

# 3807 W. Technology Circle, Sioux Falls SD

## Office Space for Sale or Lease

# VANTIS

COMMERCIAL REAL ESTATE ADVISORS



### Highlights

Sale: \$848,300 Full Building

Lease: \$15.00 PSF, NNN

Zoning: I-1  
(Office Approved)

Occupancy: Contact Agent

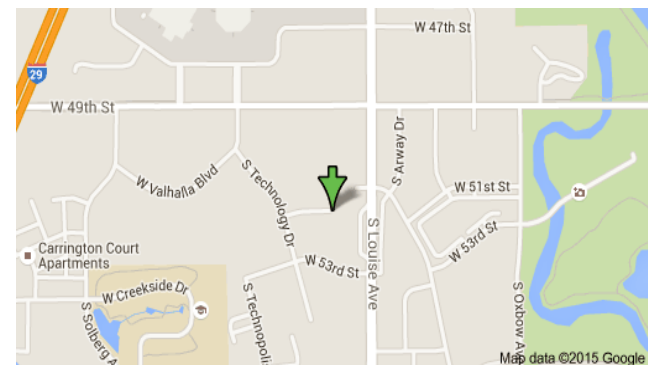
Taxes: TBD

### Property Details

- Total building SF = 4,990 SF
- 2,495 SF each space
- Excellent location with visibility from Louise Avenue
- Easy access to I-229, Louise Avenue, 41st and 57th Streets
- Space can be leased or purchased as an office condo
- Signage viewed from Louise Avenue
- Space can be finished to user requirements

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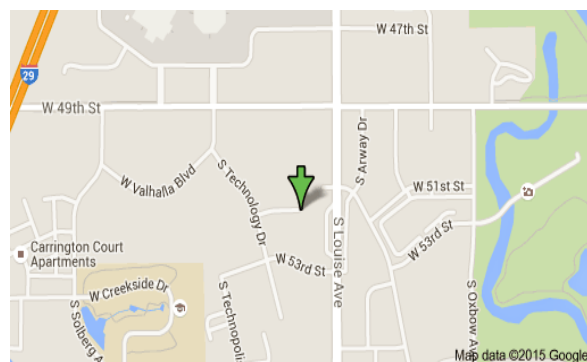
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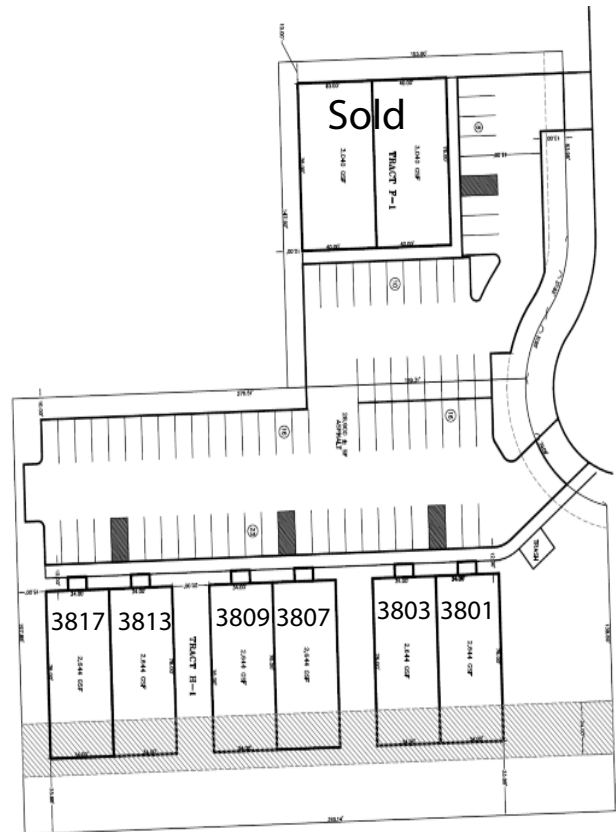
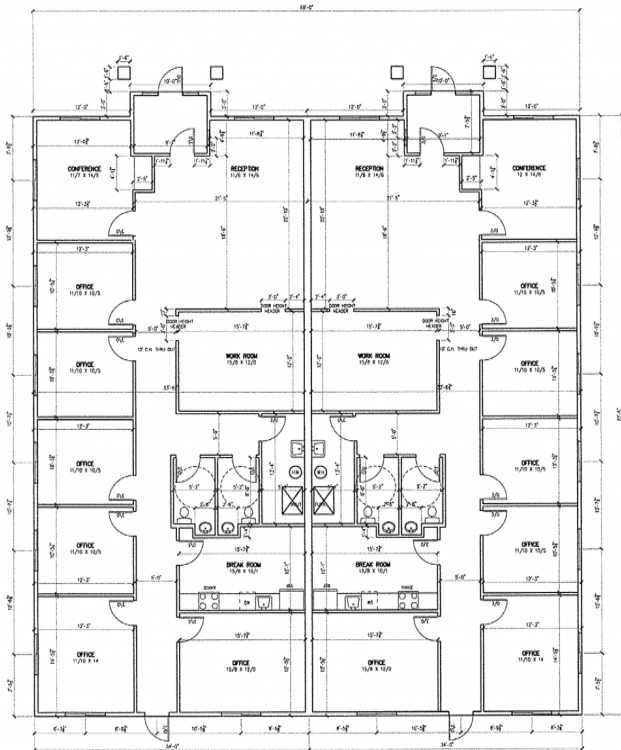
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## Proposed Office Layout

## Office Site Plan



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