### Corporate Center I Flex/Office

2500 East 52nd Street North | Sioux Falls, SD | US | Minnehaha County Available SF: 44,704 | Lease Terms: Negotiable | Sale Price: \$5,990,336







Building Type:	Flex Tech, Office, Research & Development
Available SF:	44,704
Ceiling Peak:	19 Ft.
Expandable:	Unknown
Site Size:	5.06 Acres
Year Built:	2000
Within City Limits:	Yes
Construction Type:	Concrete Block
Sale Price:	\$5,990,336
Lease Terms:	Negotiable
Last Updated:	Jun 25, 2025

### **Realtor/Owner Contact**

Andi Anderson, SIOR Bender Commercial Real Estate Services 6053668861 | andi@benderco.com

# **Property and Area Description**

Perfect for owner-occupant or conversion. Large open work areas with perimeter private offices, conference room, training room and breakroom. Two (2) dock-high doors. 19' clear height (20' at roof deck). Large parking lot with a parking ratio of 1 space per 147 SF. Monument signage available. Easy access to Benson Road and I-229. Also available for lease - contact broker for details.

## **Population**

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**239,502** 10 Mile Radius **287,040** 20 Mile Radius

316,893

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Source: ESRI®, 2024

### Households



**96,759** 10 Mile Radius **113,719** 20 Mile Radius

125,239

30 Mile Radius

Source: ESRI®, 2024

# **Transportation**

Rail Served: Unknown Rail Served By: Unknown Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown