

FOR LEASE



WILLOW CREEK SPACE

PROFESSIONAL OFFICE SPACE

Bender
COMMERCIAL



1704 S CLEVELAND AVE, SUITE 2
SIOUX FALLS, SD



1,071 USF
1,258 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 meeting room and four (4) private offices.
- 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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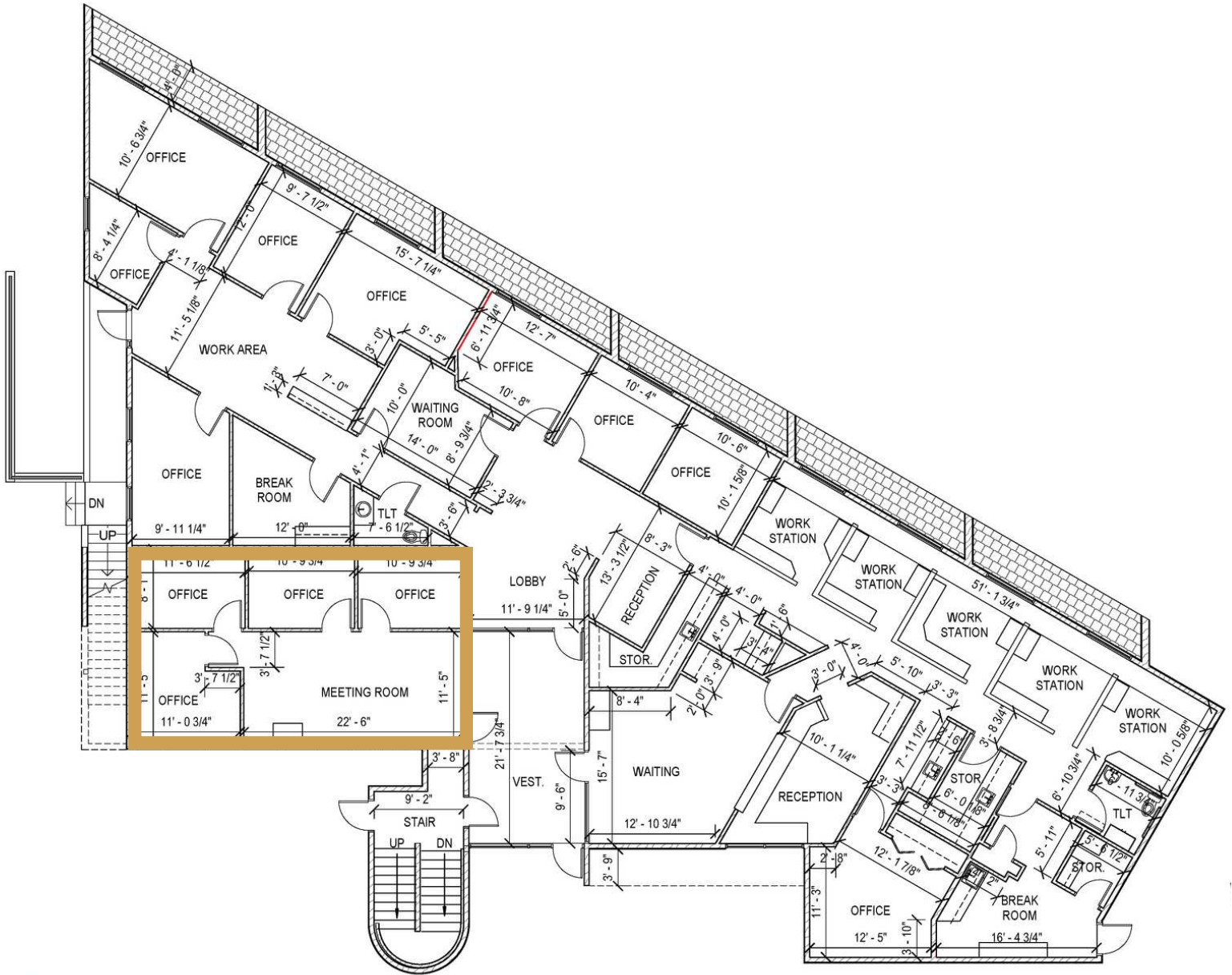
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SUITE 2 FLOORPLAN • 1,071 USF



