

FOR SALE/FOR LEASE



TECHNOLOGY CIRCLE OFFICE

OWNER-OCCUPIED OFFICE OPPORTUNITY

Bender
COMMERCIAL



**3801 & 3803 W TECHNOLOGY CIR
SIOUX FALLS, SD**



5,024 SF



**\$1,250,000 (\$249/SF)
\$16.00/SF NNN**

- Office space available in established office/technology park in southwest Sioux Falls.
- Two (2) 2,512 SF office condos that could be separately leased.
- Space consists of twelve (12) private offices, two (2) conference rooms, open work area, breakroom and restrooms.
- Monument signage available.
- Conveniently located near shopping and restaurants.
- Easy access to Louise Avenue, 41st Street, 57th Street and I-229.
- Great opportunity for an owner-occupant or investor.
- Perfect for SBA financing for small business owner.

ALEX SOUNDY, SIOR

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605-376-3700

REGGIE KUIPERS, SIOR

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605-496-2966



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

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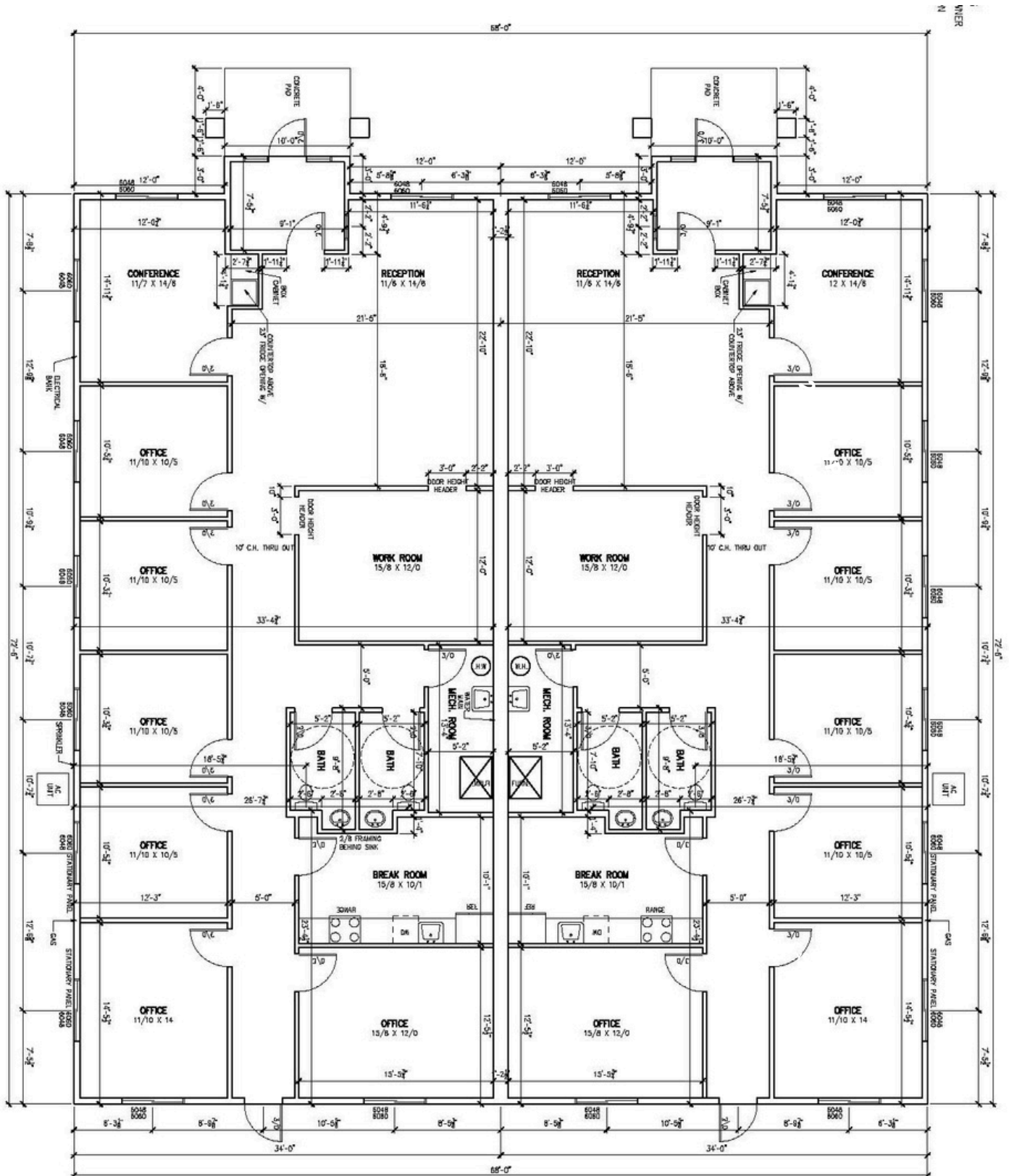
OFFICE SPACE FOR SALE/ LEASE



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