

**THE SUMMIT BUILDING
5128 SOUTH CLIFF AVENUE – LOWER LEVEL
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

**FOR LEASE
OFFICE SPACE – SOUTHEAST SIOUX FALLS**

We open doors.



PROPERTY FEATURES:

- **3,500 sq. ft.**
- **For Lease: \$13.00/sq. ft. NNN**
Estimated NNNs: \$5.00/sq. ft.
- Newly constructed office building located near 57th Street and Cliff Avenue in southeast Sioux Falls.
- Lower walk-out level space that can be subdivided.
- 1:189 parking ratio. Monument signage available.
- Tenant improvement allowance available
\$40.00/sq. ft. Main Level and \$20.00/sq. ft. Lower Level
- Architectural Design of tenant's suite included.
- Neighboring businesses include Hy-Vee, Walgreens, Falls Dental, Wells Fargo, Get N'Go, Great Clips, Stubbies.

For More Information, Please Contact:

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(605) 940-0559



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