

**FOR LEASE**



# SOUTH MINNESOTA OFFICE

UPPER LEVEL OFFICE SPACE

**Bender**  
COMMERCIAL

 **6805 SOUTH MINNESOTA AVENUE**  
**SIoux FALLS, SD**



**4,533 SF**

**\$ \$15.00/SF NNN**  
**EST NNN: 5.07/SF**

- Second story office space for lease along South Minnesota Avenue between 69th Street and 85th Street.
- Features conference rooms, eleven (11) private offices, multiple open workstation areas, and reception area.
- Bathrooms and break room on upper level.
- Tenant space includes separate entrance and elevator.
- Building is sprinklered.
- Neighboring businesses include Jensen Insurance, the IMA building, Wermerson Orthodontics, Avera Dermatology, American Bank & Trust, Home Builders Association of the Sioux Empire, Kalon Aesthetics, and ABC Pediatric Dentistry.

**ROB KURTENBACH** | [rk@benderco.com](mailto:rk@benderco.com) | 605-940-0559



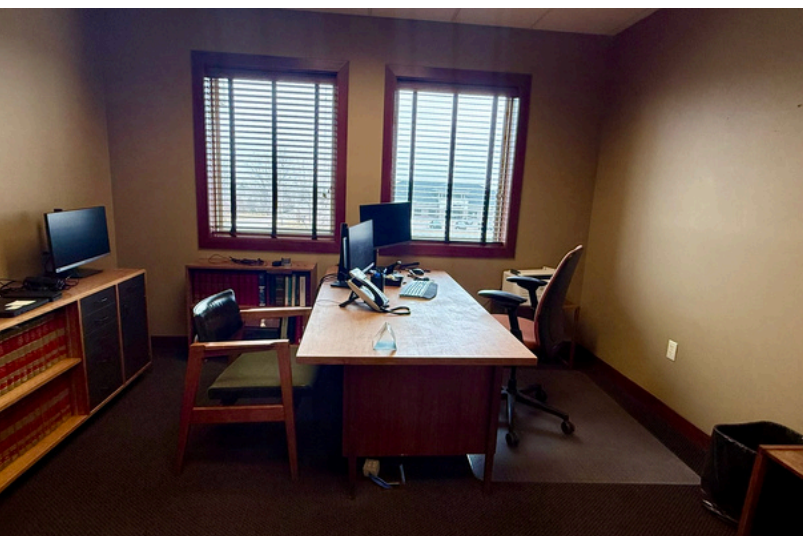
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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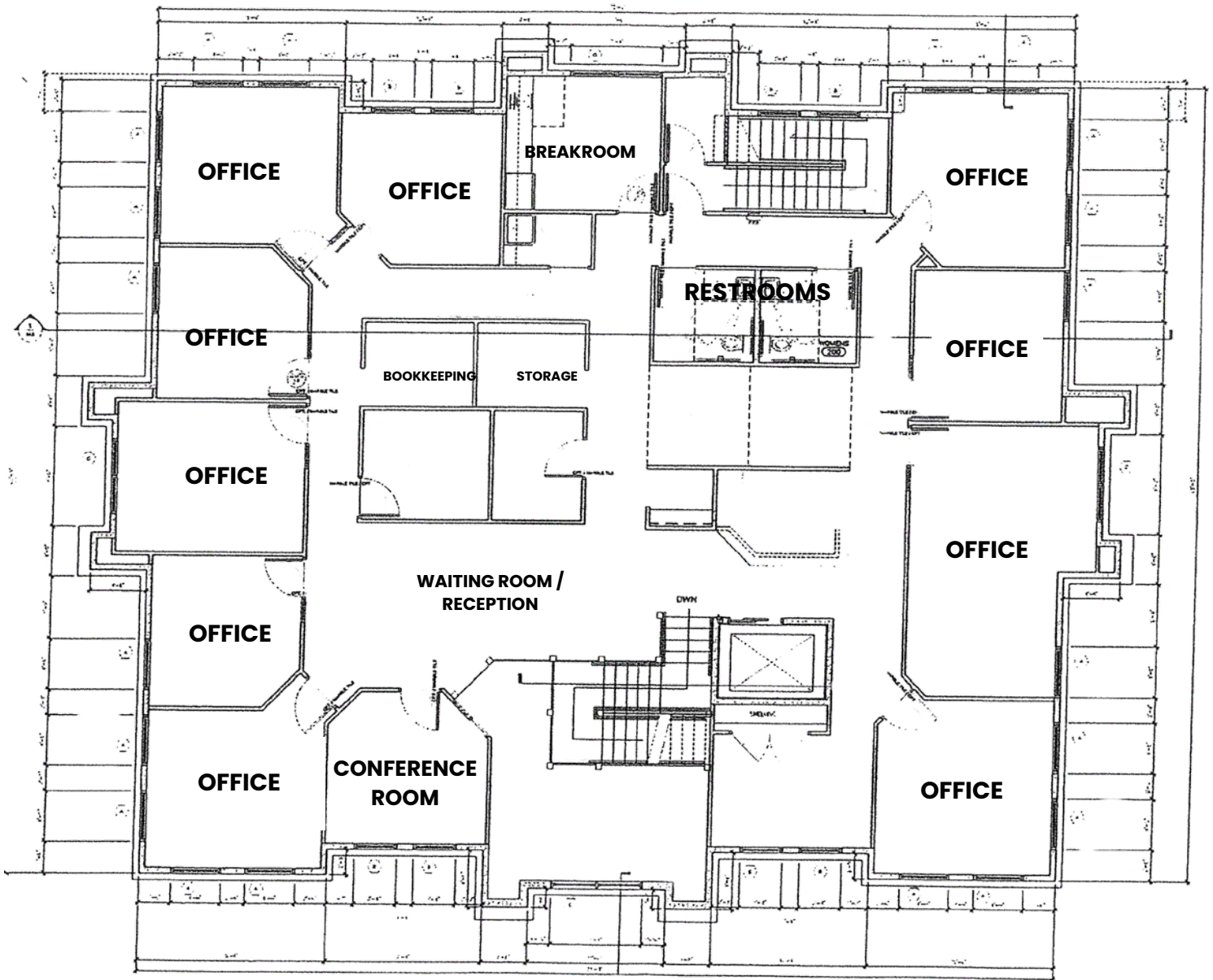
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