

WEST VALLEY OFFICE BUILDING
1500 WEST 51ST STREET, SUITE 105
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR LEASE
OFFICE SPACE – SOUTH SIOUX FALLS

We open doors.



PROPERTY FEATURES:

- **1,594 sq. ft.**
- **For Lease: \$11.50/sq. ft. NNN**
Estimated NNNs: \$3.20/sq. ft.
Utilities separately metered for each tenant
- Office space available in West Valley Office Building.
- Suite 105 has reception area, four (4) private offices and storage.
- Common area restrooms.
- Parking ratio of 1 space per 183 square feet.
- Easy access to 41st Street, Minnesota Avenue, Western Avenue and I-229.
- Tenant Improvement allowances (carpet, paint, etc.) available for qualified tenants.

For More Information, Please Contact:

NICK GUSTAFSON, CCIM
nick@benderco.com
(605) 782-1668

ROB FAGNAN, SIOR
rob@benderco.com
(605) 782-1672

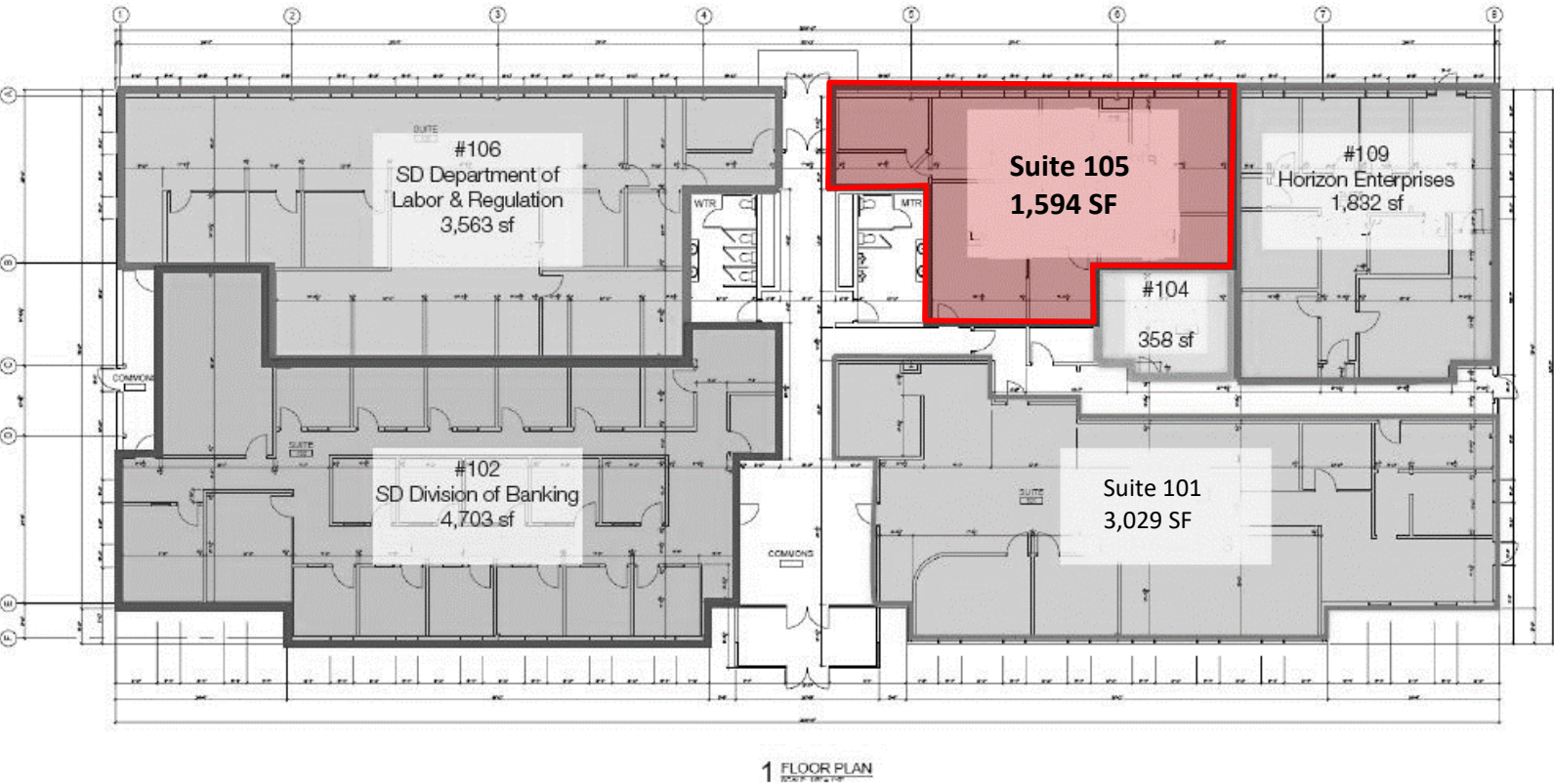


WEST VALLEY OFFICE BUILDING
1500 WEST 51ST STREET, SUITE 105
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.



**WEST VALLEY OFFICE BUILDING
1500 WEST 51ST STREET, SUITE 105
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

We open doors.

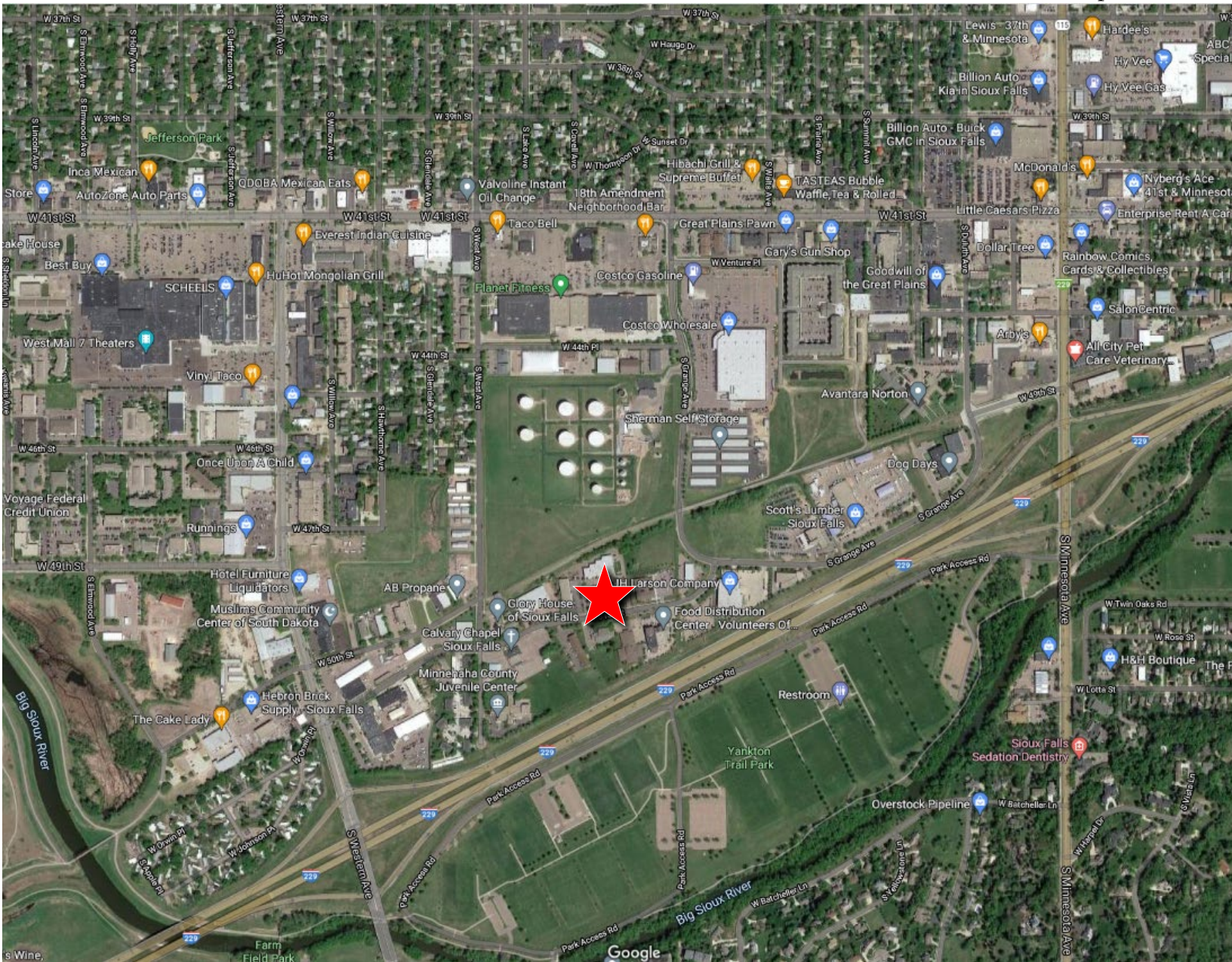


WEST VALLEY OFFICE BUILDING
1500 WEST 51ST STREET, SUITE 105
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.



L-2125 305 West 57th Street • Sioux Falls, SD 57108 • (605) 336-7600 • www.benderco.com

© 2021 Bender Companies *Per Owner and/or County Assessor's Office. Lessee should verify independently. Information herein deemed reliable, but not guaranteed.