WILLOW CREEK SPACE



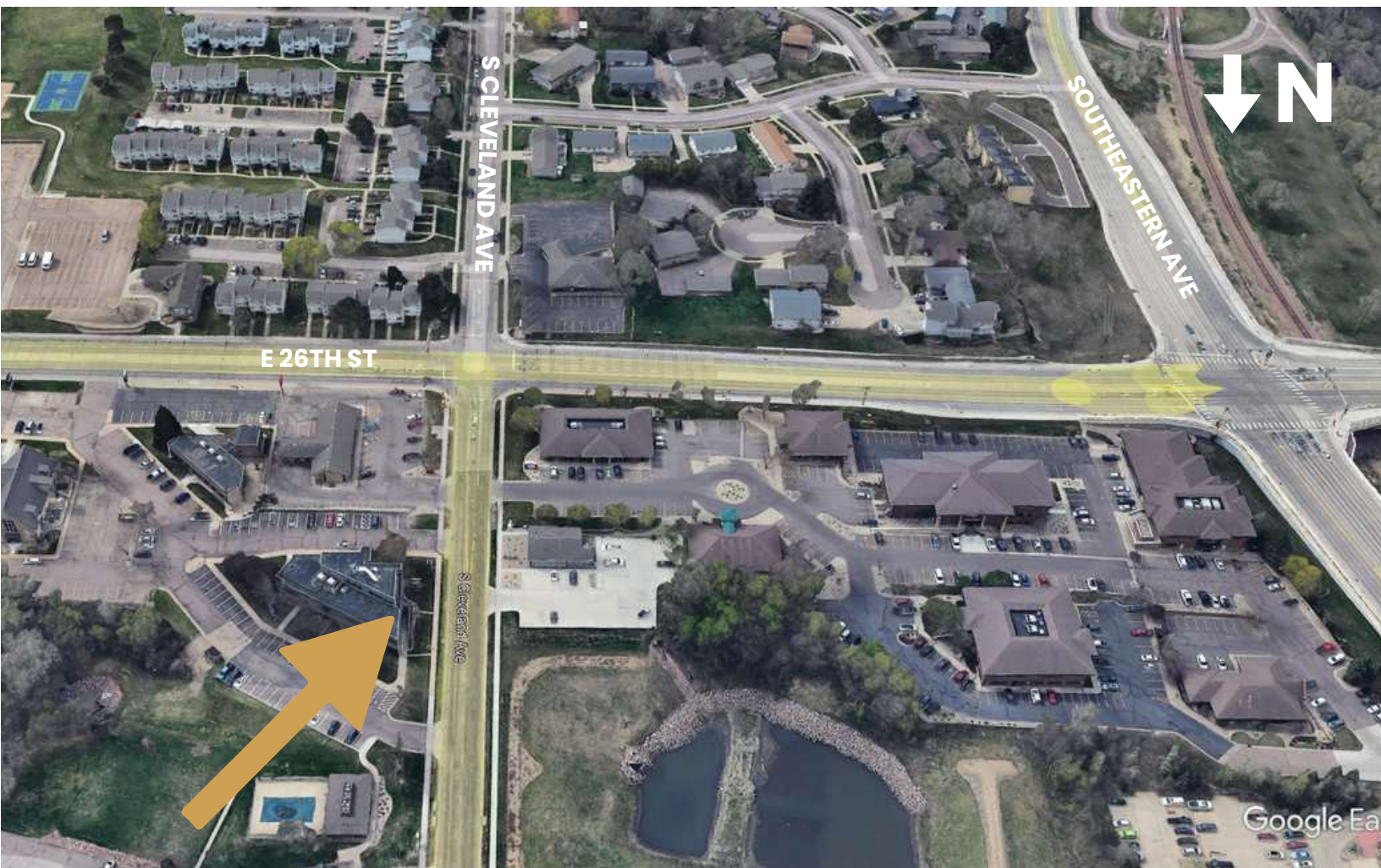
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