

**COPPER CREEK OFFICE SPACE  
6209 EAST SILVER MAPLE CIRCLE  
SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

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

*We open doors.*



**PROPERTY FEATURES:**

- **1,982 sq. ft.**
- **For Lease: \$11.00/sq. ft. NNN**  
Estimated NNNs: \$2.80/sq. ft.
- Built in 2015.
- Zoned O – Office.
- Garden level office space in the Copper Creek office park near 26<sup>th</sup> Street and Veterans Parkway (SD 100).
- Space has reception/waiting area, two (2) private offices, conference room, kitchenette and open work area.
- Parking ratio of 1 space per 216 square feet.
- Exterior entrance into space.
- Located near Dawley Farm Village with neighboring retailers such as First Dakota National Bank, Target, Century Theatres and Subway.

*For More Information, Please Contact:*

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(605) 782-1663



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