

**CORPORATE CENTER II OFFICE SPACE
2509 EAST 54TH STREET NORTH
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

**FOR SUBLEASE
OFFICE SPACE – NORTHEAST SIOUX FALLS**

We open doors.



PROPERTY FEATURES:

- **4,230 sq. ft.**
- **For Sublease: \$12.50/sq. ft. NNN**
Estimated NNNs: \$4.50/sq. ft.
- Office space located in Corporate Center II in northeast Sioux Falls.
- Space consists of open work area, seven (7) private offices, and conference room.
- In-suite restrooms.
- Ample parking available.
- Signage above primary entrance available.
- Easy access to Benson Road and I-229.
- Sublease through May 2024.

For More Information, Please Contact:

ANDI ANDERSON, SIOR
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(605) 782-1660

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(605) 782-1662



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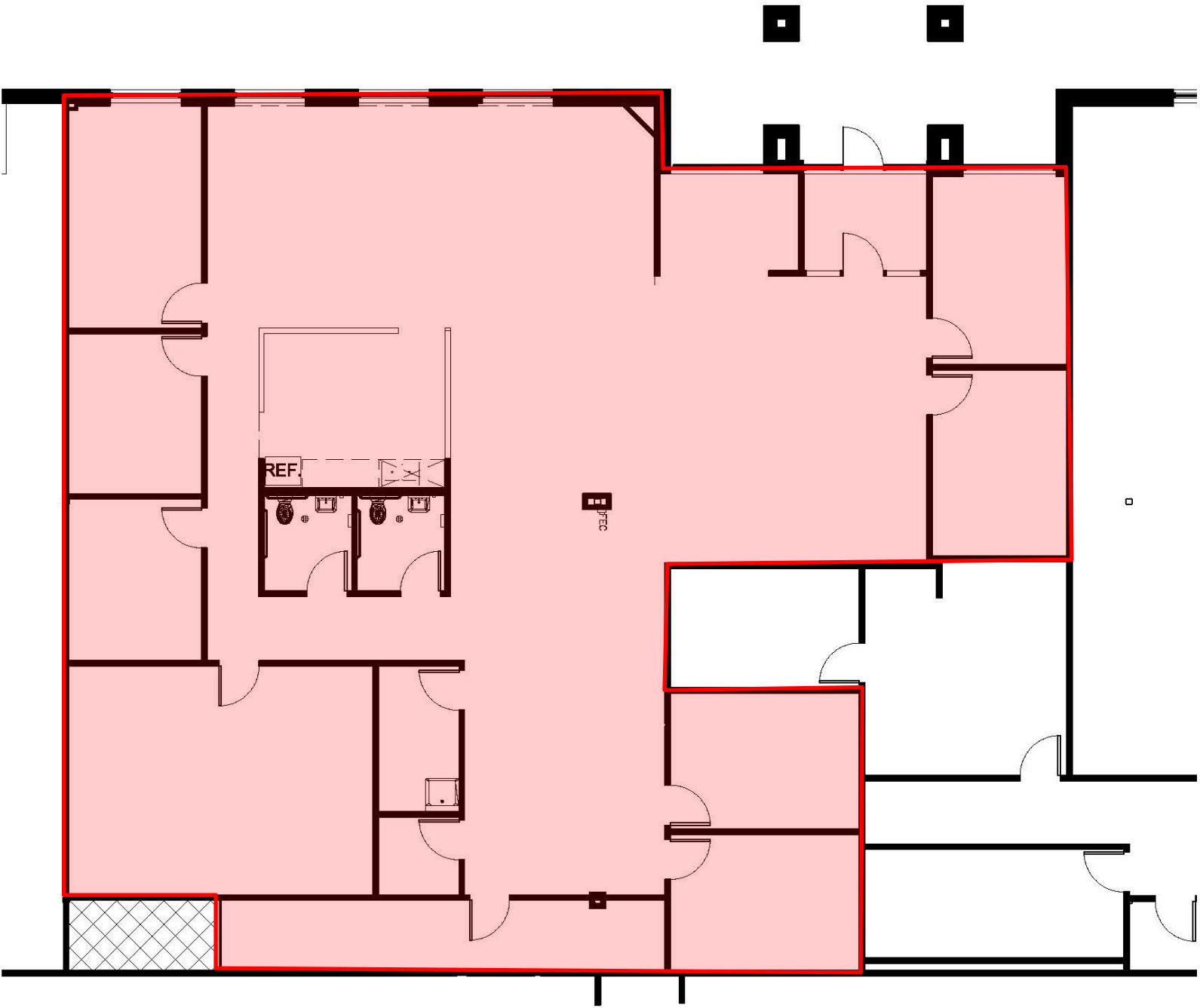


