

**SOUTHWAY CENTER**  
**2105 – 2137 SOUTH MINNESOTA AVENUE**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE**  
**RETAIL / OFFICE SPACE**

*We open doors.*



**PROPERTY FEATURES:**

- Suite 2115: 3,030 sq. ft. @ \$9.00/sq. ft. NNN  
Suite 2125: 1,621 sq. ft. @ \$9.00/sq. ft. NNN  
Estimated NNNs: \$3.37/sq. ft.
- Upper Level  
Suite 204: 360 sq. ft. @ \$300.00/month Gross
- Multiple suite layouts available.
- Located in Southway Center along high traffic Minnesota Avenue.
- Great visibility with a daily traffic count of 28,800 vehicles.
- Building signage available.
- Additional parking available west of the building.

*For More Information, Please Contact:*

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

**ALEX SOUNDY**  
alex@benderco.com  
(605) 681-8351

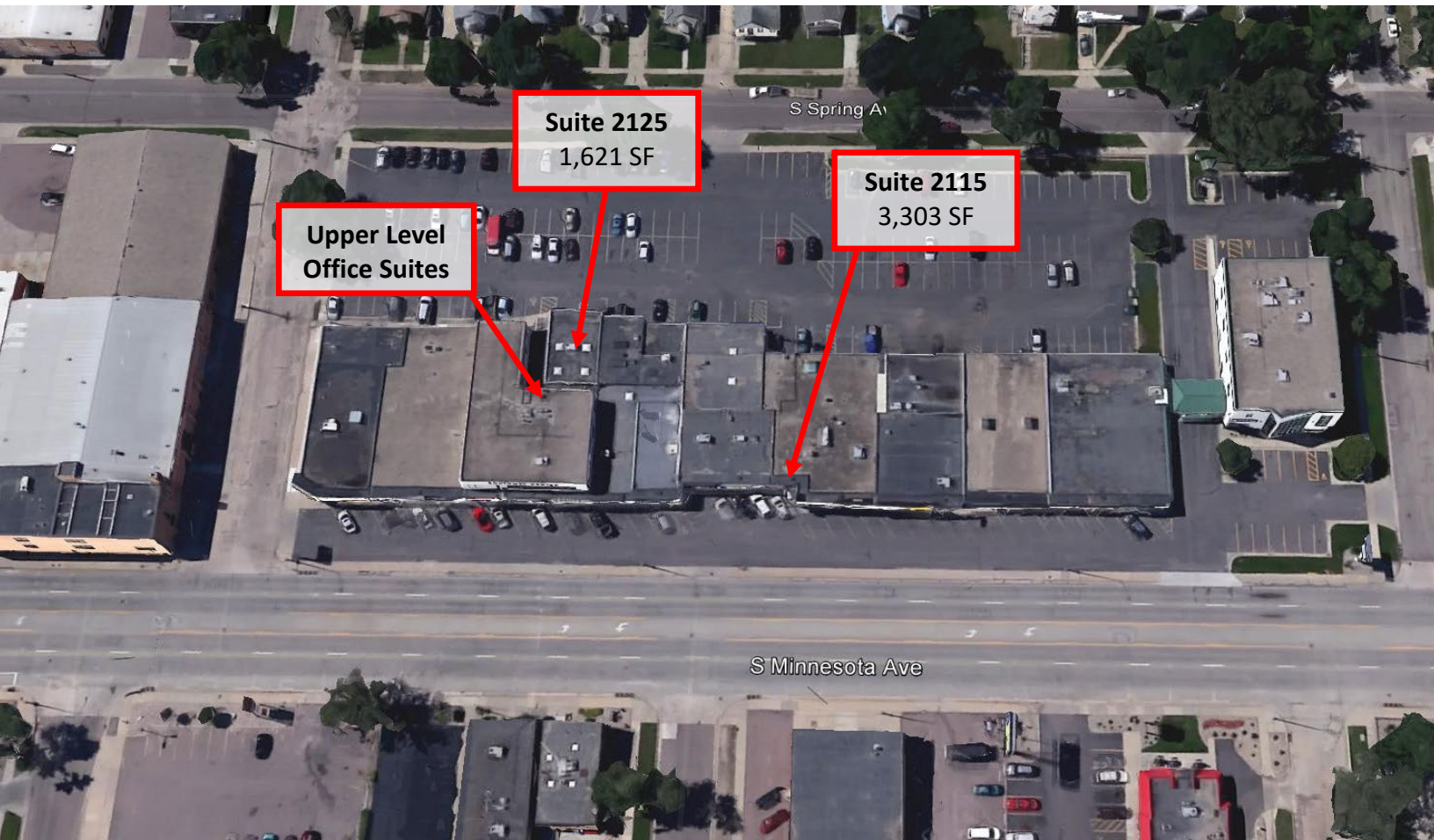


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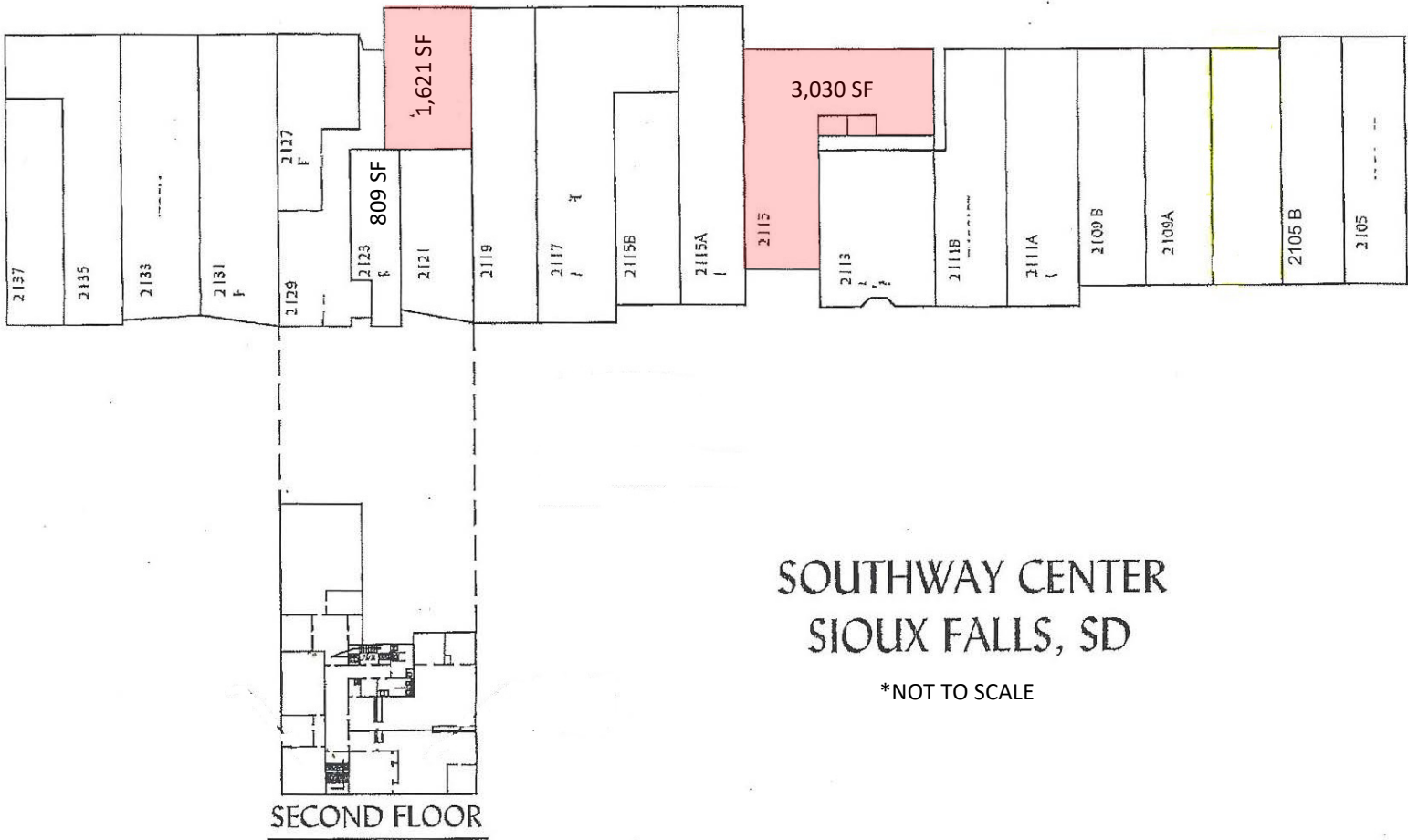




