

**FOR SALE**



# TECHNOLOGY OFFICE BUILDING SOUTH

**Bender**  
COMMERCIAL



**4501 SOUTH TECHNOLOGY DRIVE  
SIOUX FALLS, SD**



**13,744 SF BUILDING  
1.36 AC LOT**



**\$1,924,160  
(\$140/SF)**

- Office building located in established office/technology park in southwest Sioux Falls.
- Building is comprised of reception area, administration office area, privates offices, breakroom, data center, storage room with shipping area, two large work areas with perimeter offices and conference room.
- Parking ratio of 1:174 (77 spaces).
- Roof was replaced in 2019 and new carpet installed in 2018.
- Built in 1991.
- Conveniently located near shopping and restaurants.
- Quick access to Louise Avenue, 41st Street, 57th Street and I-29.

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## OFFICE PROPERTY FOR SALE





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