

FOR LEASE



WEST RUSSELL OFFICE

OFFICE SPACE IN NORTHERN SIOUX FALLS

Bender
COMMERCIAL



**2219 WEST RUSSELL STREET
SIOUX FALLS, SD**



900 SF



**\$1,250/MO NNN
EST NNN: \$3.50/SF**

- Office space on West Russell Street across from Elmwood Golf Course and near the Denny Sanford Premier Center.
- Includes three (3) offices, reception/open area, work room, and a private restroom.
- Built in 2002.
- Monument and building signage.
- Tenant pays gas and electric.
- Easy access to West Russell Street, Kiwanis Avenue, and I-29.
- Neighboring businesses include Holiday Inn & Suites, Crooked Pint Ale House, State Farm Insurance, Conoco, and Quiznos.
- Storage space behind building also available for lease. Contact broker for details.

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