

**DANCE GALLERY SPACE
218 SOUTH MAIN AVENUE
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

**FOR LEASE
OFFICE / STUDIO SPACE – UPPER LEVEL**

We open doors.



PROPERTY FEATURES:

- **19,000 sq. ft. (Sub-dividable)**
- **For Lease: \$8.00/sq. ft. NNN**
Estimated NNNs: \$1.40/sq. ft.
- Upper level office/studio space available in prominent downtown building.
- Space consists of several studios, private offices, open work area and restroom.
- Large street-facing windows along Main Avenue.
- Building signage available.
- Located in the heart of downtown Sioux Falls, half a block from the Washington Pavilion and near shopping and restaurants.
- Several parking ramps located just blocks away.
- Great pedestrian traffic.
- Space can be subdivided – contact broker for details.
- Tenant improvements negotiable.
- *Space available September 2021.*

For More Information, Please Contact:

REGGIE KUIPERS, SIOR
reggie@benderco.com
(605) 782-1663

MICHAEL BENDER, CCIM, SIOR
michael@benderco.com
(605) 782-1662



DANCE GALLERY SPACE
218 SOUTH MAIN AVENUE
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.



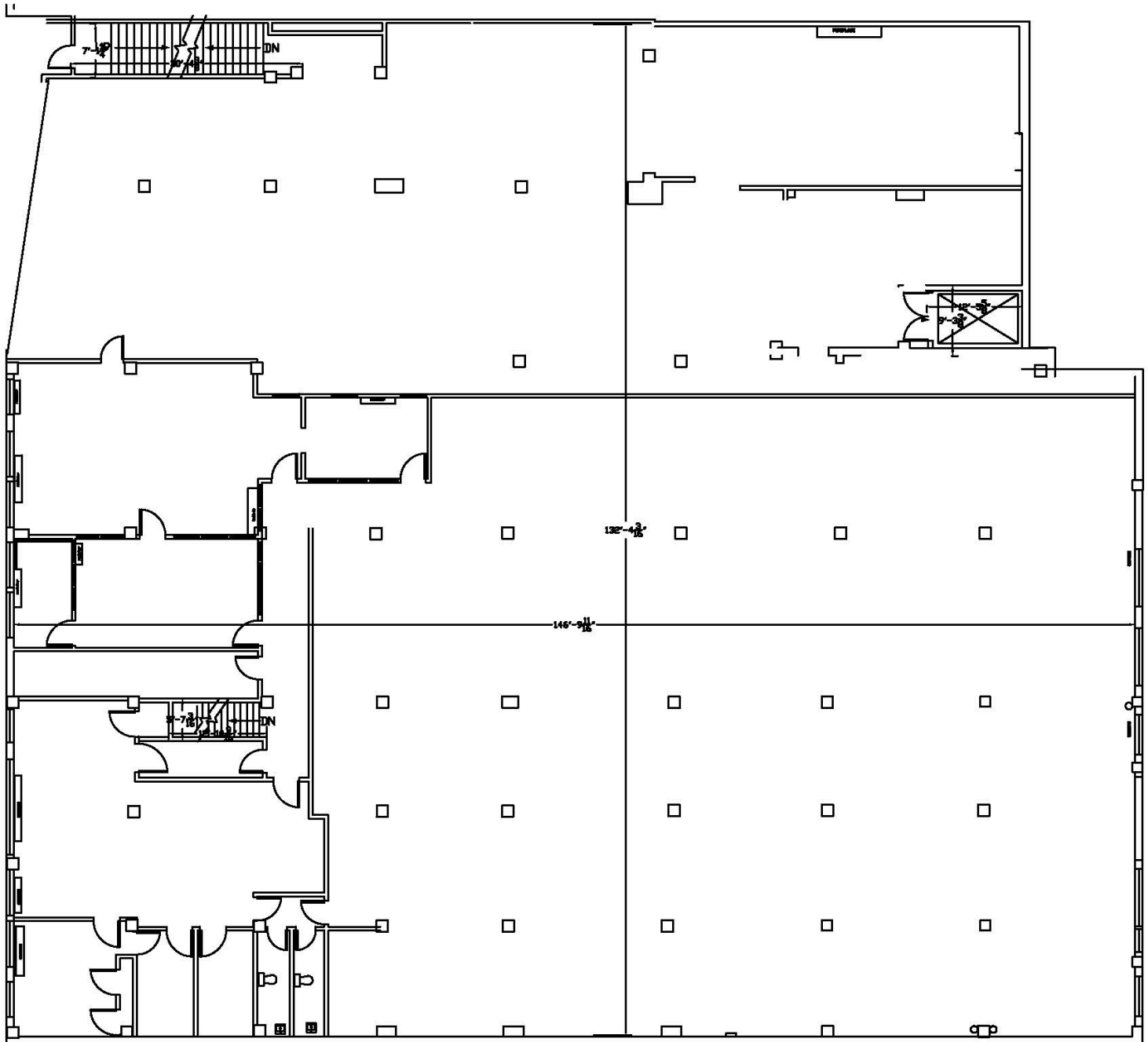
DANCE GALLERY SPACE
218 SOUTH MAIN AVENUE
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

UPPER LEVEL FOOTPRINT

We open doors.



