

1 MONTH FREE RENT



COPPER CREEK OFFICE SPACE

OFFICE SPACE

Bender
COMMERCIAL



**6201 EAST SILVER MAPLE CIR, SUITE 200
SIOUX FALLS, SD**



1,880 RSF



**\$15.50/SF NNN
EST NNNs: \$5.55/SF**

- Garden level office space in the Copper Creek Office Park near 26th Street and South Veteran's Parkway (SD 100).
- Space is currently configured with a reception area, five (5) private offices, conference room and breakroom. Flexible layout with Smartt Interior Construction walls.
- Common area restrooms.
- Parking ratio of 1 space per 254 square feet.
- Exterior entrance into space.
- Can be combined with adjacent suite for a total of 3,384 SF.
- Located near Dawley Farm Village with neighboring businesses such as First Dakota National Bank, Avera Health, Caribu Coffee, Caseys, Target, Century Theatres and Subway.
- *One (1) month free rent with acceptable lease terms.*

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

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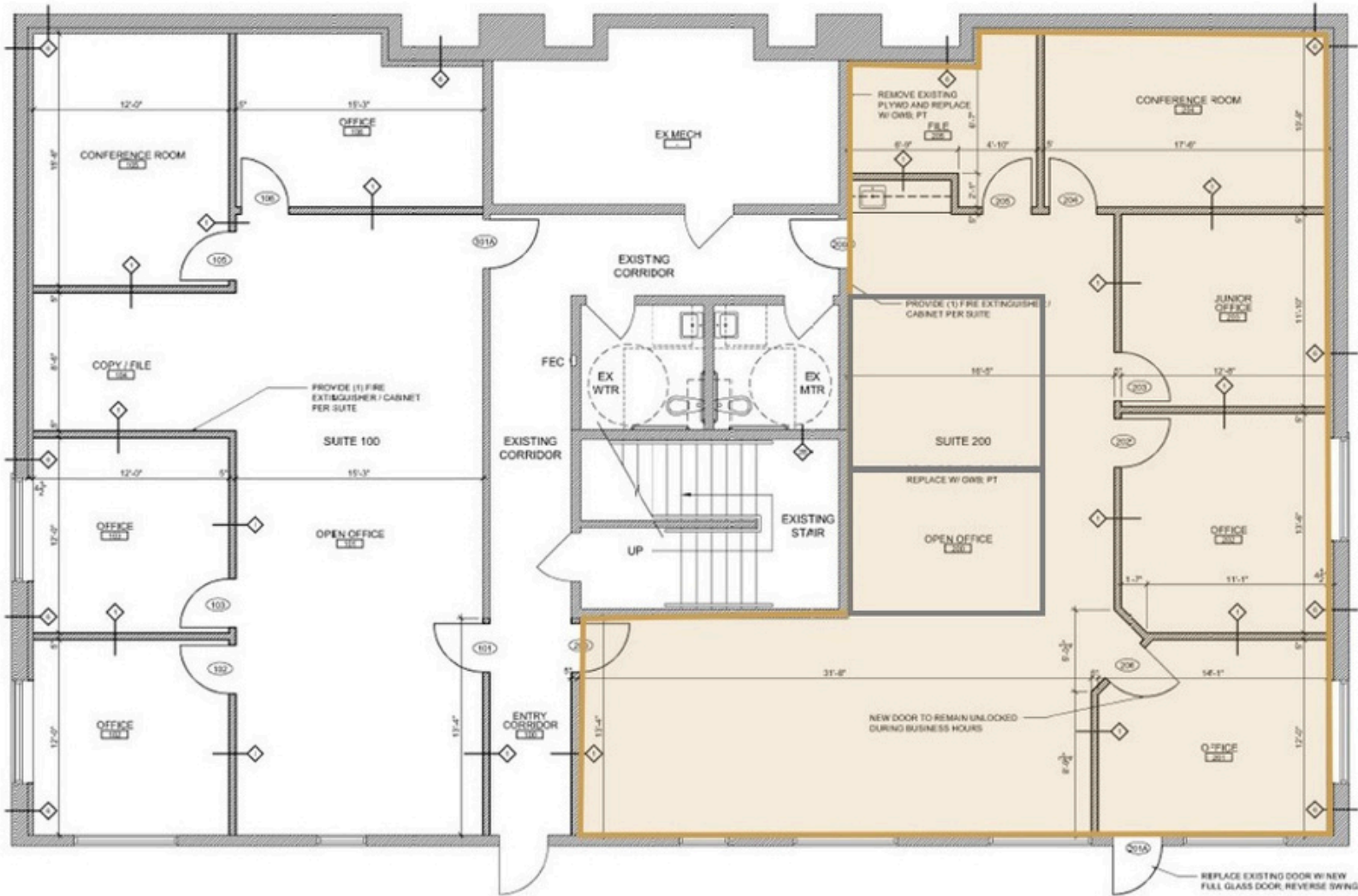
OFFICE SPACE FOR LEASE



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