

IRON BRIDGE OFFICES

NEW CONSTRUCTION OFFICE BUILDING

Bender COMMERCIAL

3910 E IRON BRIDGE PL
SIOUX FALLS, SD

4,347 SF
PER BLDG

$1,434,510
($330/SF)

- Standalone office building.
- Perfect owner-occupant opportunity in south Sioux Falls.
- Optional 2-stall finished garage space.
- Monument signage included.
- HOA covering lawn, snow, and garbage.
- Located along 69th Street just north of the intersection of Southeastern and future Veterans Parkway.
- Neighboring businesses and schools include GreatLIFE Fitness Center, Southeastern Dental Center, Wings Gymnastics Academy, Harrisburg Horizon Elementary, and Harrisburg East Middle School.

REGGIE KUIPERS, SIOR | reggie@benderco.com | 605-496-2966

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EXAMPLE FINISHES













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

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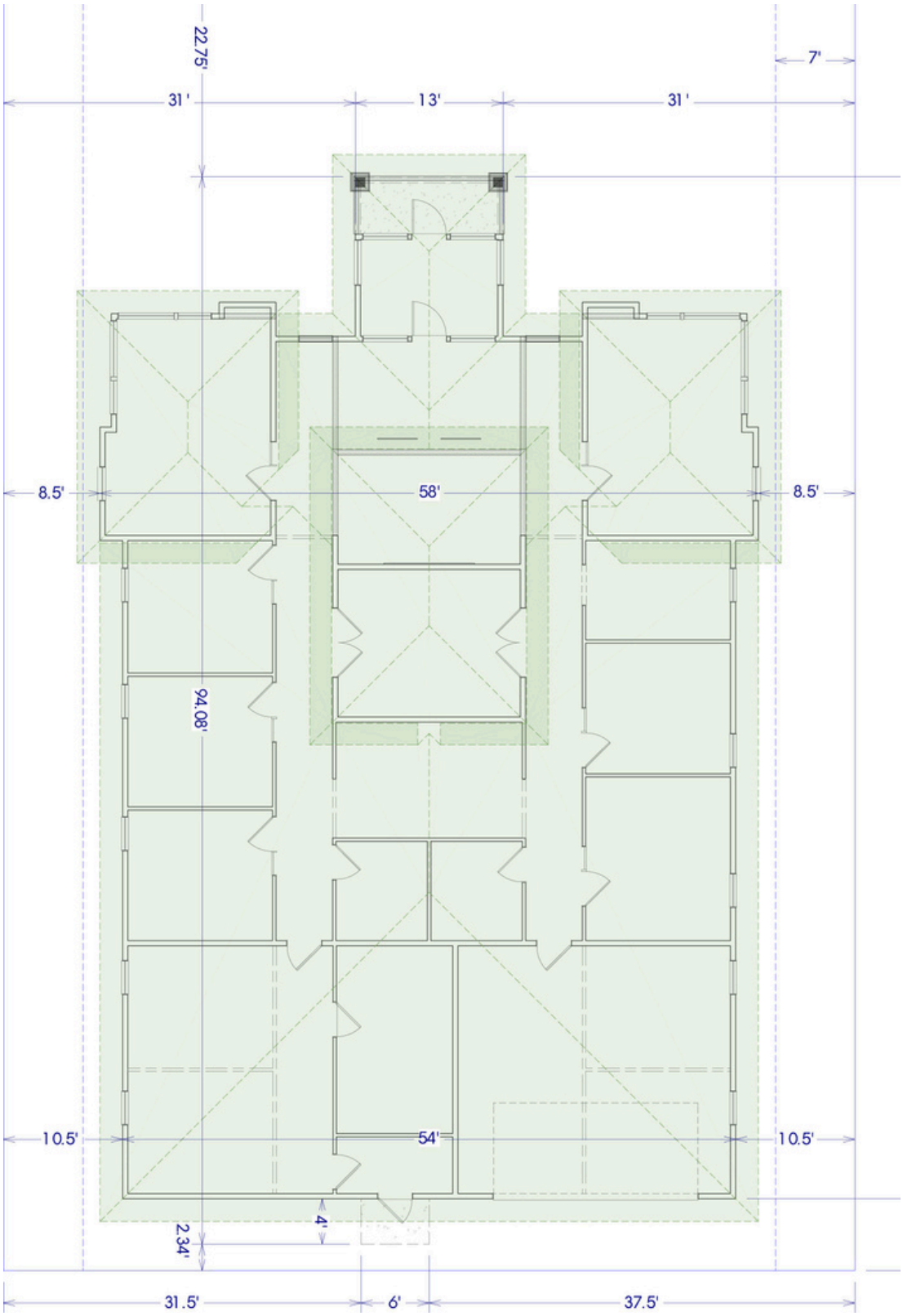


