

FOR LEASE

NASSER LAW FIRM

NASSER LAW BUILDING

DOWNTOWN OFFICE WITH TWO LEVELS

Bender
COMMERCIAL

 **204 SOUTH MAIN AVE**
SIOUX FALLS, SD



4,368 SF TOTAL
2,580 MAIN LEVEL
1,788 LOWER LEVEL

\$ \$21.00/SF NNN - MAIN
\$8.00/SF NNN - LOWER

- Prime location downtown office building with two levels.
- Main level has a reception area, five (5) private offices, conference room, kitchen/breakroom, storage and restroom. Two exterior entrances on Main Avenue.
- Lower level has a finished work/office area and unfinished storage with access to alley.
- Located along one-way street near the Washington Pavilion. Main Street has 3,000 vehicles per day plus pedestrian traffic.
- Street parking available, along with nearby parking garages.

ROB KURTENBACH | rk@benderco.com | 605-940-0559



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

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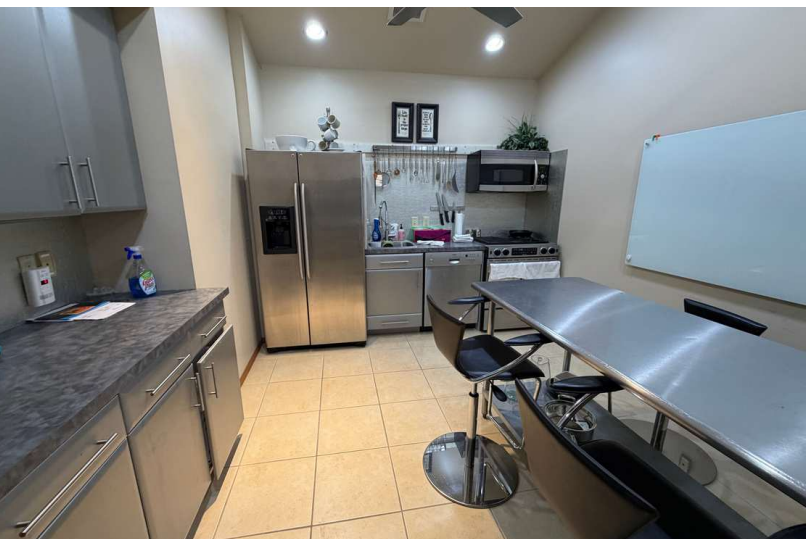
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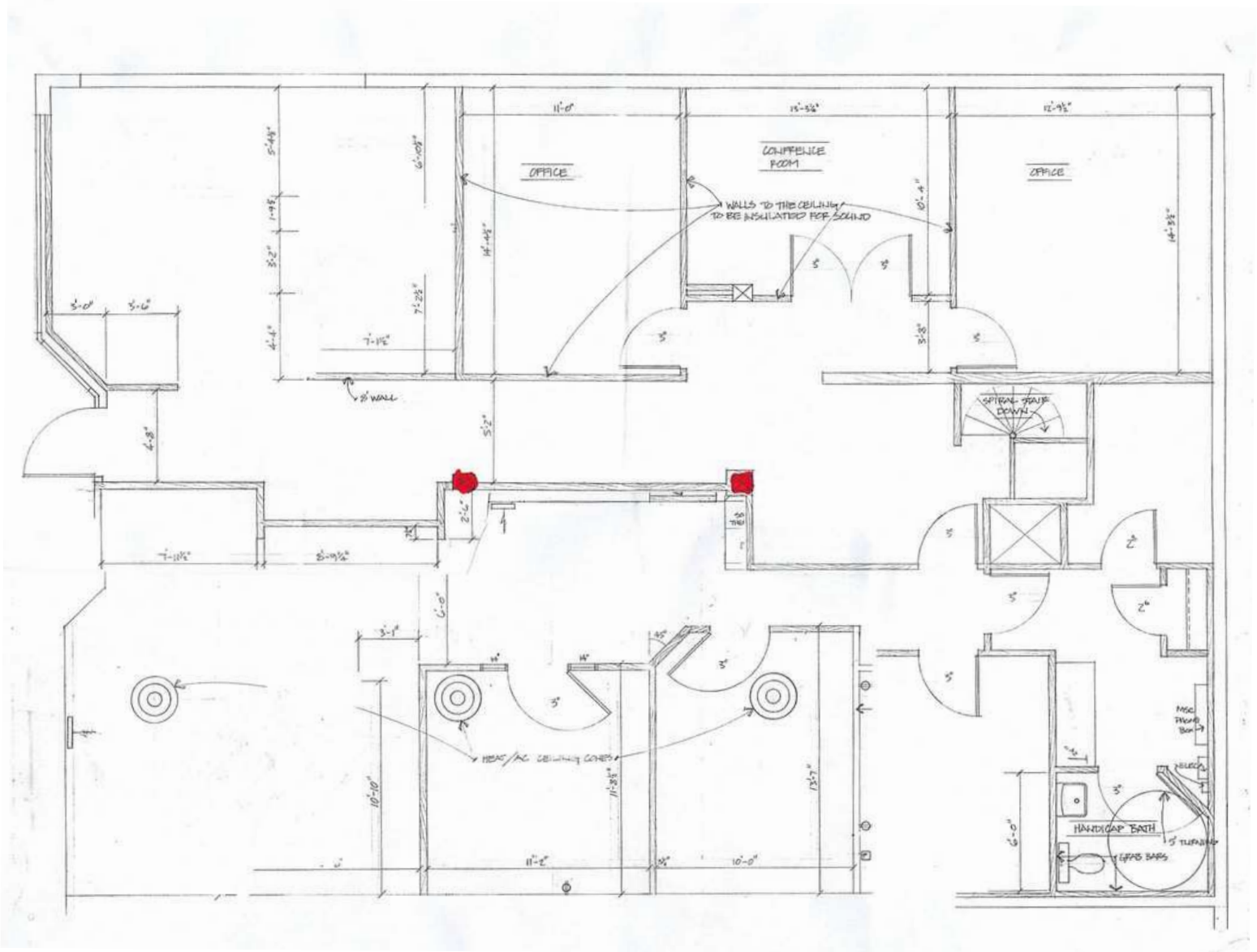
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FLOORPLAN - MAIN LEVEL



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canopy BY HILTON
Dahka KITCHEN & BAR
JACK ROSE
BIG SIOUX BURGER
IRONWOOD STEAKHOUSE
Cascata ITALIAN CUISINE
Brioux Falls

H
Holiday Inn

CorTrust Bank
Pomegranate FEED YOUR HAPPY
The Bancorp
BREADICO SOURDOUGH BREAD COMPANY
EideBailly
combine MarketBeat

us
bank

HERITAGE BANK

COUNTRY INN & SUITES BY RADISSON

First Bank & Trust

FRONTIER BANK

Hilton Garden Inn

Liberty National BANK

First National Bank

HOTEL ON PHILLIPS

FIVE GUYS BURGERS and FRIES



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FAT SHACK
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DACOTAH BANK

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