

**FOR LEASE**



# IMA BUILDING - 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](mailto:alex@benderco.com) | 605-376-3700



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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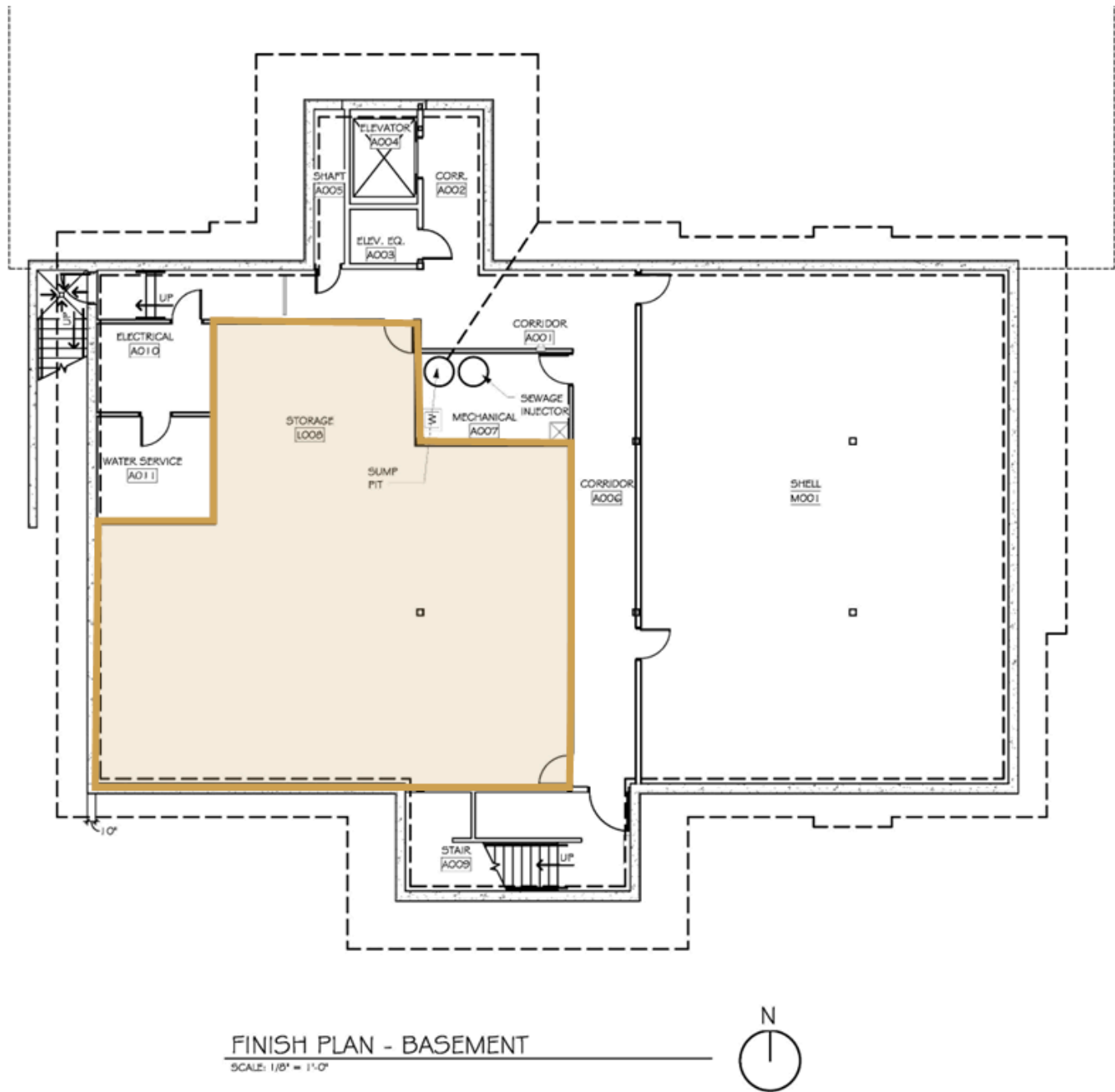
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