

FOR LEASE



TICKMAN FLEX SPACE

OFFICE/FLEX SPACE

Bender
COMMERCIAL



**3601 WEST TICKMAN STREET
SIOUX FALLS, SD**



**1,268 SF
(2 FLOORS)**



\$10.00/SF NNN

- Office/Flex space for lease in northwest Sioux Falls near Interstate 29 and Benson Road.
- Two floors of space include wide open work areas, one (1) private office, staircase, and common area restrooms.
- Landlord to provide new flooring and paint throughout space with acceptable offer.
- Paved parking lot.
- Easy access to I-29 from the Maple Road and Benson Road exits.
- Nearby businesses include Heartland Glass, Fox Print, 605 Blinds, Butler Machinery, Sonifi, PREMIER Bankcard, and Sioux Empire United Way.

ROB KURTENBACH | rk@benderco.com | 605-940-0559



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

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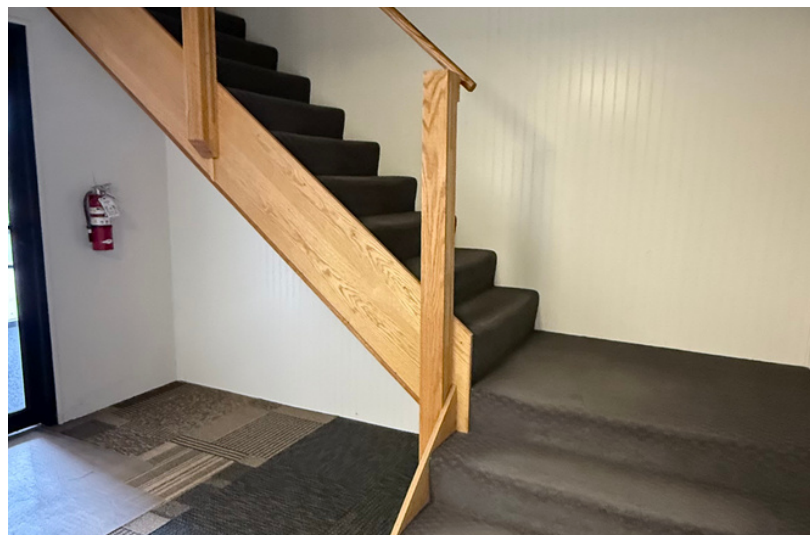
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