

CHERAPA PLACE

FOR SUBLEASE



CHERAPA SUBLEASE SUITE 502

Bender
COMMERCIAL



**300 NORTH CHERAPA PLACE
SIOUX FALLS, SD**



5,847 RSF



**\$24.00/SF NNN
EST NNNs: \$11.50/SF
(includes utilities)**

- Versatile office space located on the 5th Floor of Cherapa Place on the East Bank of downtown Sioux Falls.
- Space has 16 private offices, central conference room, and open work areas.
- Large windows with views of the Big Sioux River and Arc of Dreams.
- Common area restrooms.
- Plenty of surface parking available and includes conditioned parking - contact broker for details.
- Great access to River Walk and bike path.
- Building tenants include CorTrust Bank, RAS, Marsh McLennan Agency, Ode to Food and 605 Magazine.
- Sublease through October 2027. New direct lease can be negotiated with owner.

DUSTIN HABER | dustin@benderco.com | 605-376-5890



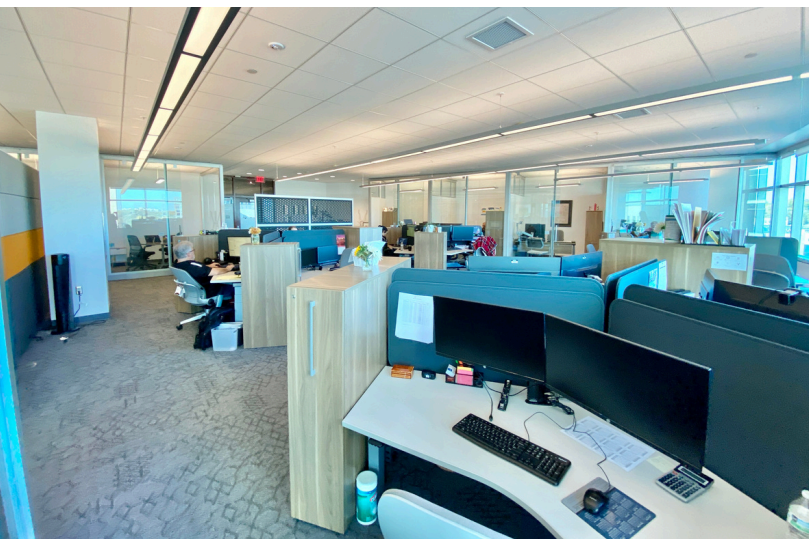
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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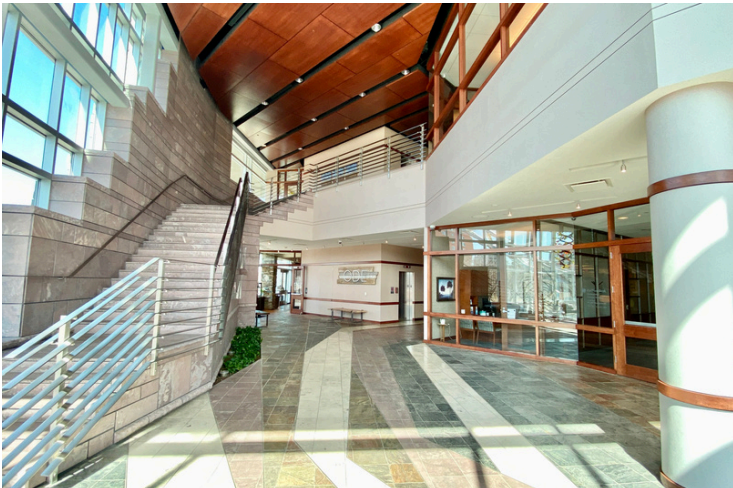
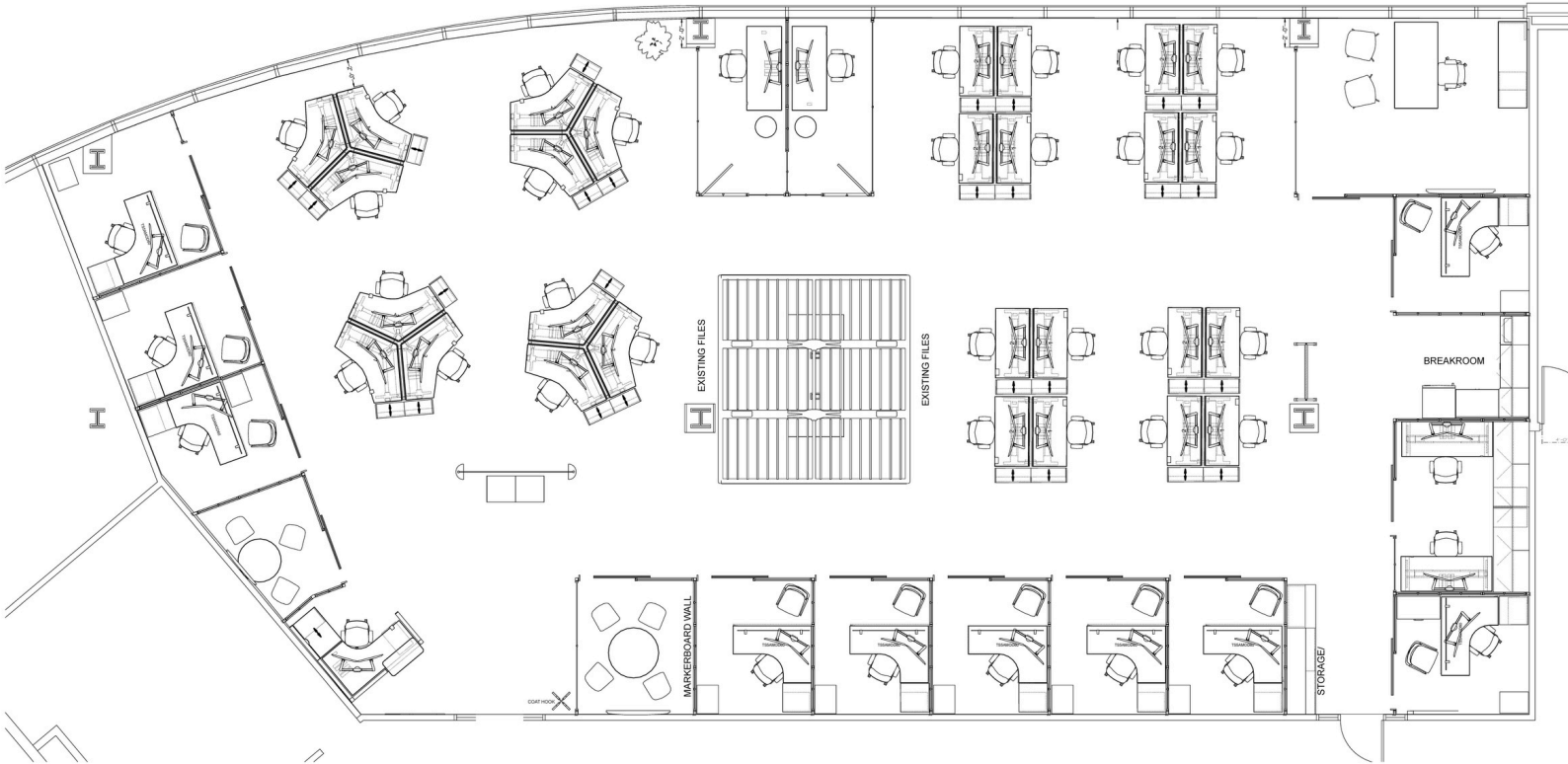
OFFICE SPACE FOR SUBLEASE



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OFFICE SPACE FOR SUBLEASE

