

**FREE RENT**



# WILLOW CREEK BUILDING

PROFESSIONAL OFFICE/MEDICAL SPACE

**Bender**  
COMMERCIAL



**1704 S. CLEVELAND AVENUE, SUITE 6**  
**SIOUX FALLS, SD**



**1,351 RSF**



**\$11.50/SF NNN**  
**EST NNN: \$4.97/SF**

- Professional office or medical space located in the Willow Creek Building near 26th Street in east Sioux Falls.
- Space consists of a reception area, three (3) operatories with hands-free sinks and storage area.
- Common area restrooms.
- Parking ratio of 1 space per 213 SF.
- Great eastside location with quick access to 26th Street and I-229.
- TIA negotiable for professional office users - contact broker for details.
- *Three months free rent for acceptable lease.*

**BOBBIE TIBBETTS**

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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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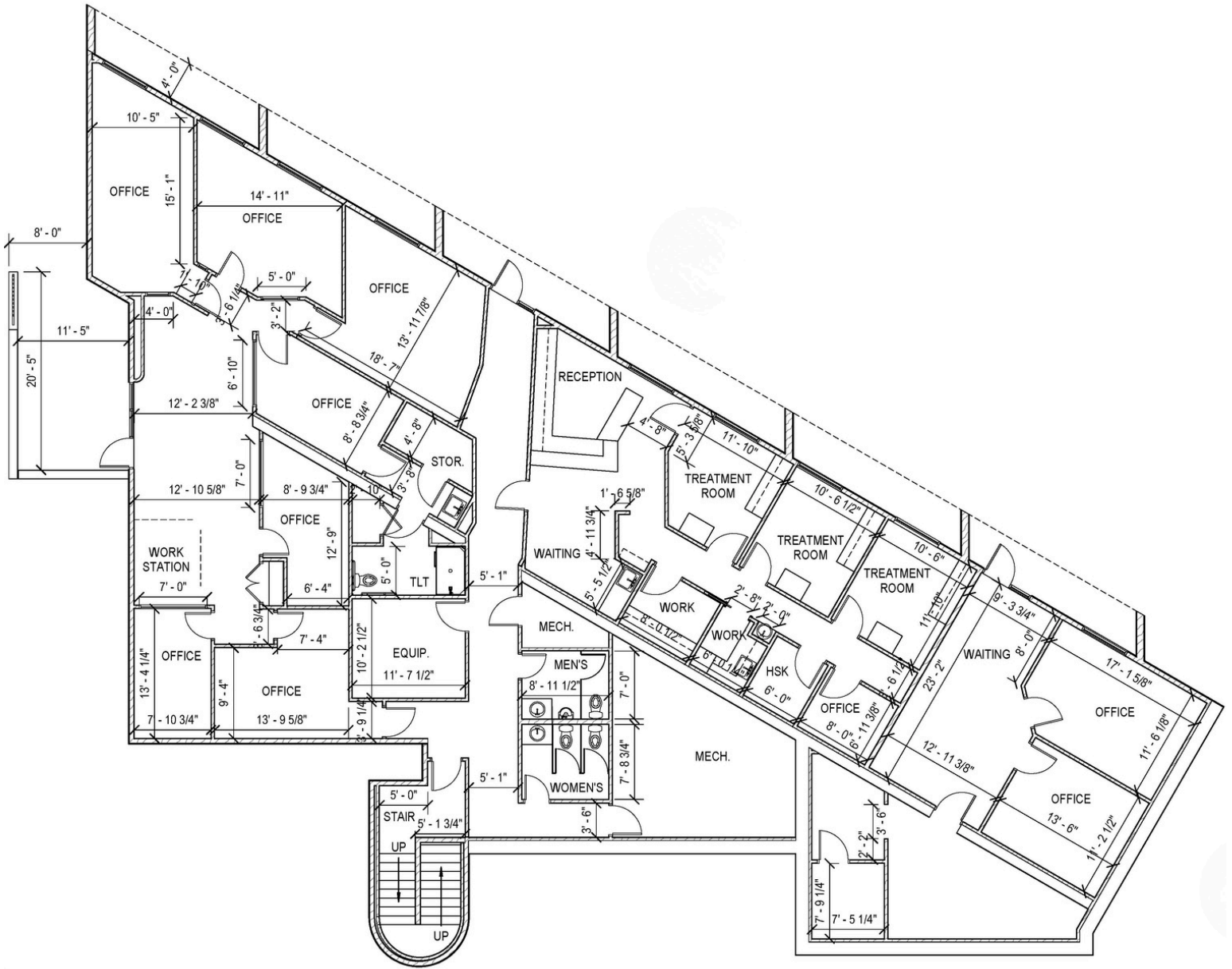
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### LOWER LEVEL FLOOR PLAN