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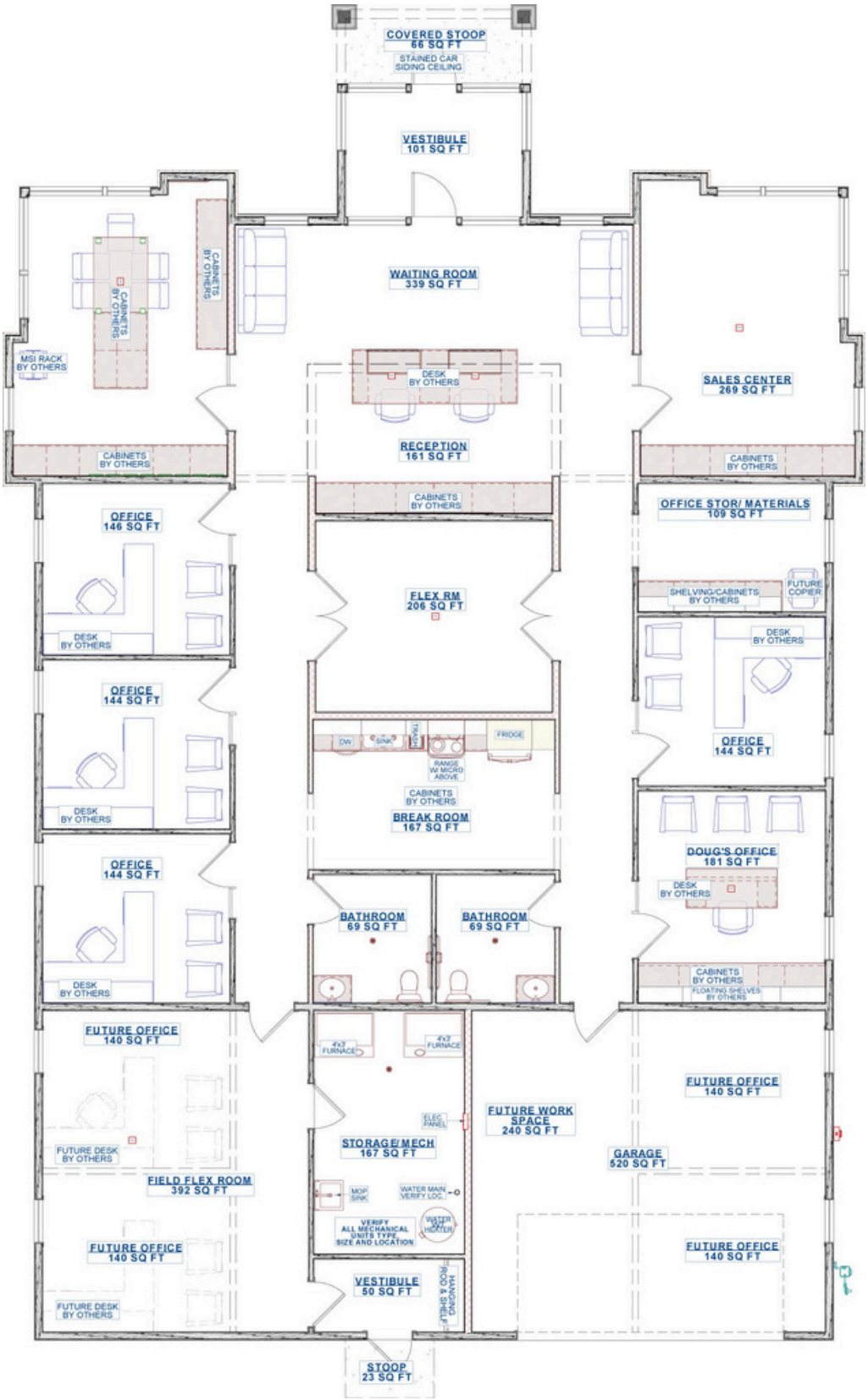
FLOOR PLAN



