

14TH STREET OFFICE SPACE
311 EAST 14TH STREET
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR LEASE

OFFICE SPACE – NEAR DOWNTOWN SIOUX FALLS

We open doors.



PROPERTY FEATURES:

- **2,716 sq. ft.**
- **For Lease: \$13.00/sq. ft. NNN**
Estimated NNNs: \$2.75/sq. ft.
- Available office space near downtown Sioux Falls.
- Main level has reception area, two private office, conference room and restrooms.
- Lower level walkout with four (4) private offices, conference room and breakroom. Separate entrance.
- Parking ratio of 1:175.
- Monument signage available.
- Beautifully landscaped.
- Highly visible location with a daily traffic count of 14,300 vehicles.

For More Information, Please Contact:

ROB KURTENBACH
rk@benderco.com
(605) 782-1674

ANDI ANDERSON, SIOR
andi@benderco.com
(605) 782-1660



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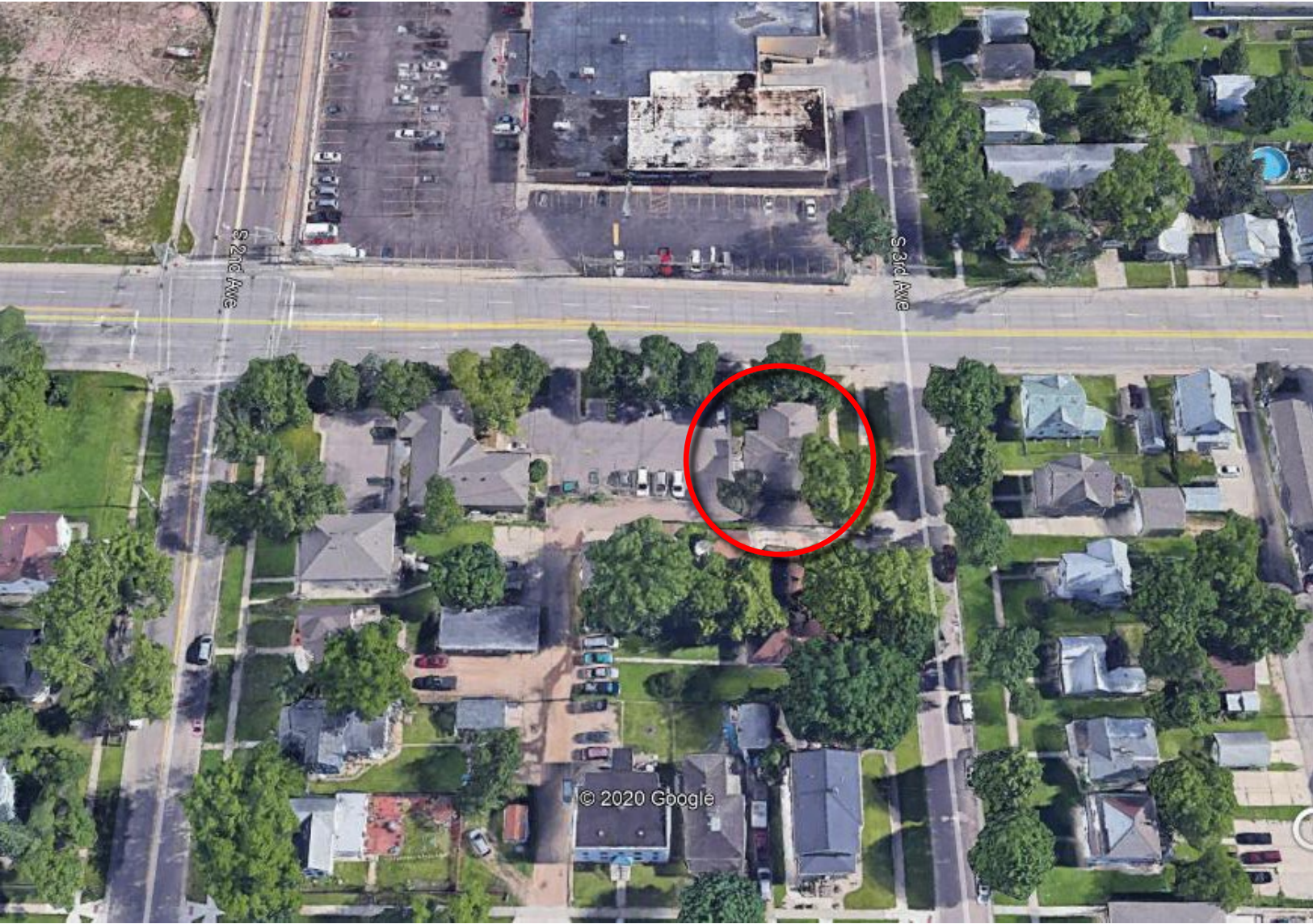


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