

IRON BRIDGE OFFICE

NEW CONSTRUCTION OFFICE BUILDING

Bender COMMERCIAL

3820 E IRON BRIDGE PL
SIOUX FALLS, SD

2,100-4,200 SF

$24.00/SF NNN

- New construction turn-key office space located along 69th Street, just north of the Southeastern and Veterans Parkway intersection in southeast Sioux Falls.
- Two (2) 2,100 SF suites available with the potential to combine suites for a 4,200 SF single tenant user.
- Each suite is efficiently laid out with reception/waiting area, six (6) private windowed offices, work room, break room, two (2) private restrooms, and a flex/conference room.
- Monument signage on 69th Street.
- Neighboring businesses and schools include GreatLIFE Fitness Center, Southeastern Dental Center, Wings Gymnastics Academy, Harrisburg Horizon Elementary, and Harrisburg East Middle School.

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EXAMPLE FINISHES













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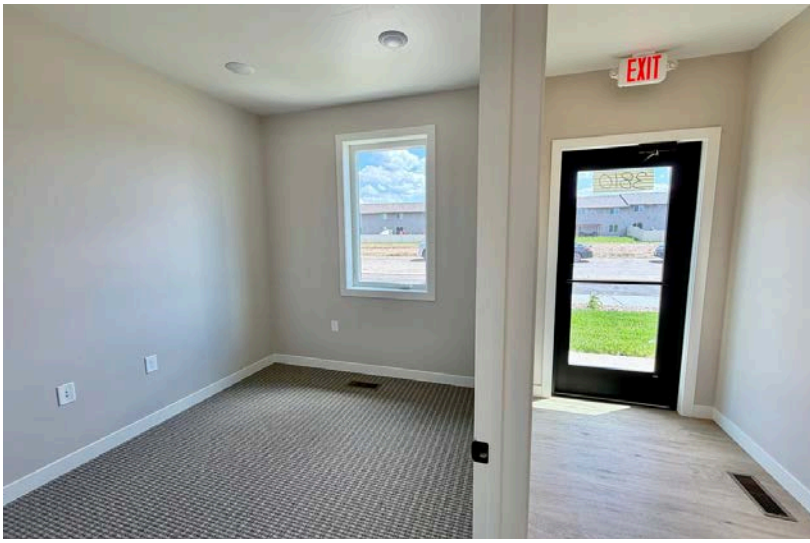
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EXAMPLE FINISHES









