

FOR LEASE



TECHNOPOLIS OFFICE SPACE

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Bender
COMMERCIAL



**4912 SOUTH TECHNOPOLIS DRIVE
SIOUX FALLS, SD**



2,453 SF



\$16.00/SF NNN

- Conveniently located office space near 57th Street and Louise Avenue in southwest Sioux Falls.
- Suite consists of an open work area, two (2) private offices, conference room, and storage area.
- Common area restrooms and kitchen/break room.
- Monument signage available.
- Parking ratio of 1:238.
- Quick access to 57th Street, Louise Avenue, and I-229.
- Furniture and workstations negotiable - contact broker for details.
- Available October 2026.

ANDI ANDERSON, SIOR | andi@benderco.com | 605-782-1660

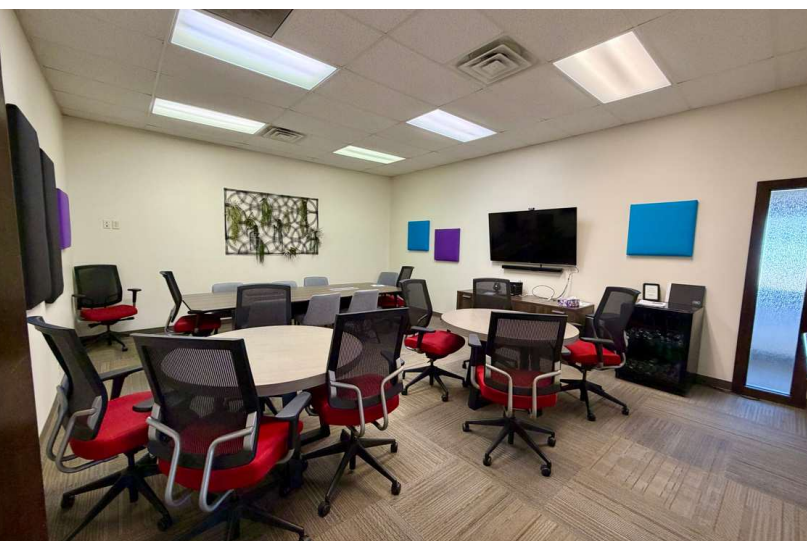
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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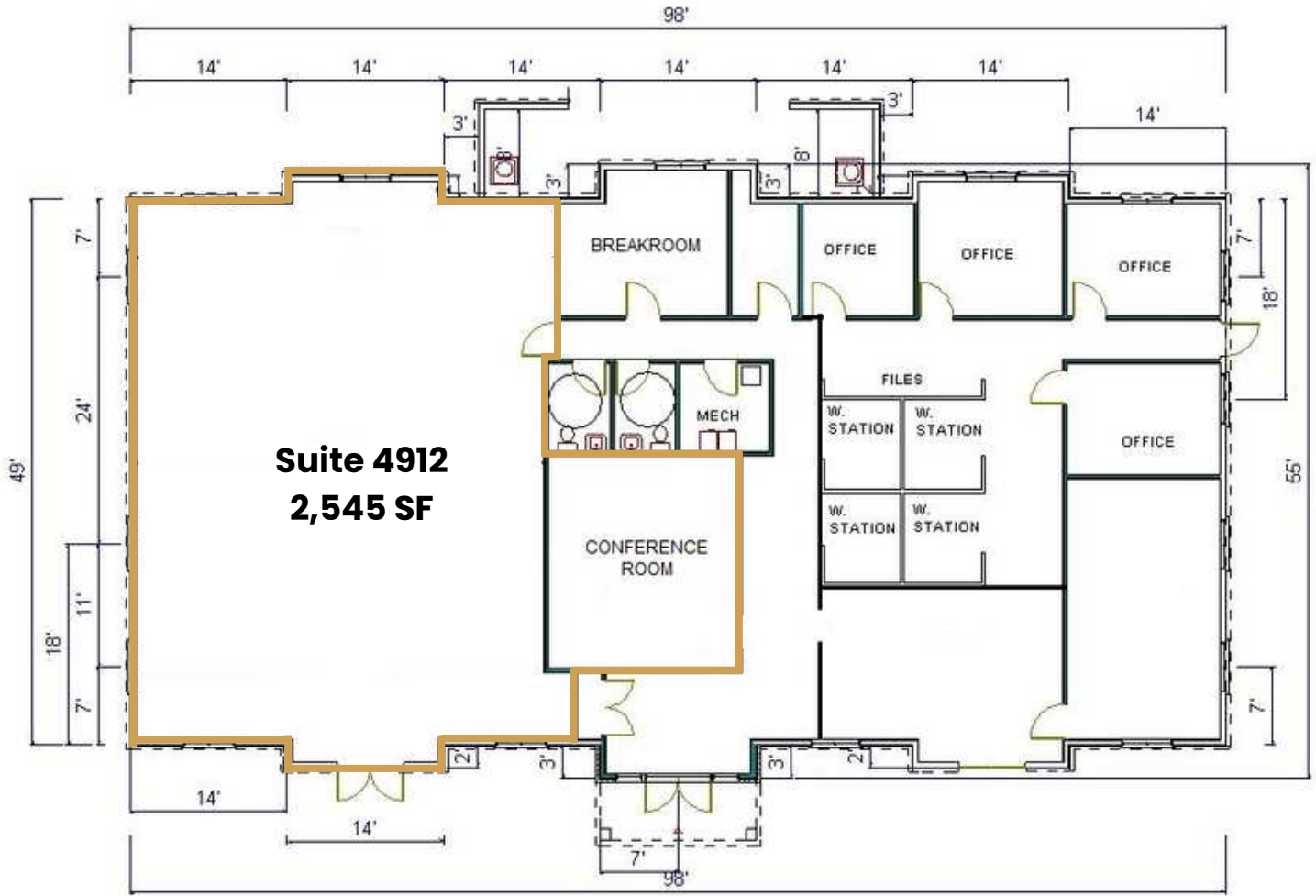
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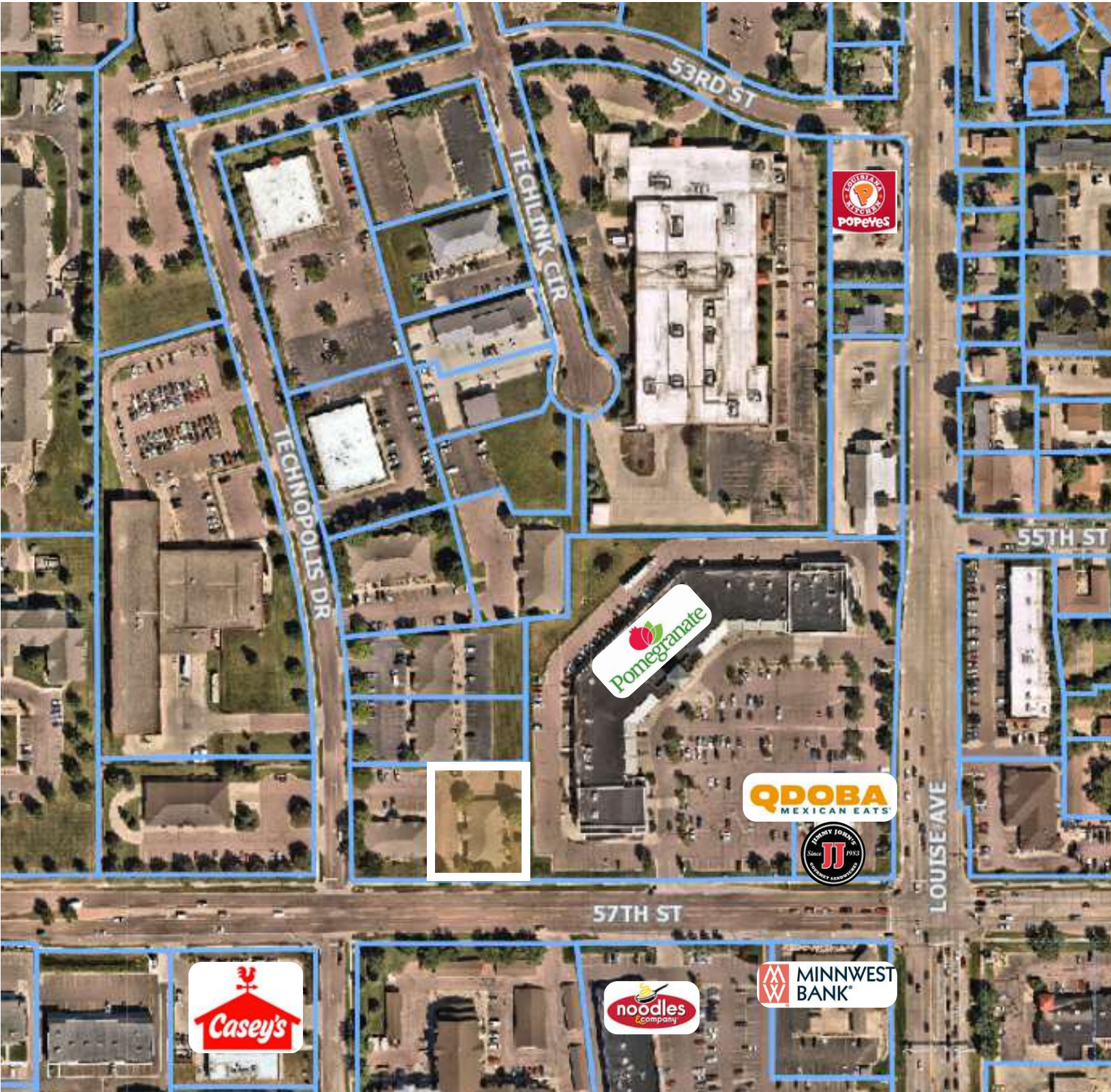
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