# WILLOW CREEK BUILDING



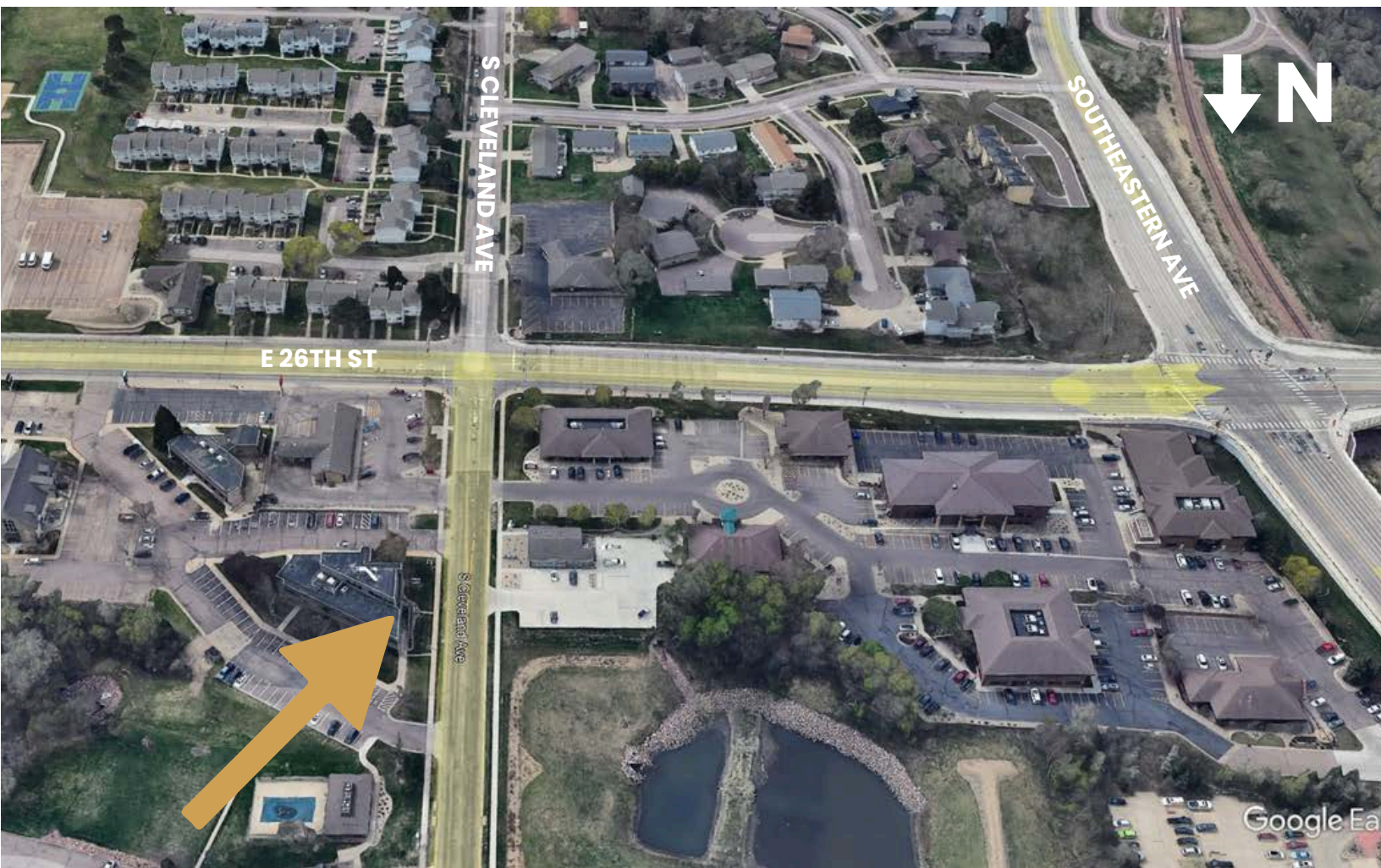
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