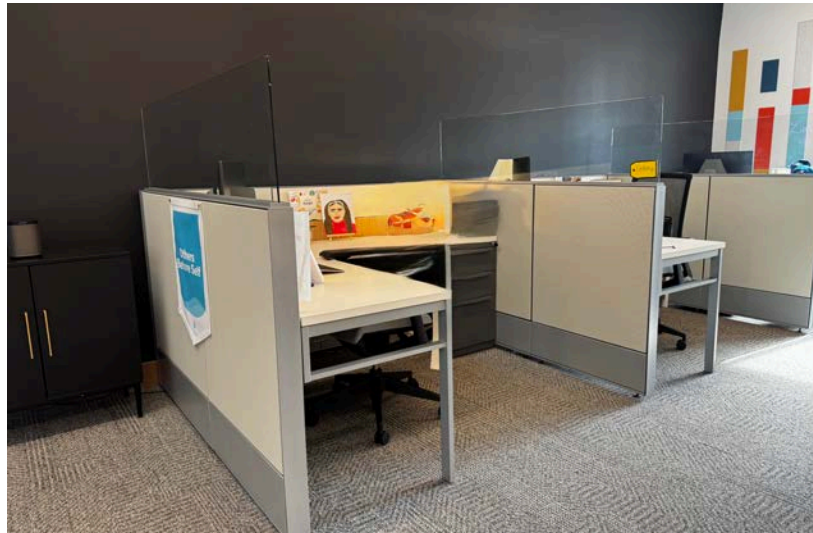
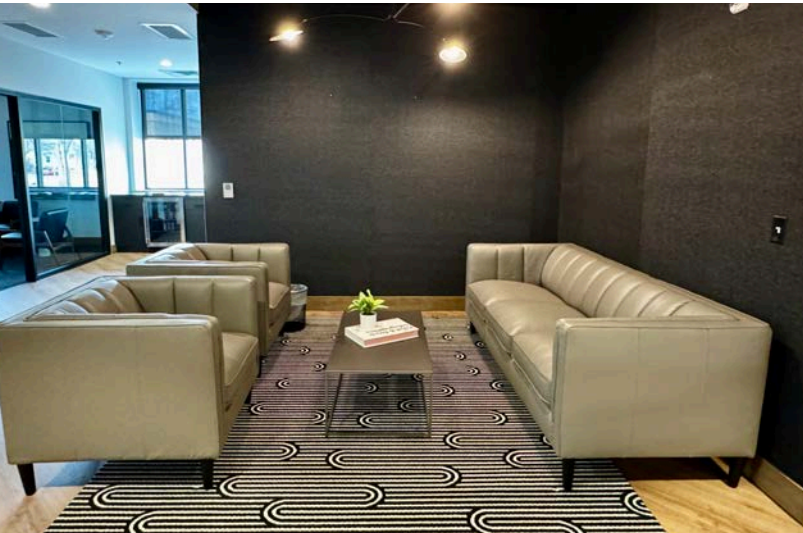
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POTENTIAL OFFICE FINISHES

