

FOR LEASE



KIWANIS & 10TH SPACE

OFFICE/RETAIL SPACE

Bender
COMMERCIAL



**124 SOUTH KIWANIS AVENUE
SIOUX FALLS, SD**



1,552 SF



**\$14.00/SF NNN
EST. NNNs: \$5.05/SF**

- Office/Retail property located on the corner of Kiwanis Avenue and 10th Street.
- Building consists of lobby/reception area, teller area, three (3) private offices, breakroom and restrooms.
- 144 SF canopy with drive-thru lanes.
- Parking ratio of 1 space per 194 SF.
- Large pylon signage.
- Furniture negotiable - contact broker for details.
- Great visibility along Kiwanis Avenue (13,500 vehicles per day) located just blocks from 12th Street.
- Quick access to I-29, Russell Street and 12th Street.
- Tenant responsible for utilities, snow removal, lawn care, real estate taxes and insurance.

ANDI ANDERSON, SIOR | andi@benderco.com | 605-782-1660



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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OFFICE/RETAIL SPACE FOR SALE



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