

FOR SALE



TECHNOPOLIS OFFICE

OFFICE INVESTMENT OPPORTUNITY

Bender
COMMERCIAL



4912 SOUTH TECHNOPOLIS DRIVE
SIoux FALLS, SD



5,023 SF BUILDING
0.62 AC LOT

\$ \$1,050,000

- Conveniently located office property near 57th Street and Louise Avenue in southwest Sioux Falls.
- Suite 4912 is currently leased through October 2026 - contact broker for more details.
- Suite 4916 (2,453 RSF) consists of an open work area, three (3) private offices, separate locked storage area and storage.
- Built in 1999.
- Common area restrooms and kitchen/break room.
- Monument signage available. Parking ratio of 1:238.
- Quick access to 57th Street, Louise Avenue and I-229.
- Recent improvements include new roof and HVAC - contact broker for details.
- Contact broker for detailed lease and financial information.

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TECHNOPOLIS OFFICE BUILDING



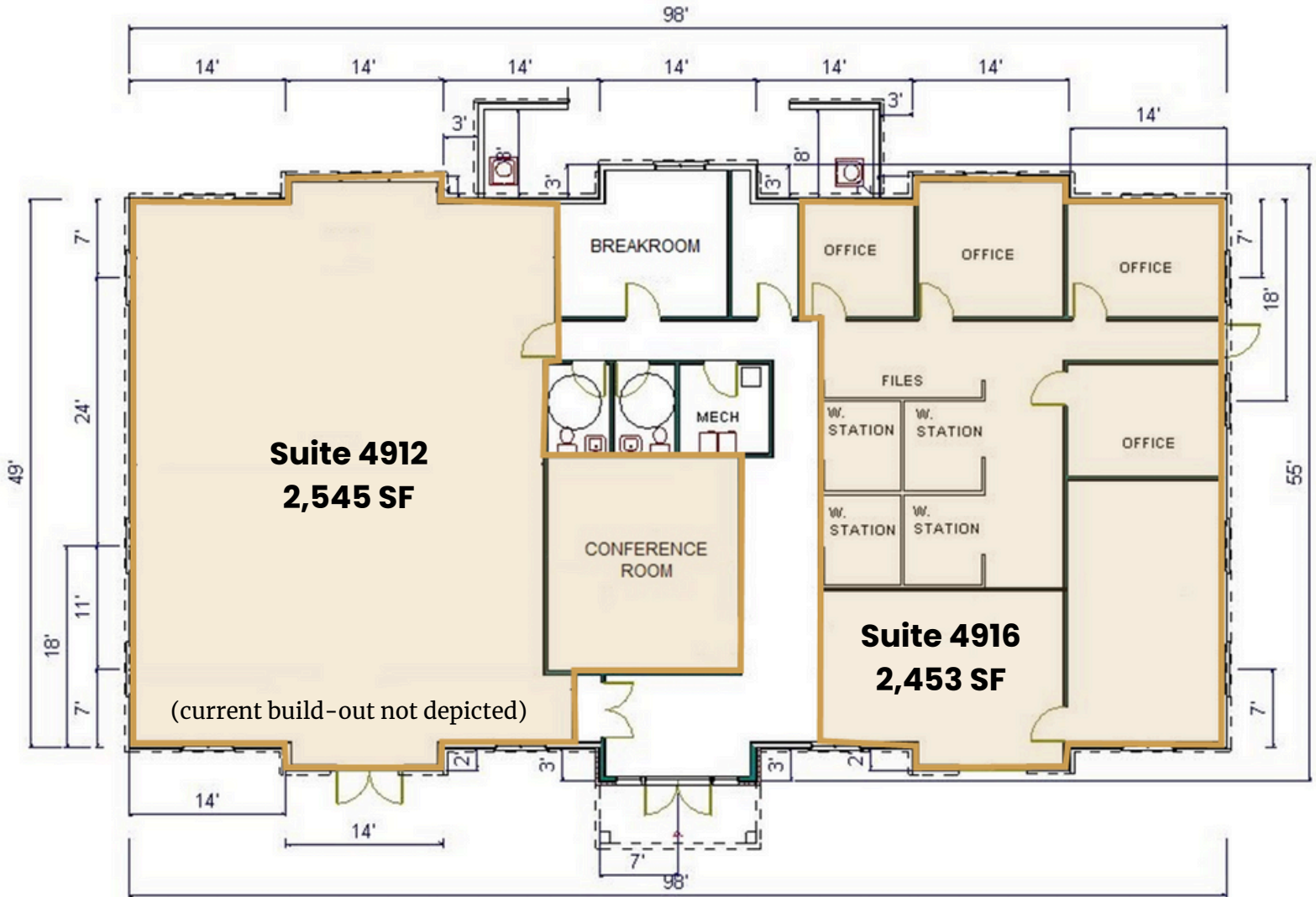
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