

FOR LEASE



IMA BUILDING - SUITE 204

OFFICE SPACE

Bender
COMMERCIAL



6709 S. MINNESOTA AVE, SUITE 204
SIOUX FALLS, SD



4,487 RSF



\$20.00/SF NNN

- Class A office/medical space located near 69th Street and Minnesota Avenue in south Sioux Falls.
- Space has reception area, eight (8) private offices, four (4) exam rooms, breakroom and in-suite restroom with shower and laundry.
- Currently built-out for medical use, but could be converted to executive office space.
- Beautifully finished common areas with a shared conference room.
- Ample parking that meets medical use for entire building.
- Great visibility along Minnesota Avenue with a daily traffic count of 21,600 vehicles.

ALEX SOUNDY, SIOR

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605-376-3700

REGGIE KUIPERS, SIOR

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605-782-1663



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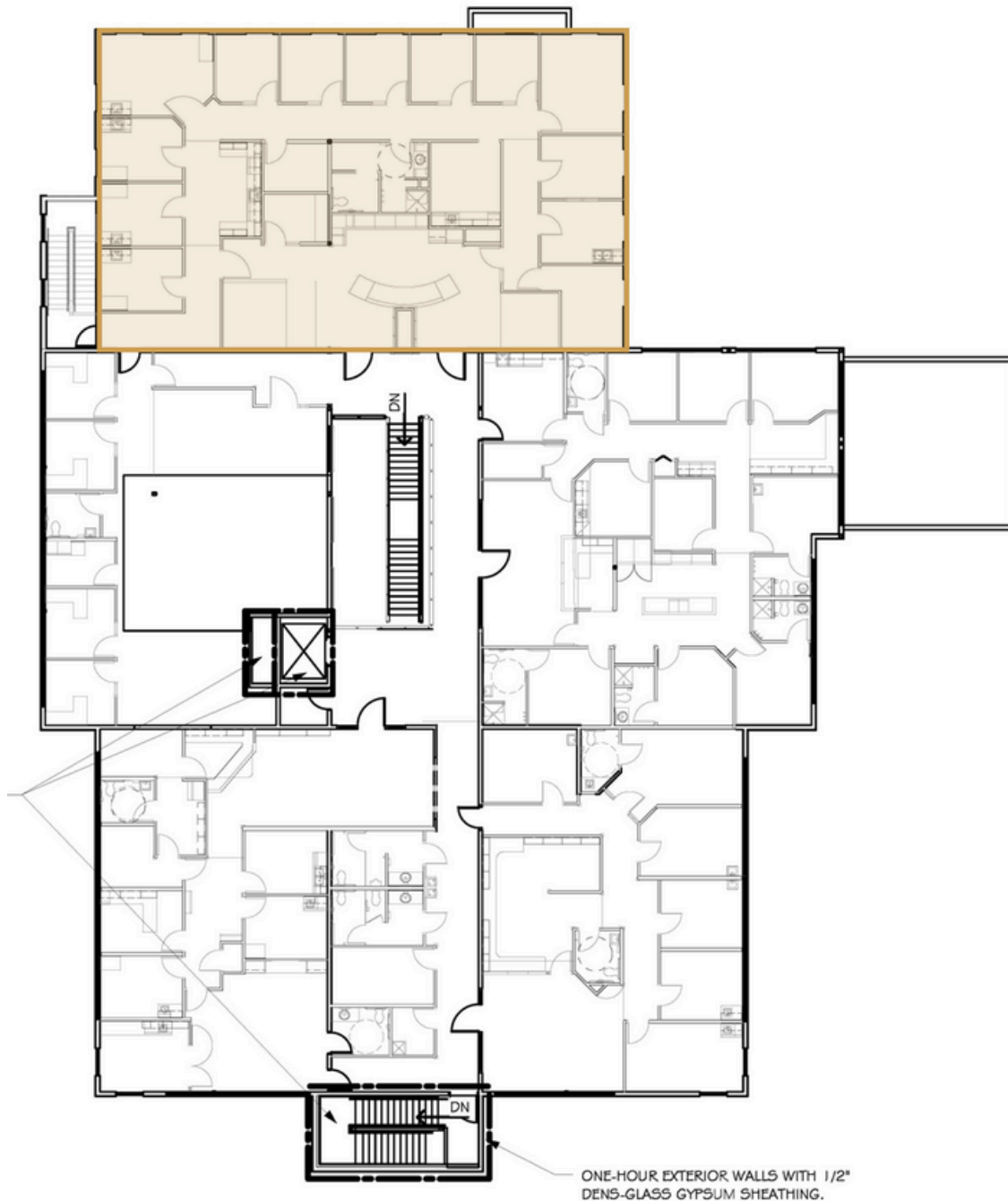
OFFICE/MEDICAL SPACE FOR LEASE



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SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



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