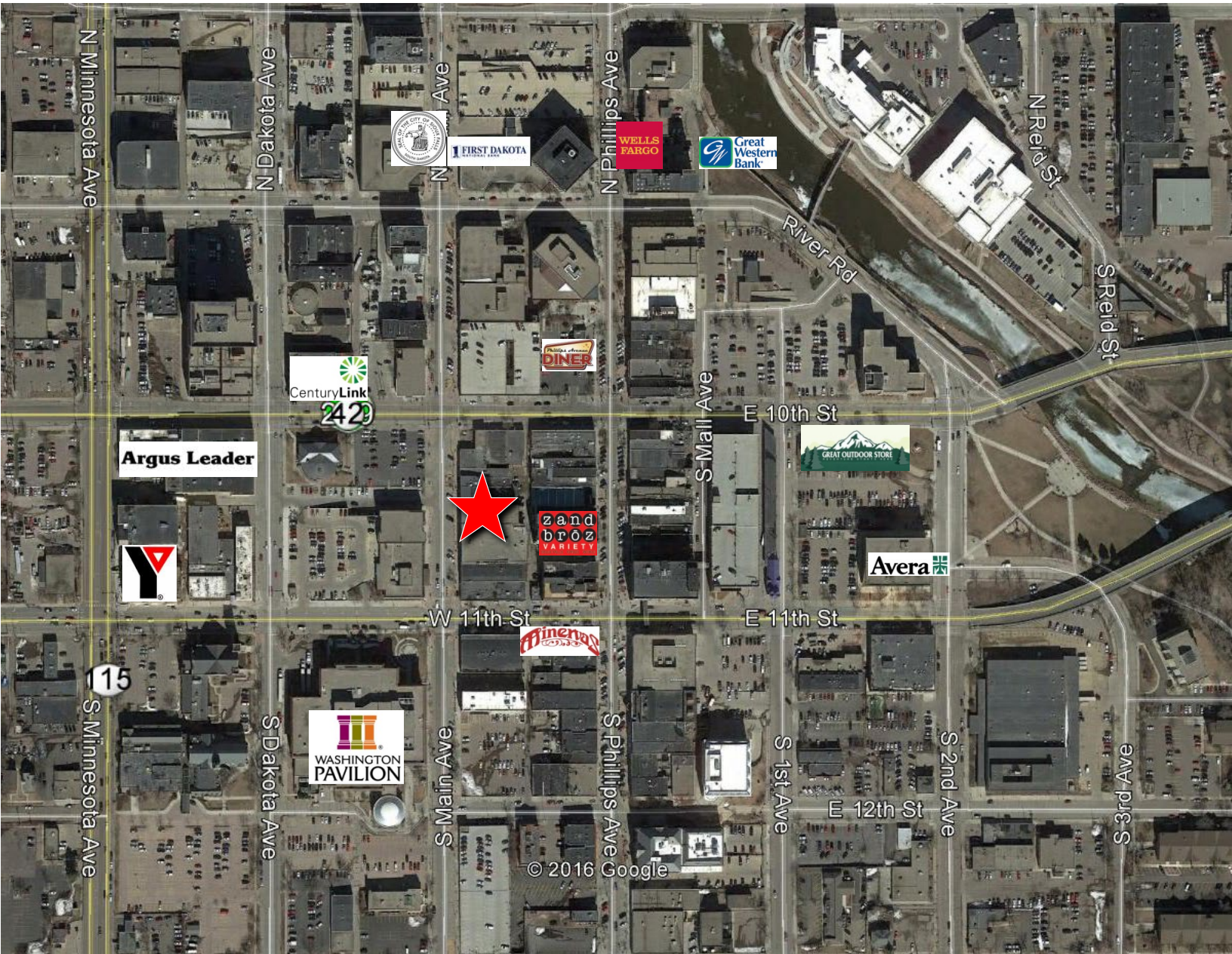
****NOTE** THIS PLAN IS FOR SPACE
PLANNING PURPOSES ONLY. ALL
CONTRACTORS ARE RESPONSIBLE FOR
VERIFYING DIMENSIONS.**

DANCE GALLERY SPACE
218 SOUTH MAIN AVENUE
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.



COMMERICAL

*Per Owner and/or County Assessor's Office. Lessee should verify independently. Information herein deemed reliable, but not guaranteed.