

FOR SALE



TECHNOLOGY OFFICE BUILDING NORTH

Bender
COMMERCIAL



**4409 SOUTH TECHNOLOGY DRIVE
SIOUX FALLS, SD**



**11,326 SF BUILDING
1.0 AC LOT**



**\$1,585,640
(\$140/SF)**

- Office building located in established office/technology park in southwest Sioux Falls.
- Building is comprised of open work area with perimeter offices, conference rooms, breakroom and restrooms.
- Parking ratio of 1:180 (63 spaces).
- Back-up generator shared with adjacent south building.
- Roof was replaced in 2019 and new carpet installed in 2018.
- Built in 1994.
- Conveniently located near shopping and restaurants.
- Quick access to Louise Avenue, 41st Street, 57th Street and I-29.

ANDI ANDERSON, SIOR

andi@benderco.com
605-782-1660

MICHAEL BENDER, CCIM, SIOR

michael@benderco.com
605-782-1662



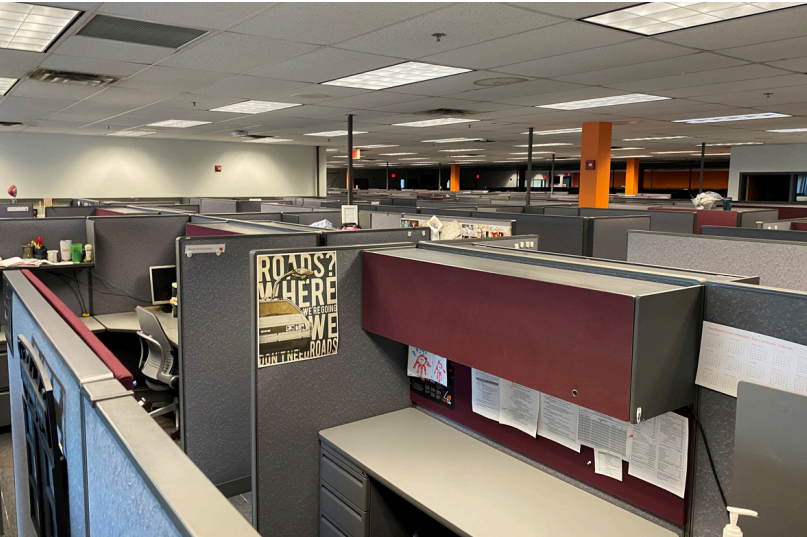
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

TECHNOLOGY OFFICE BUILDING NORTH



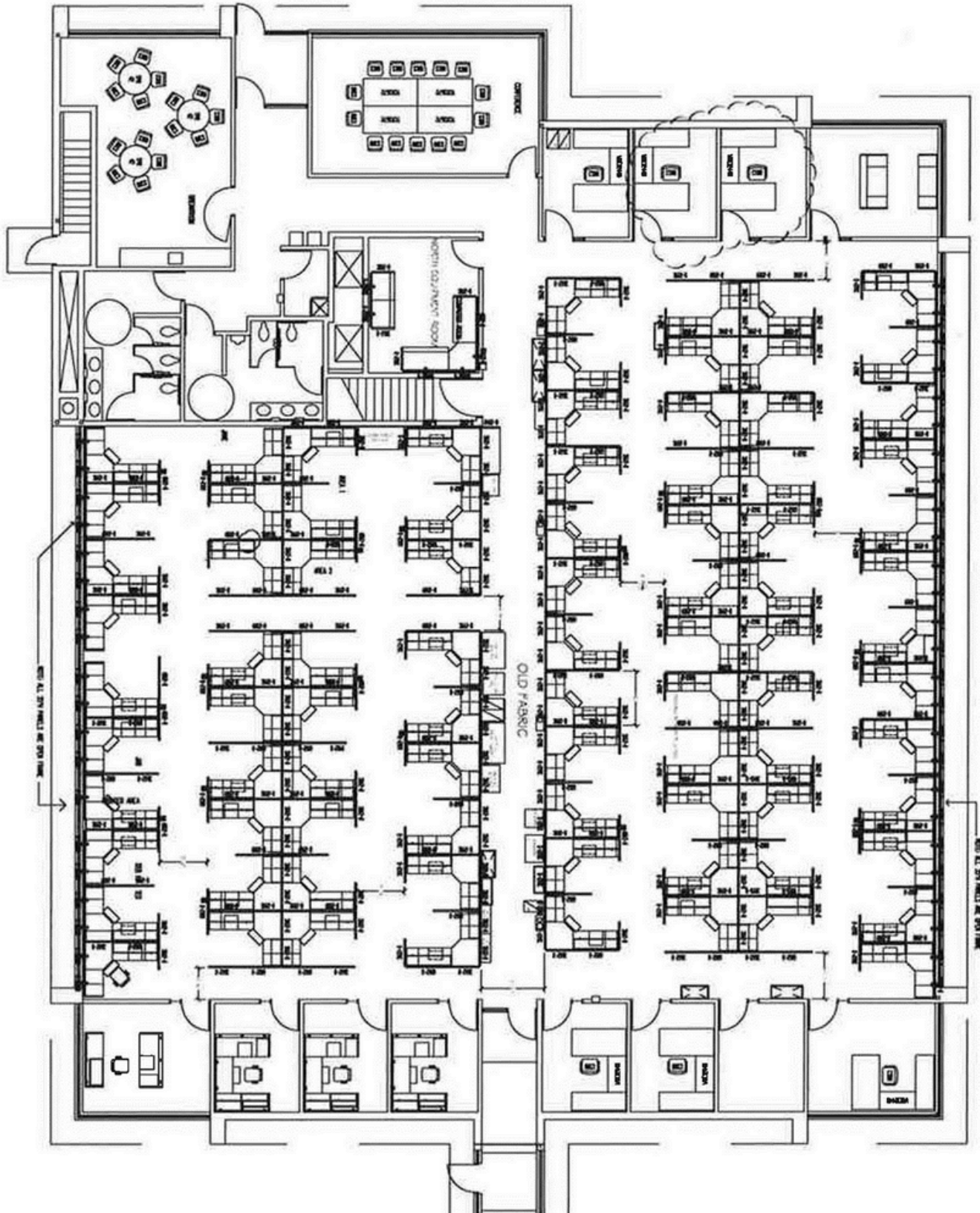
OFFICE PROPERTY FOR SALE



TECHNOLOGY OFFICE BUILDING NORTH



OFFICE PROPERTY FOR SALE



TECHNOLOGY OFFICE BUILDING NORTH



OFFICE PROPERTY FOR SALE



TECHNOLOGY OFFICE BUILDING NORTH



OFFICE PROPERTY FOR SALE

