

FOR LEASE



IMA BUILDING - SUITE 201

MEDICAL/OFFICE SPACE

Bender
COMMERCIAL



6709 S. MINNESOTA AVENUE
SIOUX FALLS, SD



2,641 RSF



\$20.00/SF NNN

- Medical/Office space located near 69th Street and Minnesota Avenue in south Sioux Falls.
- Space has reception area, six (6) exam rooms/private offices, two (2) in-suite restrooms and work area.
- Currently built-out for medical use, but could be converted to executive office space.
- Shared common area restrooms and conference room.
- Beautifully finished common areas.
- Ample parking that meets medical use for entire building.
- Easy access to 69th Street, 85th Street and future South Veterans Parkway (SD 100).
- Great visibility along Minnesota Avenue with a daily traffic count of 21,600 vehicles.

ALEX SOUNDY, SIOR | alex@benderco.com | 605-376-3700



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

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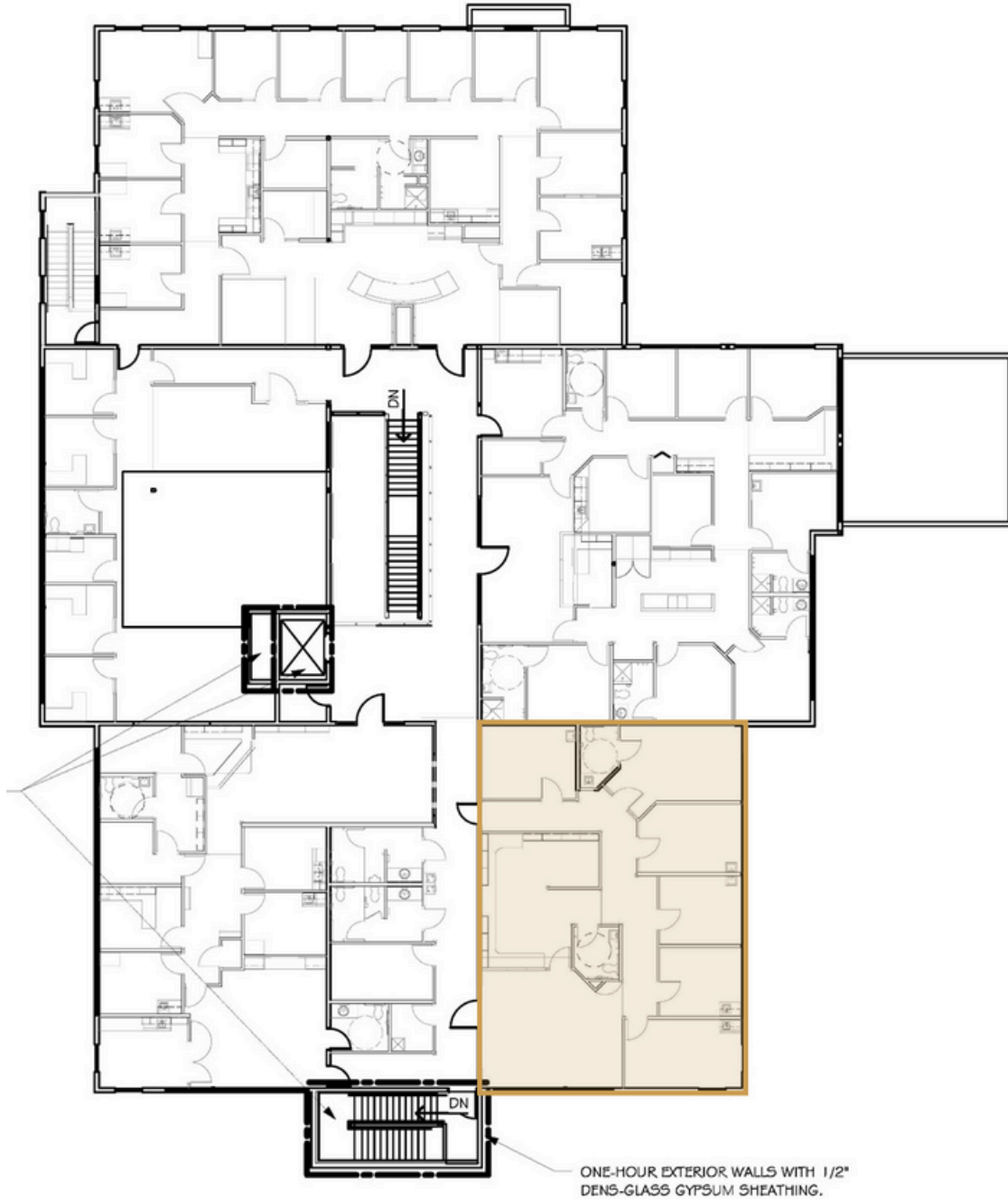
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SECOND FLOOR PLAN

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



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