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**BUILDING LAYOUT**  
(Not to Scale)

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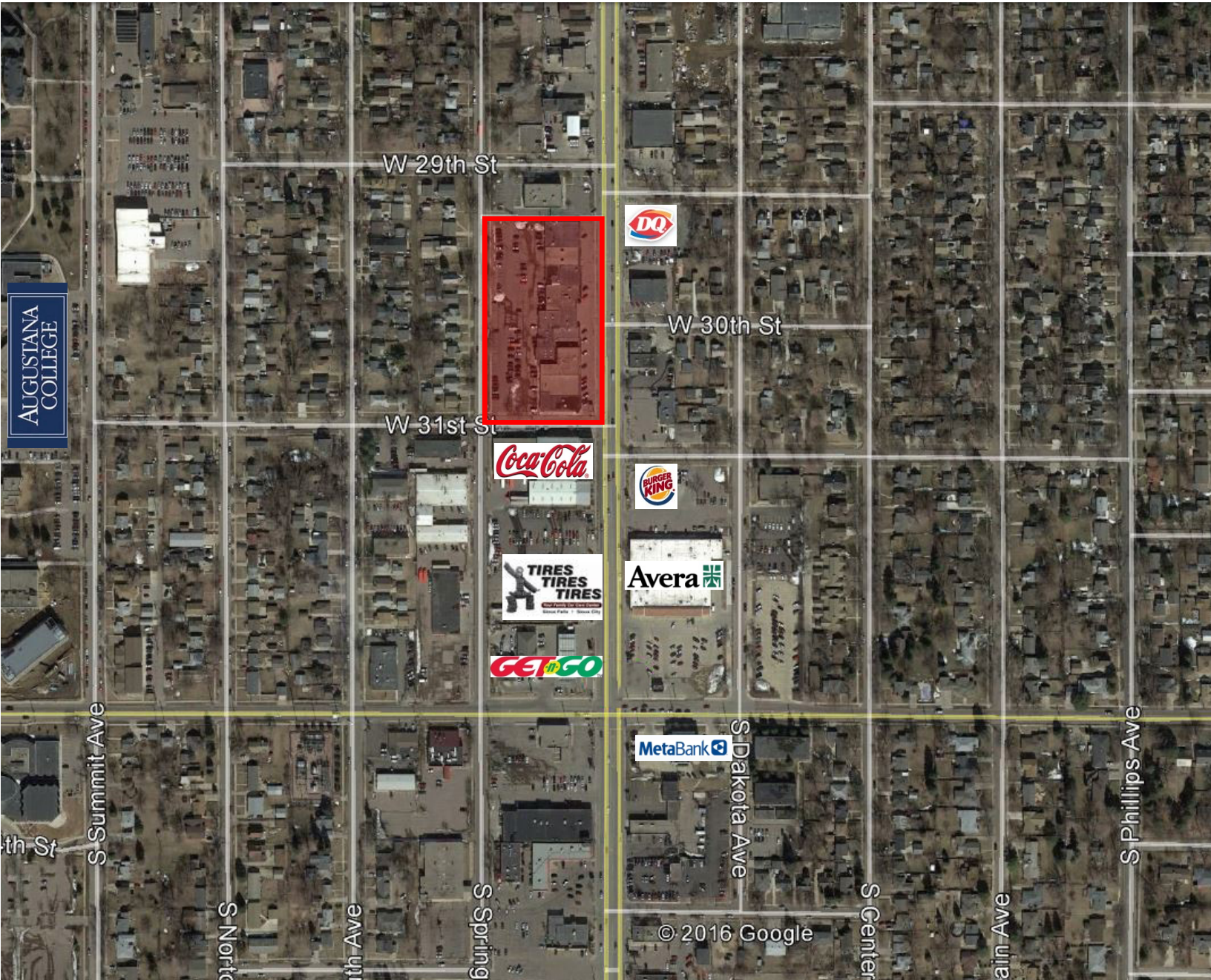


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