

**FREE RENT**



# WESTERN VALLEY OFFICE SUITE **Bender** COMMERCIAL

 **1500 W 51ST ST, STE 109**  
**SIOUX FALLS, SD**

 **1,526 USF**  
**1,841 RSF**

 **\$14.00/SF NNN**  
**EST NNN: \$5.95/SF**

- Professional office suites located in south Sioux Falls..
- Suite has a hallway entrance along with a separate exterior entrance.
- Includes a reception area, breakroom, and four (4) private offices, one of which could be a workroom.
- Conference room.
- Common area restrooms.
- Parking ratio of 1 space per 240 square feet.
- Monument and interior signage.
- Easy access to 41st Street, Minnesota Avenue, Western Avenue and I-229.
- *Free rent for qualified tenant.*

**BOBBIE TIBBETTS** | [bobbie@benderco.com](mailto:bobbie@benderco.com) | 605-670-9455



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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## OFFICE SPACE FOR LEASE

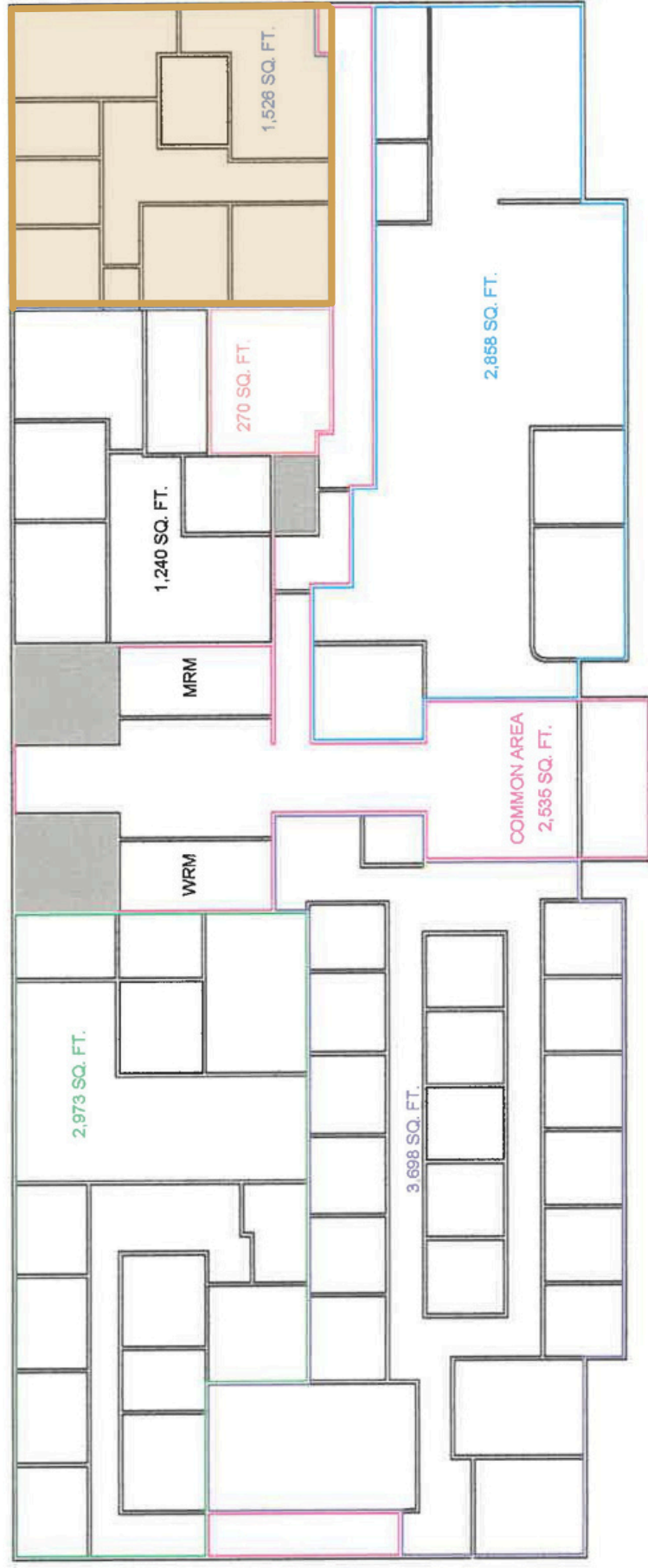


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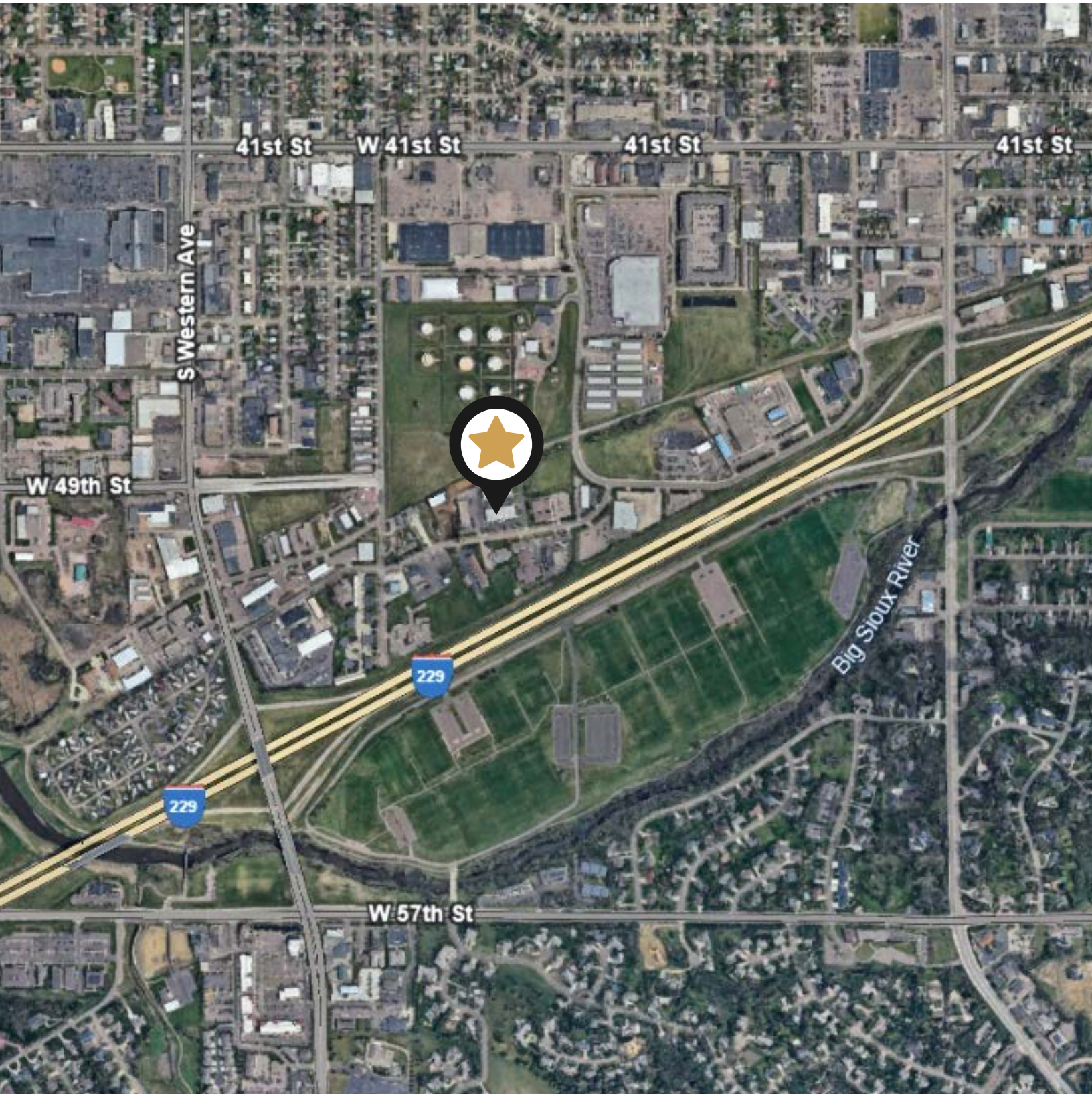
### SUITE 109



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