

NASSER LAW BUILDING

DOWNTOWN OFFICE WITH TWO LEVELS

Bender COMMERCIAL

204 SOUTH MAIN AVE
SIOUX FALLS, SD

4,368 SF

SALE: $1,200,000
LEASE: $14.00/SF NNN

- Prime location downtown office building with two levels.
- Main level (2,580 SF) has a reception area, five (5) private offices, conference room, kitchen/breakroom, storage and restroom. Two exterior entrances on Main Avenue.
- Lower level (1,788 SF) has a finished work/office area and unfinished storage with access to alley.
- Located along one-way street near the Washington Pavilion. Main Street has 3,000 vehicles per day plus pedestrian traffic.
- Street parking available, along with nearby parking garages.

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NASSER LAW BUILDING

OFFICE BUILDING FOR SALE OR LEASE













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

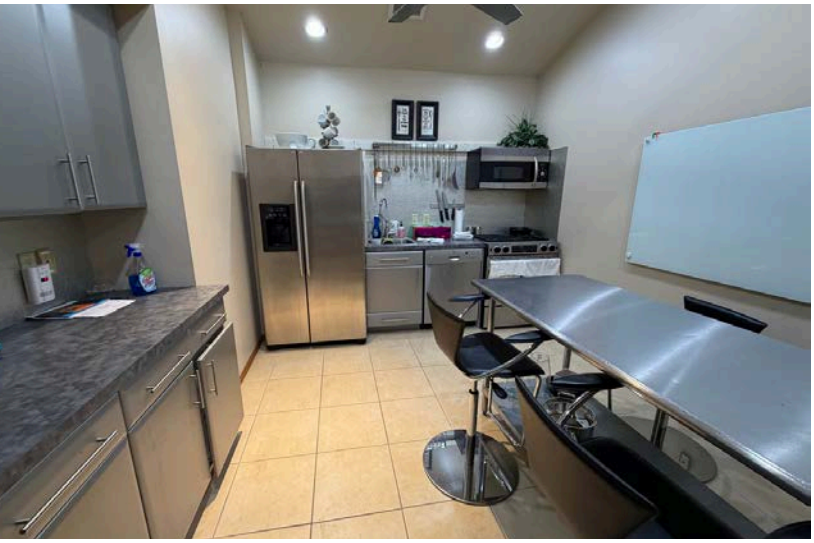
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CONCEPTUAL INTERIOR PHOTOS







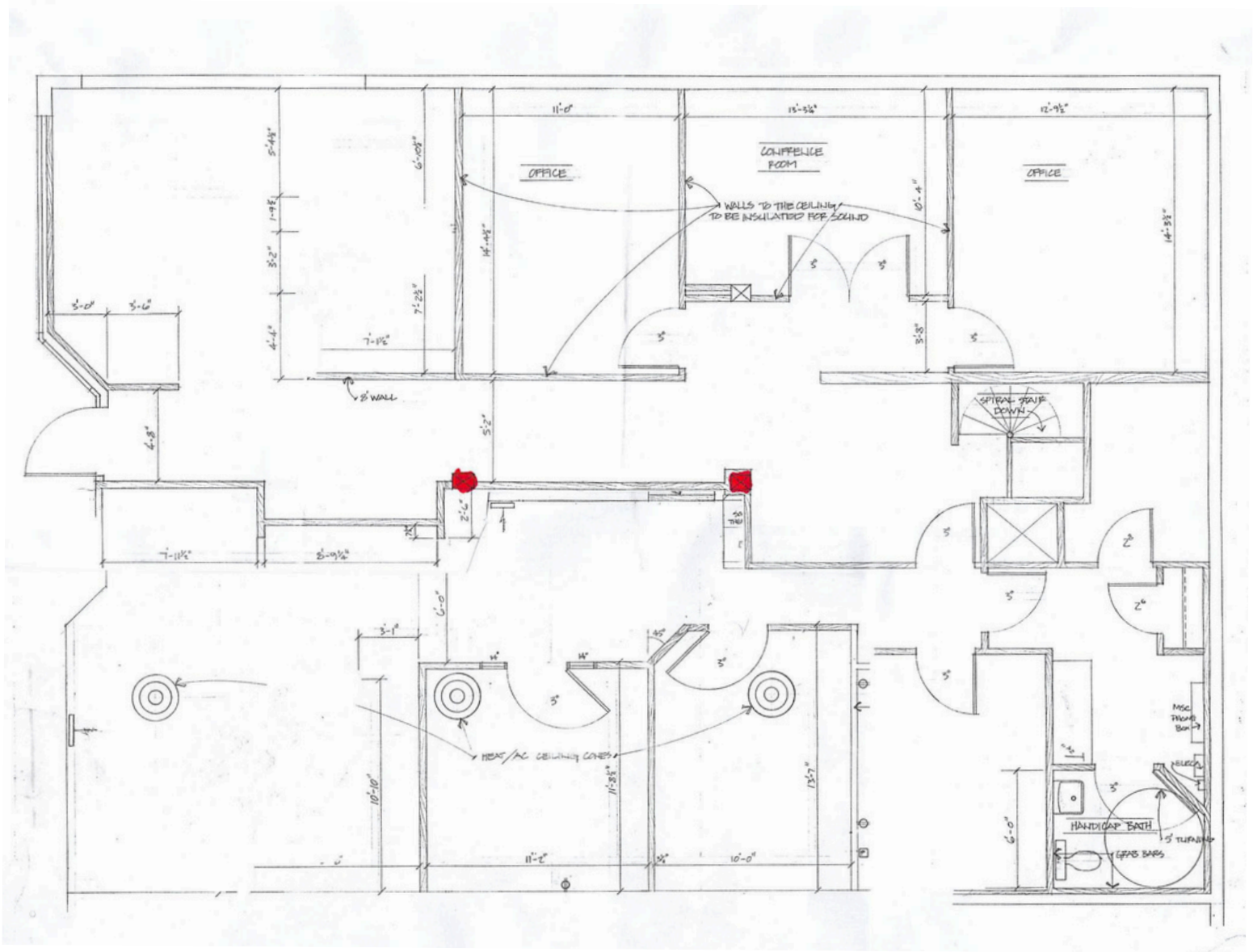




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FLOORPLAN - MAIN LEVEL



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