

FOR LEASE



IMA BUILDING – SUITE 103

MEDICAL OFFICE/LAB SPACE

Bender
COMMERCIAL



**6709 S MINNESOTA AVENUE
SIOUX FALLS, SD**



3,085 SF



\$22.50/SF NNN

- Class A office/medical space located near 69th Street and Minnesota Avenue in south Sioux Falls.
- Space has reception area, six (6) private offices, three (3) treatment rooms, workstations, open work area, breakroom, and in-suite restroom.
- Currently built-out for medical use but could be converted to executive office space.
- Beautifully finished common areas with a shared conference room.
- Ample parking that meets medical use for entire building.
- Easy access to 69th Street, 85th Street, and future South Veterans Parkway (SD 100).
- Great visibility along Minnesota Avenue with a daily traffic count of 20,700 vehicles.

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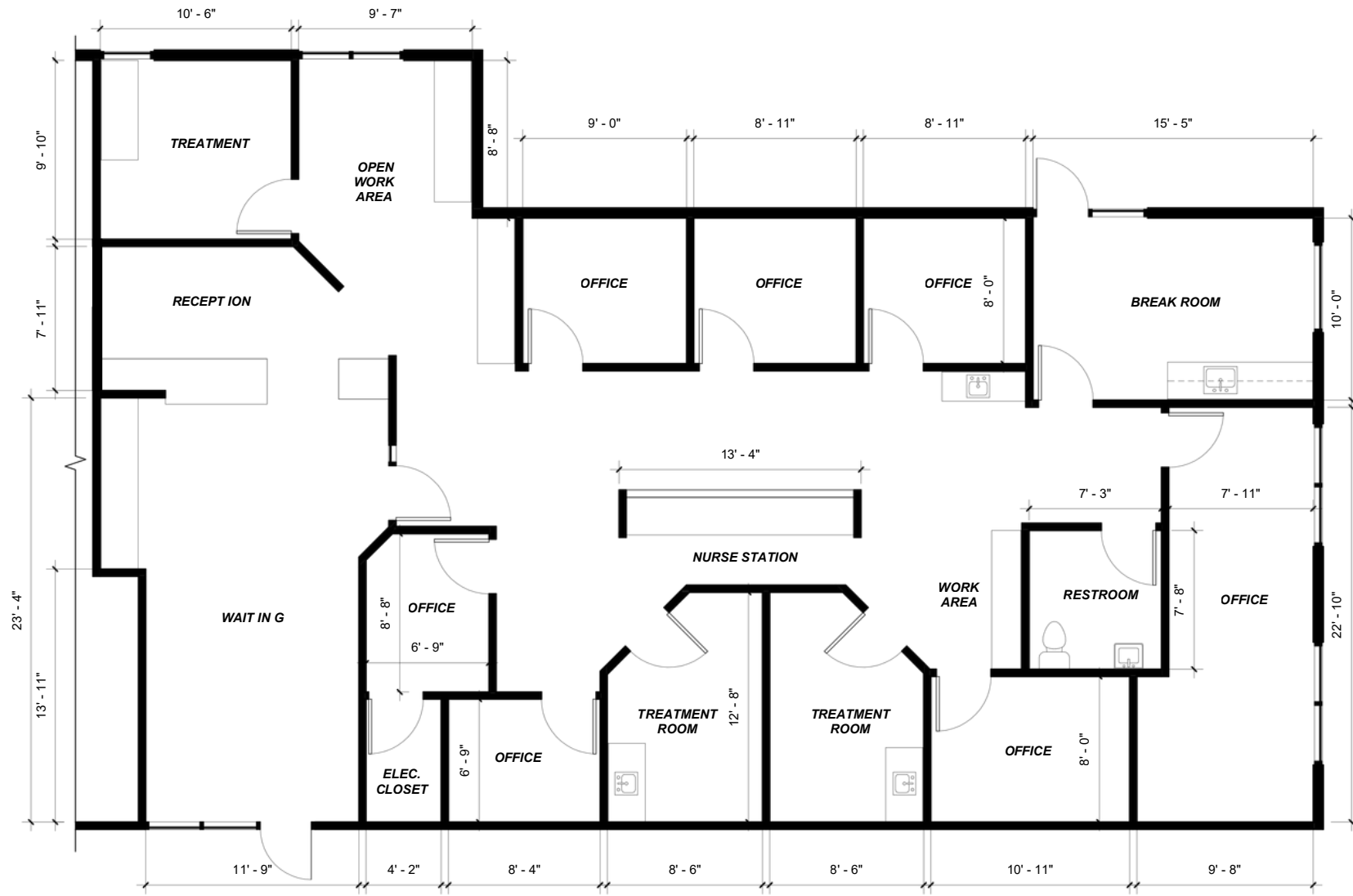


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