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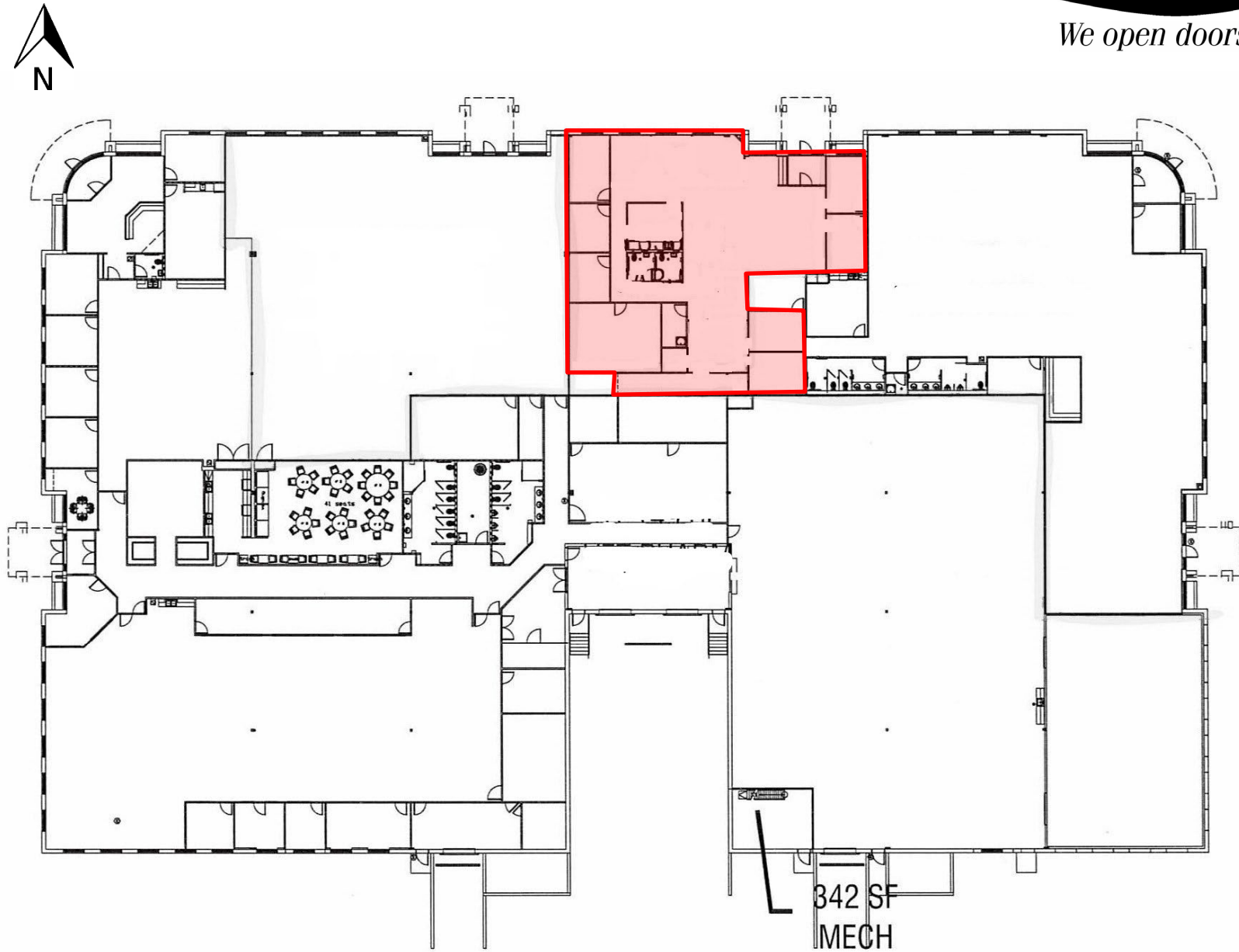


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TOTAL BLDG: 49,828 SF

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