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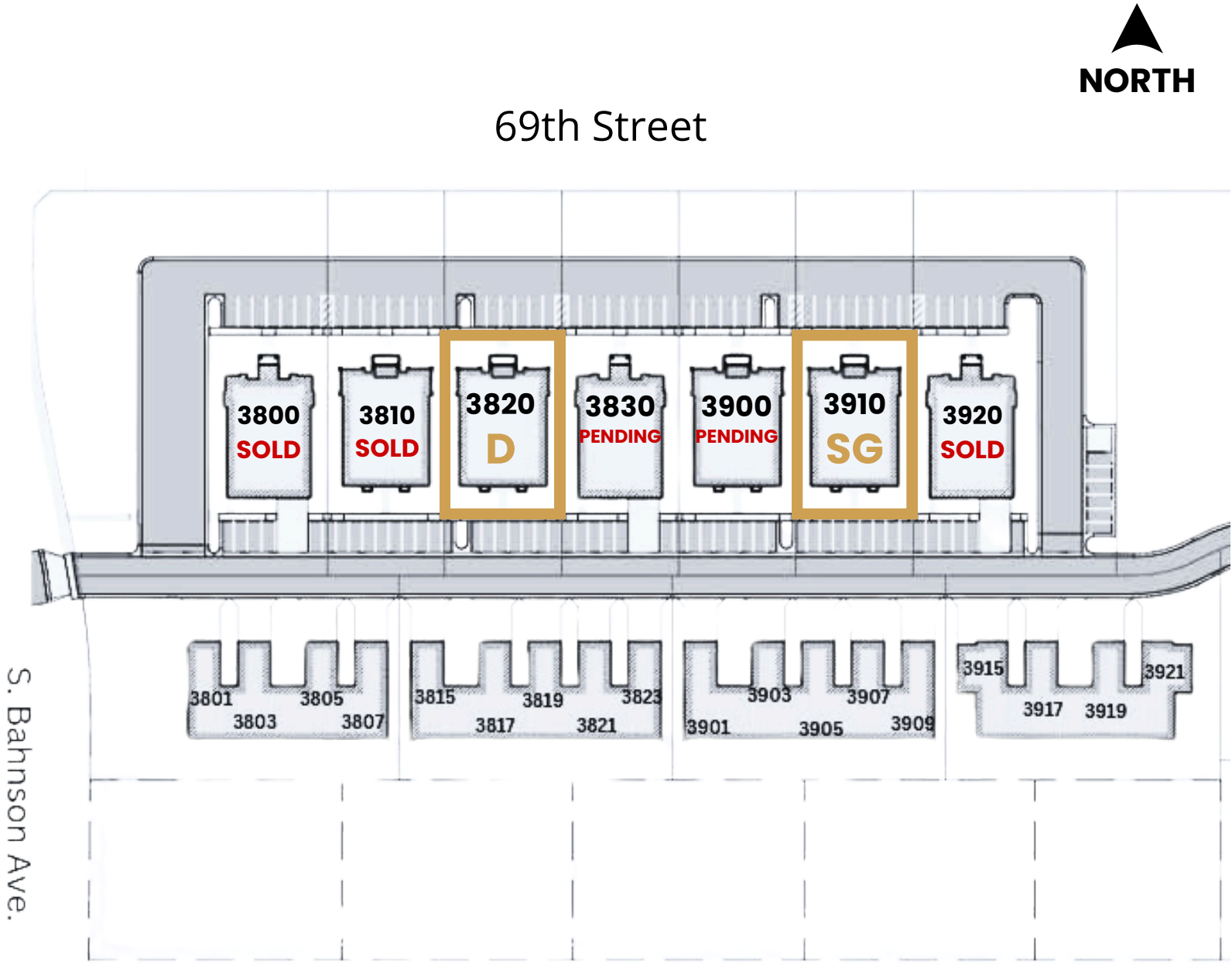
FINISHED PLAN