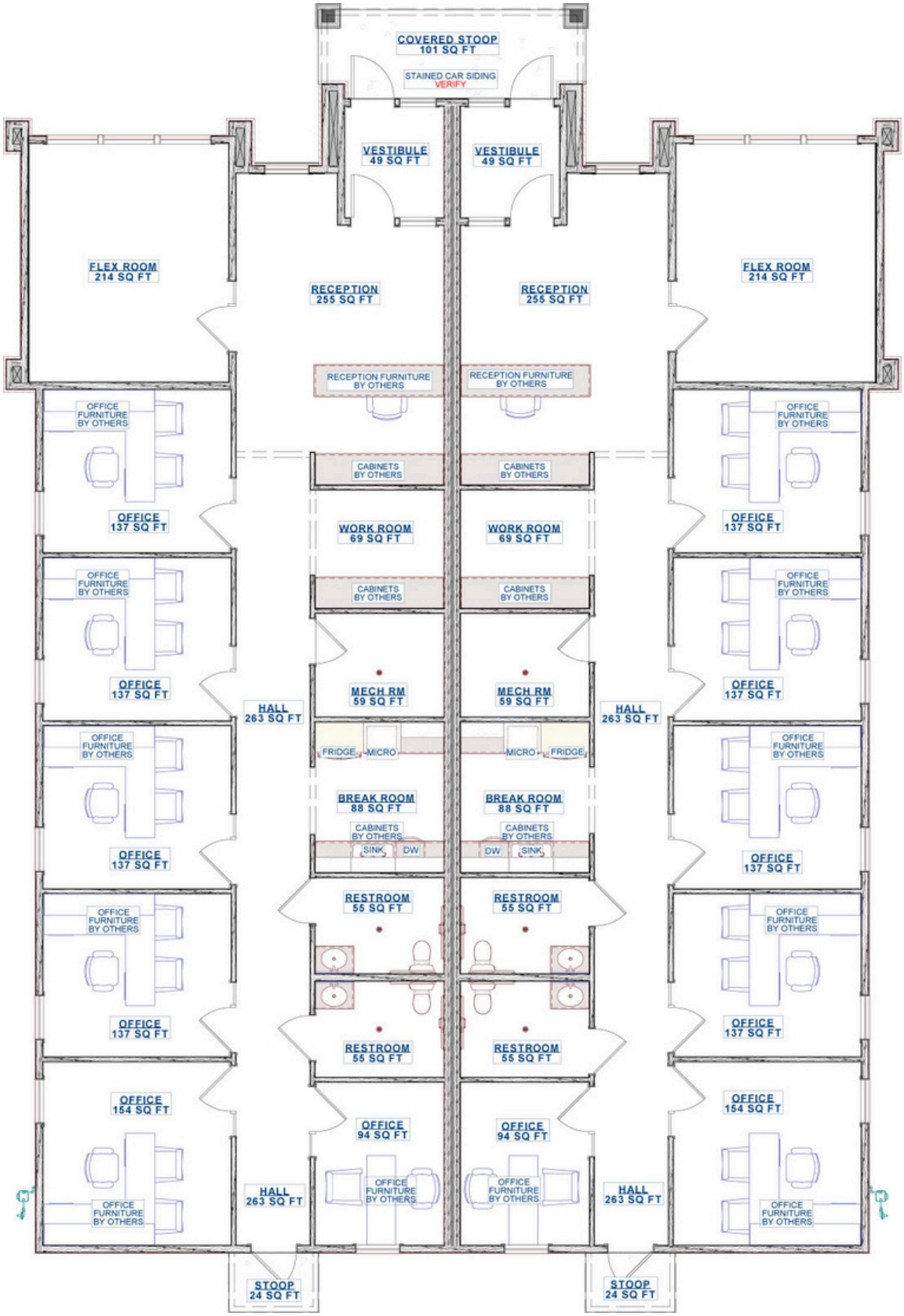




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FINISHED PLAN



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NEW CONSTRUCTION OFFICE BUILDING FOR LEASE

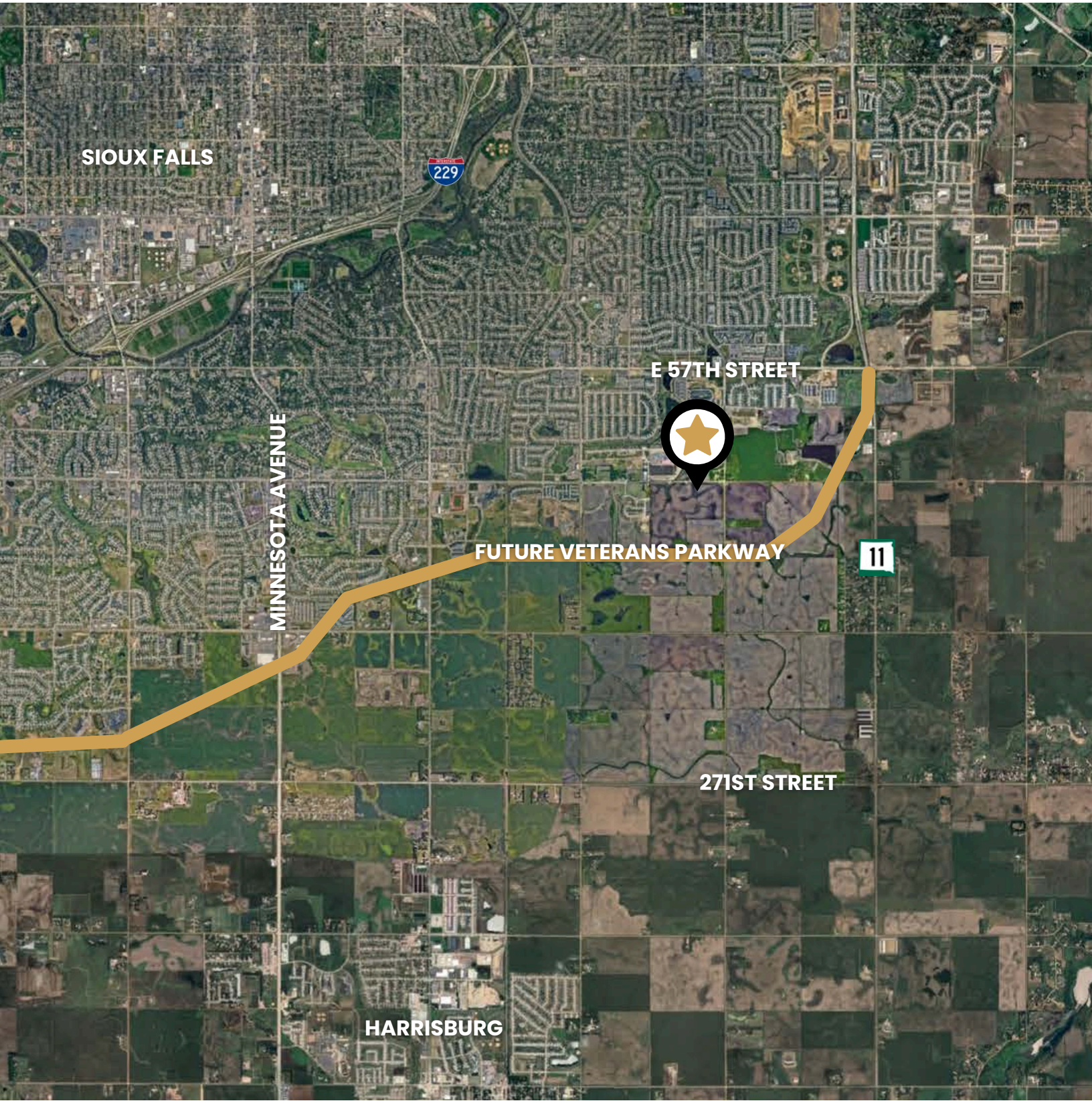


Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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