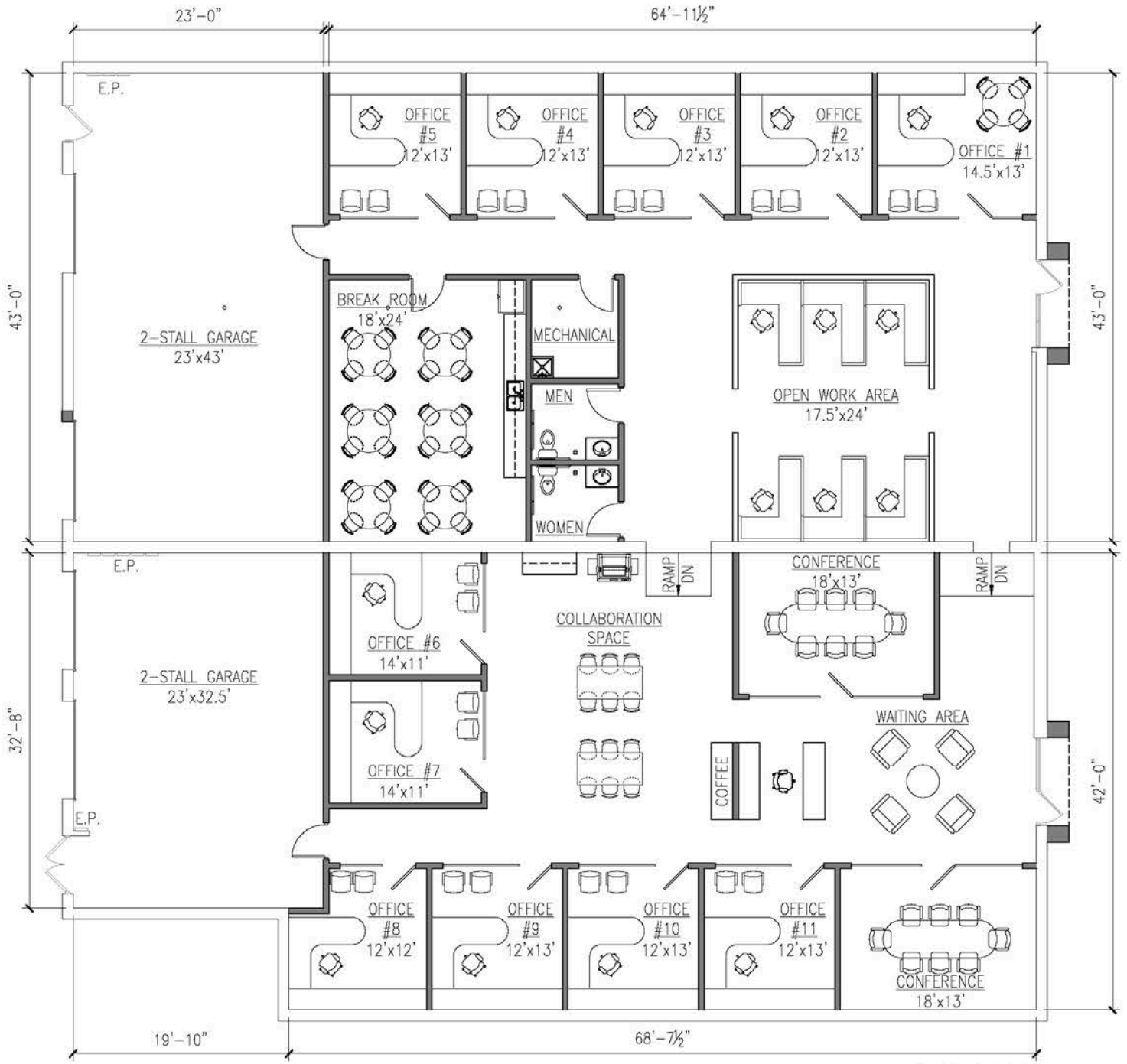


THE CONTINENTAL



FLOORPLAN AS-PRICED - SINGLE TENANT WITH GARAGES

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

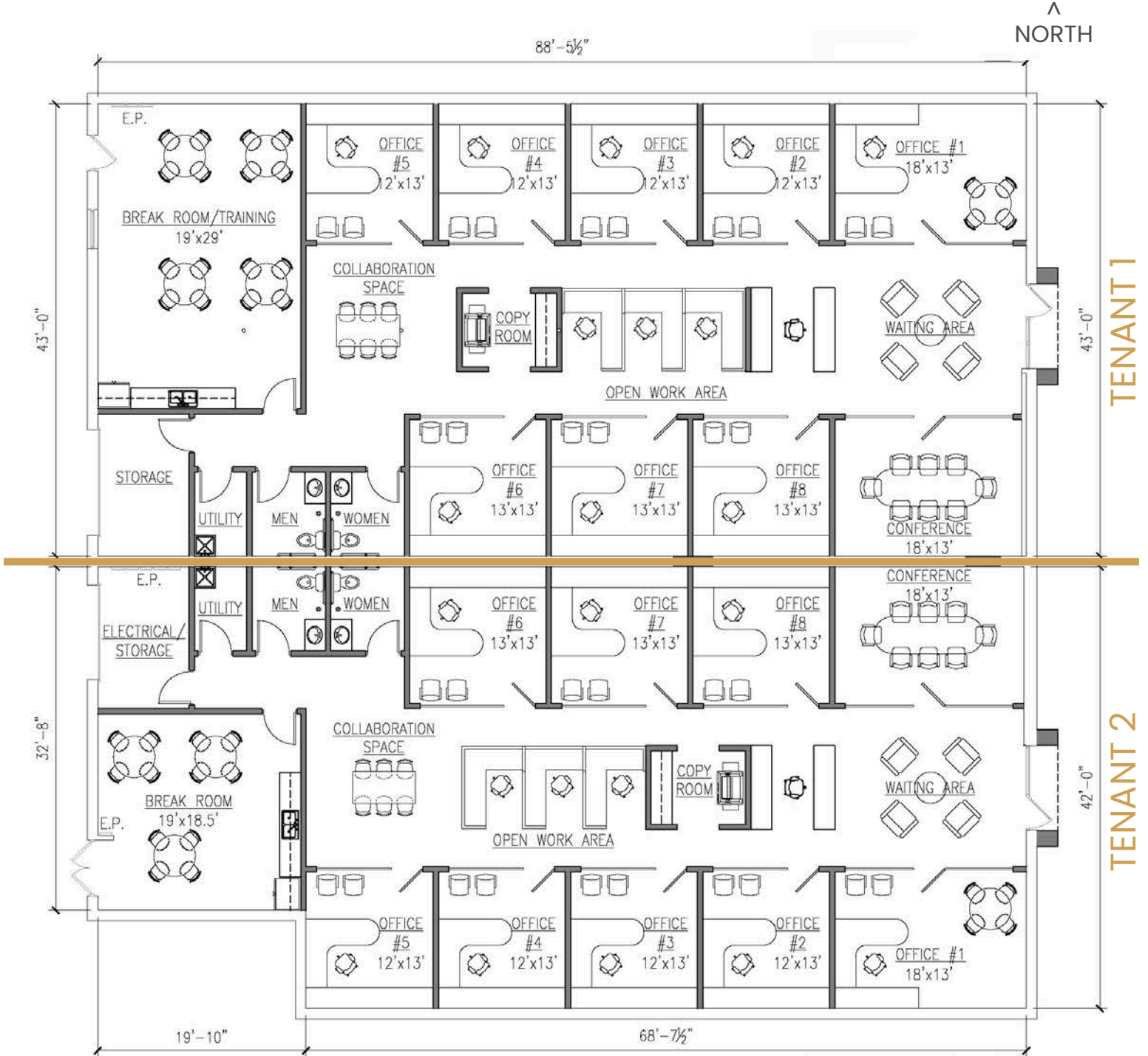


THE CONTINENTAL



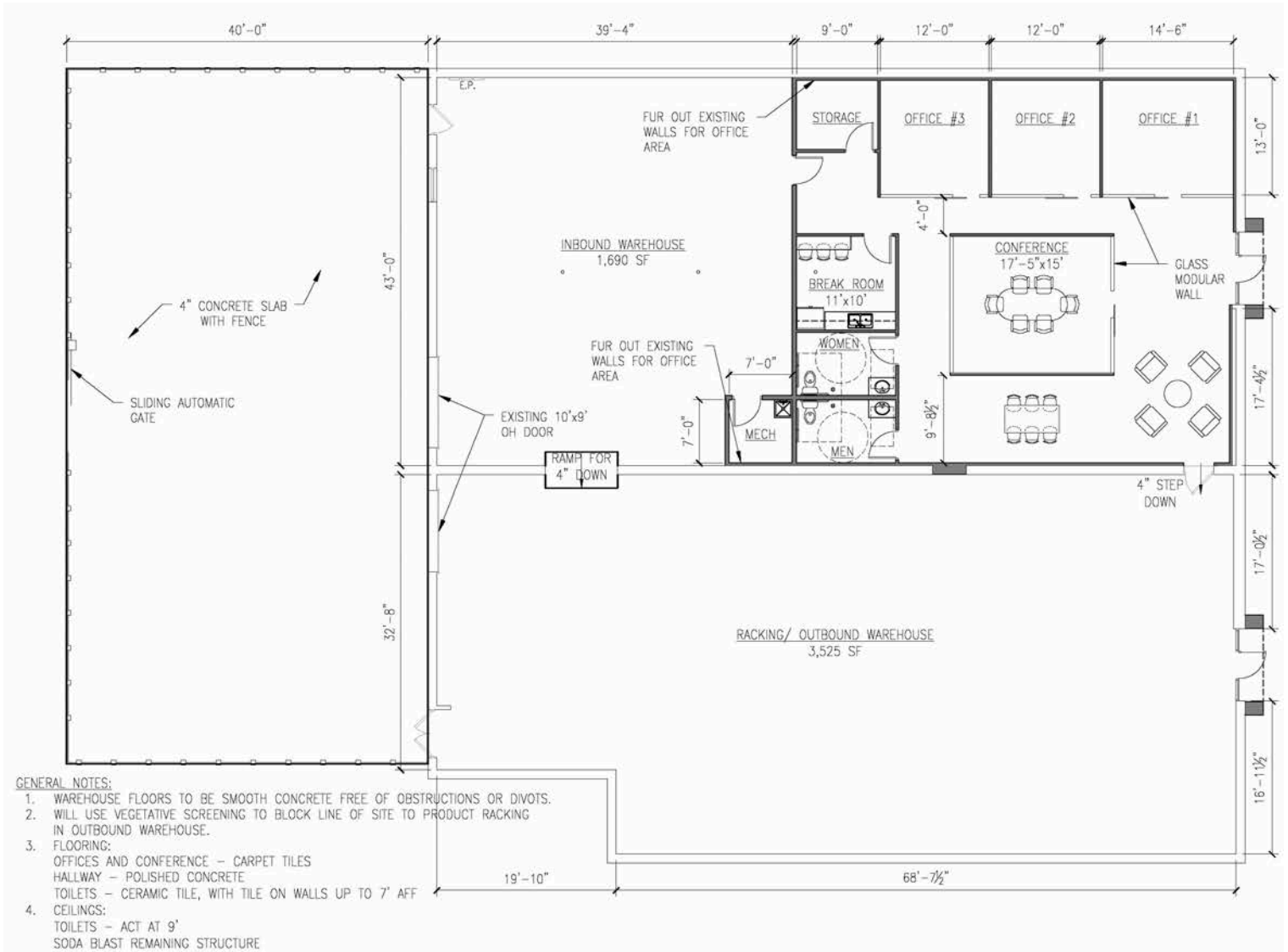
FLOORPLAN OPTION - TWO TENANTS

NORTH SUITE: 3,980 SF | SOUTH SUITE: 3,735 SF | CONTACT BROKER FOR PRICING



FLOORPLAN OPTION – SINGLE TENANT WITH WAREHOUSE

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



THE CONTINENTAL



OFFICE OR WAREHOUSE WITH OFFICE FOR LEASE



Conceptual Rendering

THE CONTINENTAL



PROPERTY LOCATION

