

2 MONTHS FREE RENT



PROFESSIONAL CENTER

OFFICE SPACE

Bender
COMMERCIAL



4300 SOUTH LOUISE AVENUE, SUITE 107
SIOUX FALLS, SD



2,600 SF



\$15.50/SF NNN
EST NNNs: \$4.00/SF

- Main level office space available in the Professional Center along high traffic Louise Avenue near 49th Street.
- Space currently consists of reception area, six (6) private offices, conference room and breakroom.
- Can be subdivided - contact broker for more details.
- Common area restrooms.
- Monument signage available along Louise Avenue visible to 22,100 vehicles per day.
- Parking ratio of 1 space per 278 square foot.
- Great location near shopping and restaurants. Easy access to 41st Street and I-229.
- TI Allowance negotiable - contact broker for details.
- Two months free rent to qualified tenant.

BOBBIE TIBBETTS

bobbie@benderco.com
605-670-9455

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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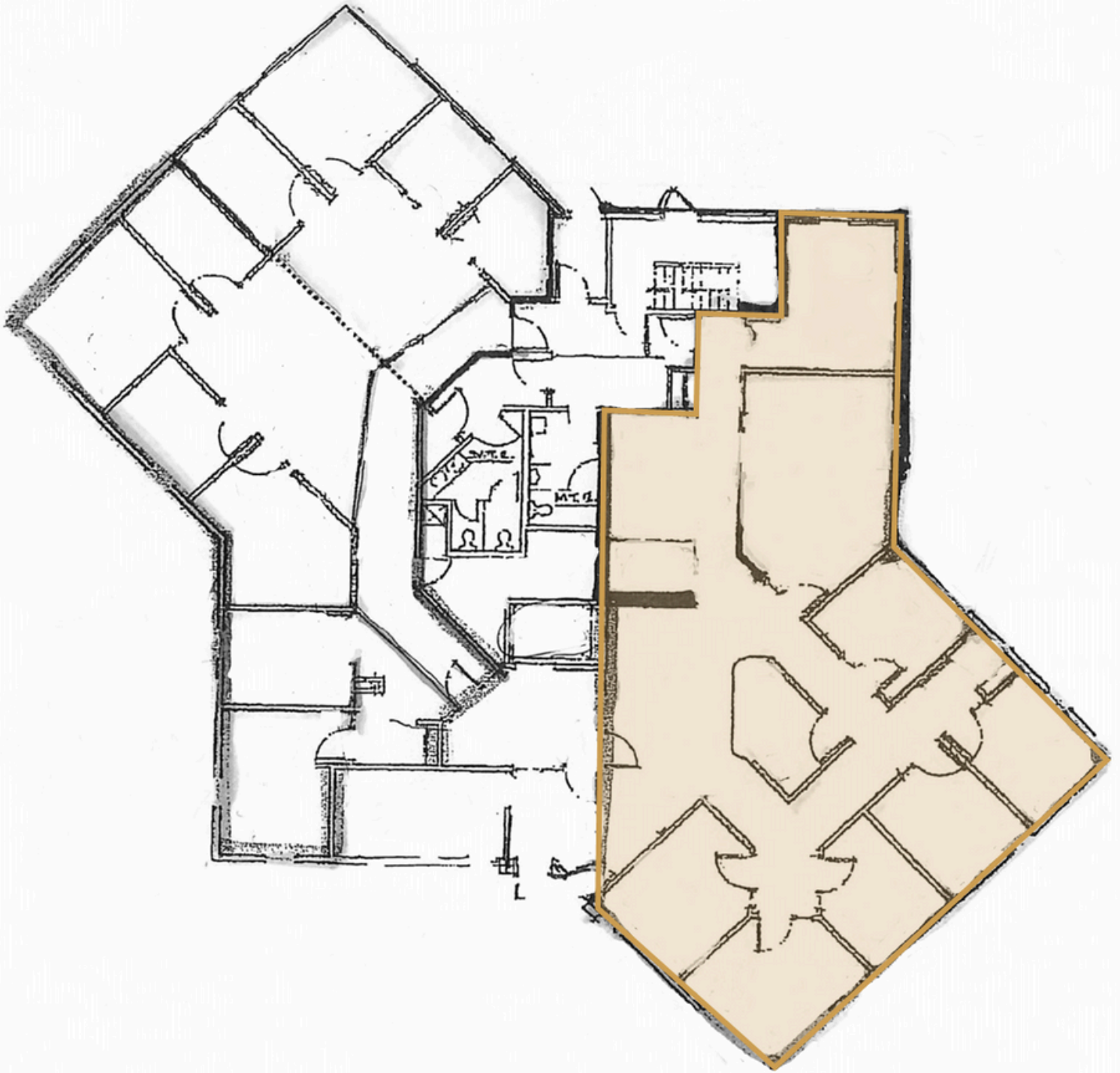
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