

**FOR LEASE**



# PRAIRIE OFFICE/RETAIL

FLEXIBLE SPACE NEAR DOWNTOWN

**Bender**  
COMMERCIAL



**227 S PRAIRIE AVE  
SIOUX FALLS, SD**



**1,435 SF**



**\$2,000/MONTH GROSS**

- Office/retail space near downtown Sioux Falls along high-traffic street.
- Includes two (2) offices and two (2) in-suite restrooms.
- Tenant pays for electric, gas, and trash.
- High visibility with a daily traffic count of 15,600 vehicles per day on West 11th Street.
- Building signage available.
- Street parking and shared on-site parking available.
- Neighboring businesses include U-Haul Moving and Storage, tre Ministries, Black Hills Federal Credit Union, Blue Nile Auto, Irving Center Apartments, Sioux Falls Family YMCA, Jane Rae Events, and The Bouquet Bar.

**AUSTIN LUECKE** | [austin@benderco.com](mailto:austin@benderco.com) | 605-900-2407



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