

**BIERLE BUILDING
2000 SOUTH SYCAMORE AVENUE
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

**FOR LEASE
OFFICE SPACE – EAST SIOUX FALLS**

We open doors.



PROPERTY FEATURES:

- **2,709 sq. ft.***
- **For Lease: \$12.00/sq. ft. NNN**
Estimated NNNs: \$3.75/sq. ft.
- Zoned O - Office
- Office space conveniently located near the intersection of Sycamore Avenue and 26th Street.
- Space consists of reception/lobby area, seven (7) private offices, breakroom, storage area, and open work area.
- Common area restrooms.
- Monument signage available
- Parking ratio of 1:252.
- Great visibility with a daily traffic count of 12,500 vehicles per day.



For More Information, Please Contact:

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(605) 782-1668



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