

**FOR LEASE**



# BROOKS CROSSING OFFICE SUBLEASE SPACE

**Bender**  
COMMERCIAL



**5032 EAST 57TH STREET  
SIOUX FALLS, SD**



**4,918 SF**



**\$18.00/SF NNN  
EST NNNs: \$6.00/SF**

- Class A office space located in the Brooks Crossing Office Park in southeast Sioux Falls.
- Space has a reception/waiting area, 17 private offices, conference room, breakroom and four (4) restrooms.
- Space was originally designed for a trust company that has outgrown the space - modern build-out.
- Close proximity to Veterans Parkway (SD 100) and Harmodon Park.
- Neighboring businesses include The Barrel House, Flyboy Donuts, Plains Commerce Bank, Dollar Tree, Get N' Go and Cultivate Childcare.
- Sublease through October 31, 2027.

**NICK GUSTAFSON, CCIM** | [nick@benderco.com](mailto:nick@benderco.com) | 605-201-2809



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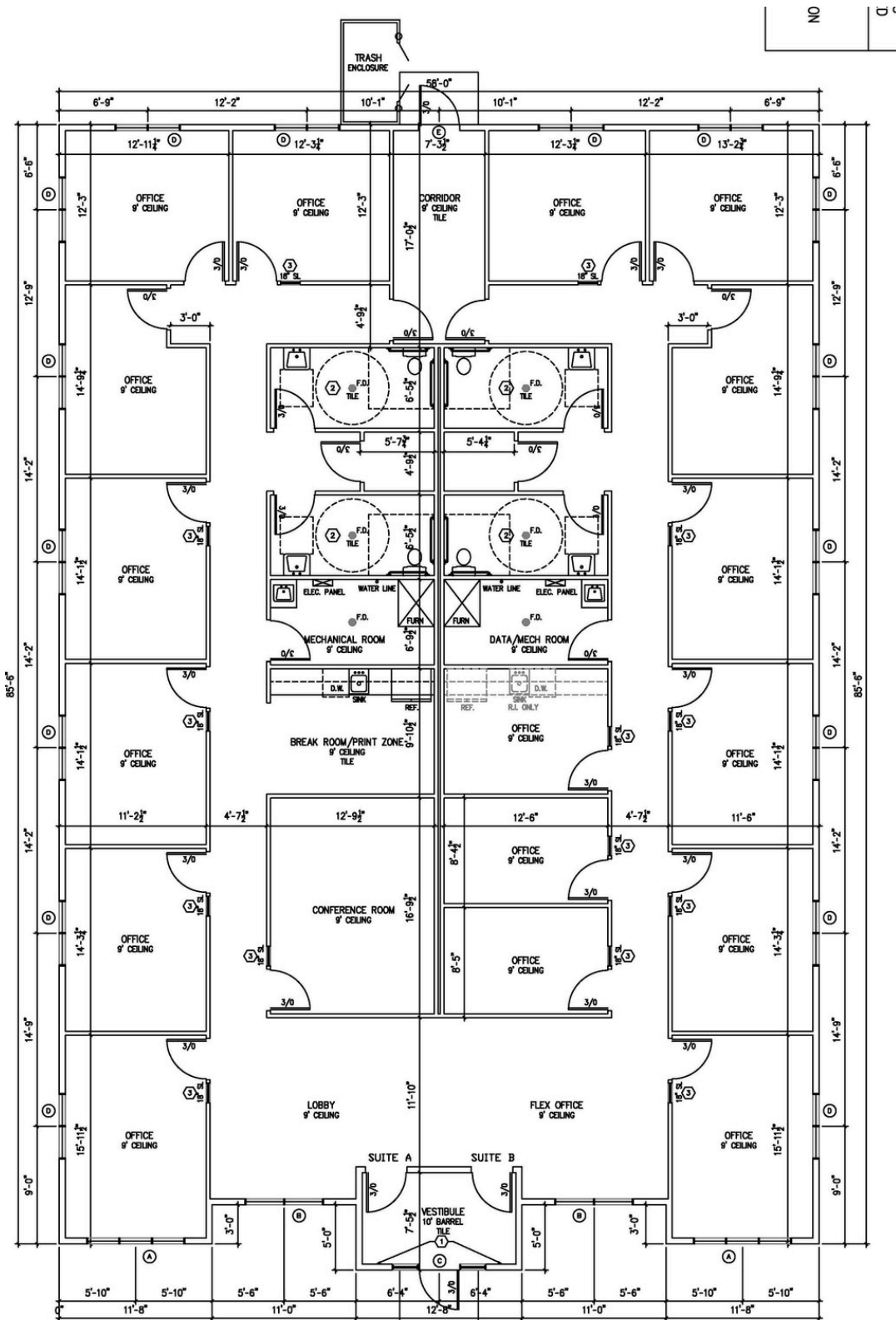
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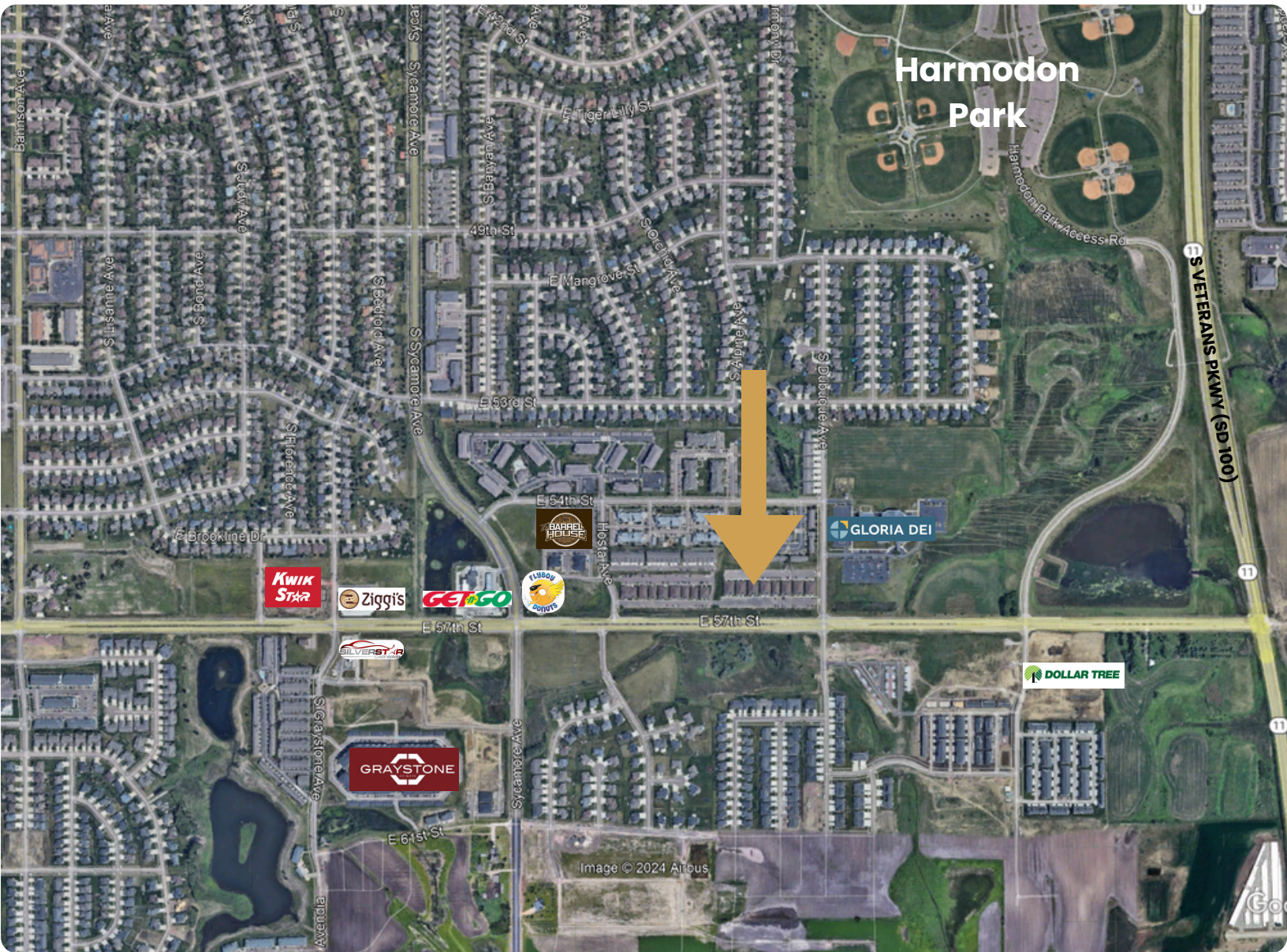
FLOOR PLAN

1/8"=1'-0"  
4918 SF

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