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SITE PLAN



- Available
- **S** Standalone
- **SG** Standalone with Garage
- **D** Duplex

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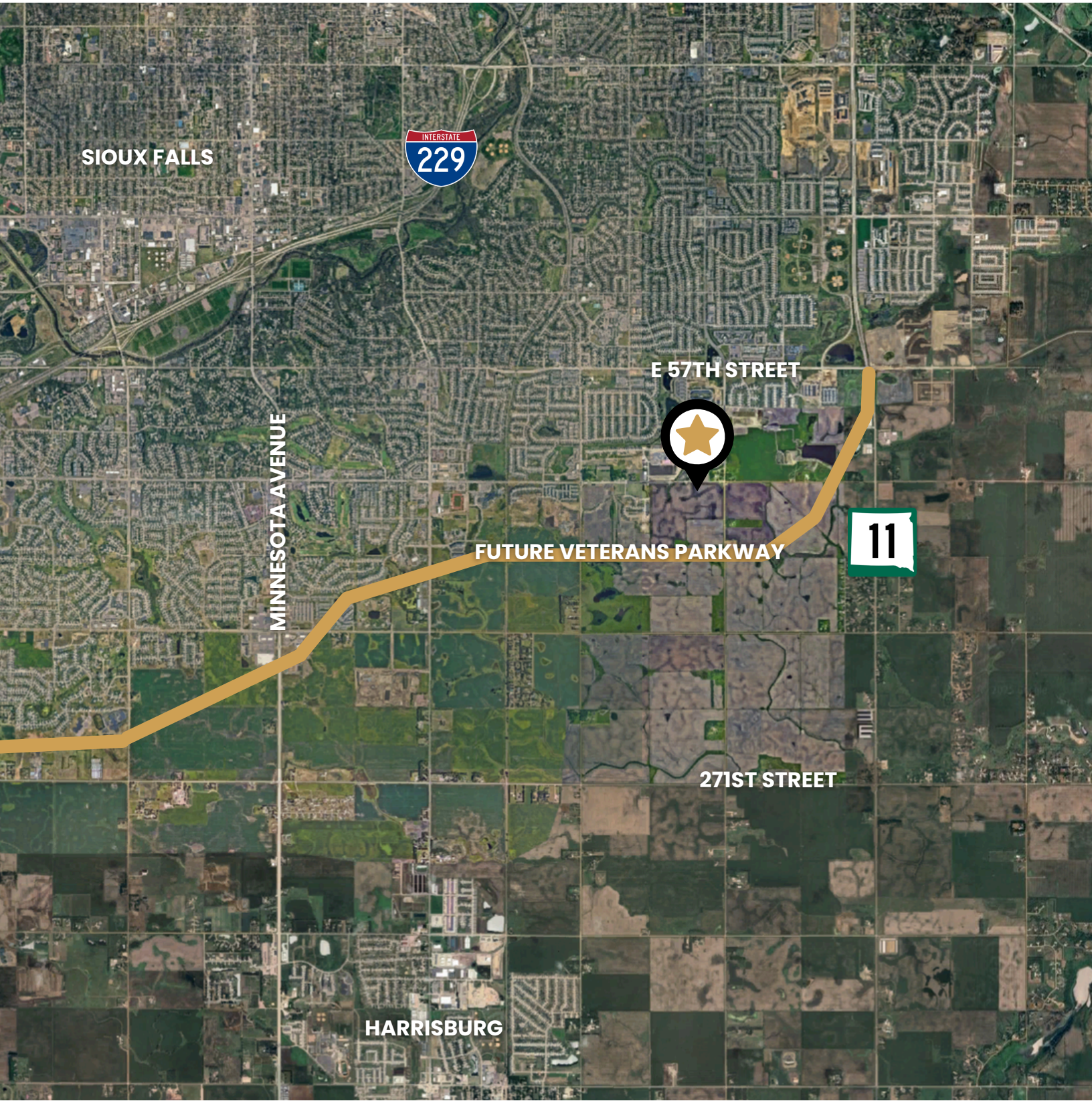


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