

FOR LEASE



PRAIRIE SUITES - SUITE 20

MEDICAL OFFICE/LAB SPACE

Bender
COMMERCIAL



6709 S. MINNESOTA AVENUE
SIOUX FALLS, SD



2,426 RSF



\$8.00/SF NNN

- Lower level office space with with elevator access and interior signage.
- Open work area with in-suite restroom - flexible uses.
- Beautifully finished common areas.
- Shared common area restrooms & conference room.
- 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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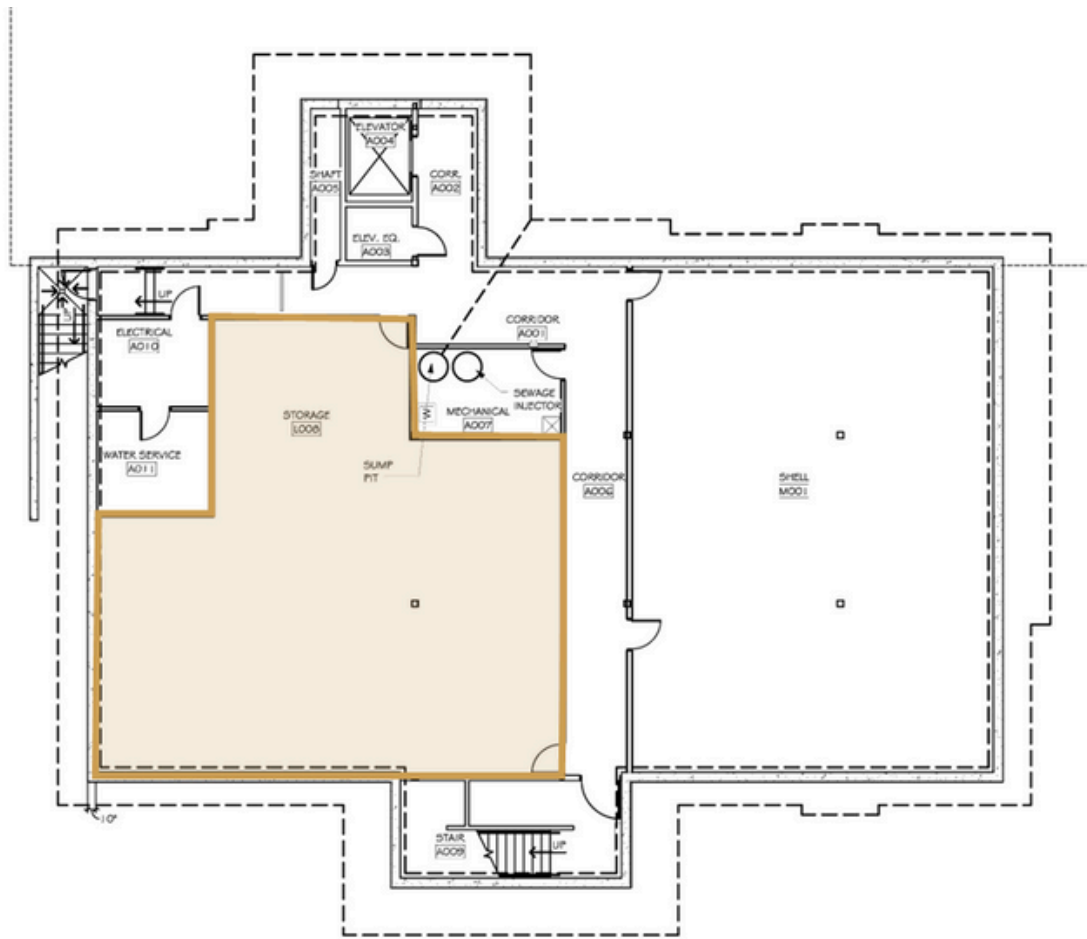
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FINISH PLAN - BASEMENT

SCALE: 1/8" = 1'-0"



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