

6216 S. Pinnacle Pl. Suite 101 | Sioux Falls, SD
Pinnacle Place Office Building for Lease

VANTIS

COMMERCIAL REAL ESTATE ADVISORS

\$7.00 PSF available until
February 1, 2019 with acceptable lease terms

\$3,972 savings per month through
initial lease period



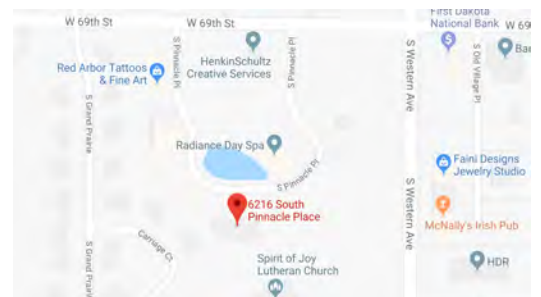
Highlights

- Lease Rate: \$16.00 PSF
- Price PSF: \$7.00 PSF
- Terms: NNN - \$5.00 PSF Estimated
- Square Foot: 5,296 SF Total Rentable
4,812 SF Usable, 484 SF Common
- Property Type: Office
- Zoning: 33 (other office)
- Land Size: 1.53 Acres
- Occupancy: Immediate
- Year Built: 2014

Property Details

- Class A office finishes
- Easy access to 69th St. & Western Ave.
- Monument sign on 69th St.
- Reception area, conference room, offices, break room, open work area, secure server/file room, & restrooms
- 51 parking spaces, ratio of 1 space to 210 SF
- Beautifully landscaped patio area
- Fire alarm & sprinkler system
- Wired for security system & cameras
- Zoned HVAC with high efficiency furnaces & air source heat pumps
- Neighbors include: Stewart Tile, Henkin Schultz, Radiance Day Spa, & Thurston Trading

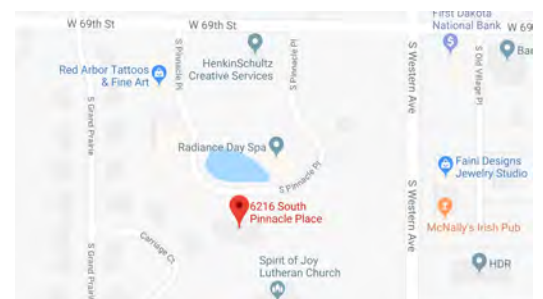
Brian Smit, Broker Associate
605.310.9805
brian@vantiscommercial.com



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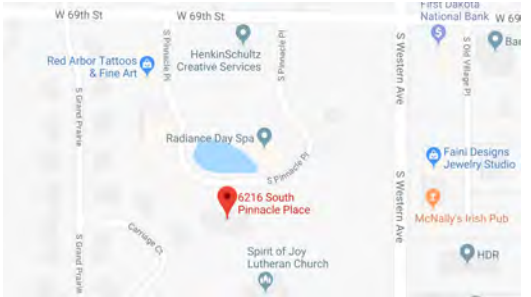
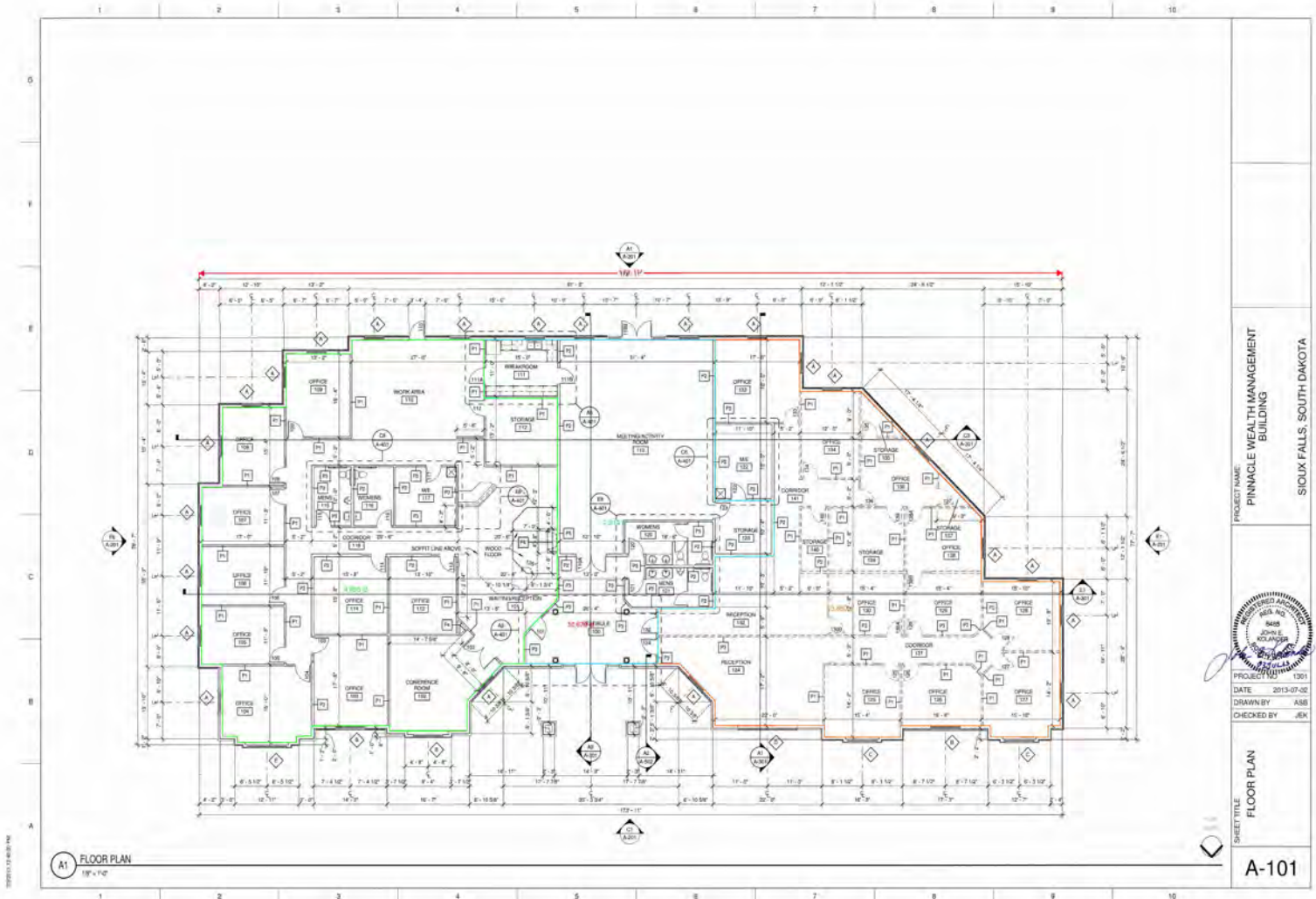
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Floor Plan



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