

VANTIS

COMMERCIAL REAL ESTATE



FOR LEASE: \$400/MONTH

2116 South Minnesota Ave., Suite 13

Sioux Falls, SD 57105

OFFERING MEMORANDUM

Barbara Bormann
Broker Associate
605-941-5478

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Amy Ibis
Broker Associate
605-359-4430

Amy@vantiscommercial.com

Office Suite for Lease

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Highlights

Available Space:	280 SF +/-
Base Rent:	\$400.00 per month/Gross
Identification of Property:	Multi-tenant office building
Zoning:	C-2, Commercial

FEATURES

- Two (2) offices
- Open floor plan allows for a variety of possible uses
- Second level
- Recently renovated.
- One-site parking in front and back of building
- Located on the corner location Minnesota Ave., and 30th Street
- High traffic counts- 26,100 vehicles per day
- Surrounded by professional offices, health care and residential roof tops
- Immediate neighbors include DQ Grill & Chill, Dental office, Boss' Pizza & Chicken, Spoke -n-Sport Bikes, Tires, Tires, Coca-Cola Bottling, Co-Sioux Co., and other professional retail users.



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Property Photos

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Site Plan

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Aerial
Photo

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S Minnesota Ave

29th Street

W 30th Street

31st Street



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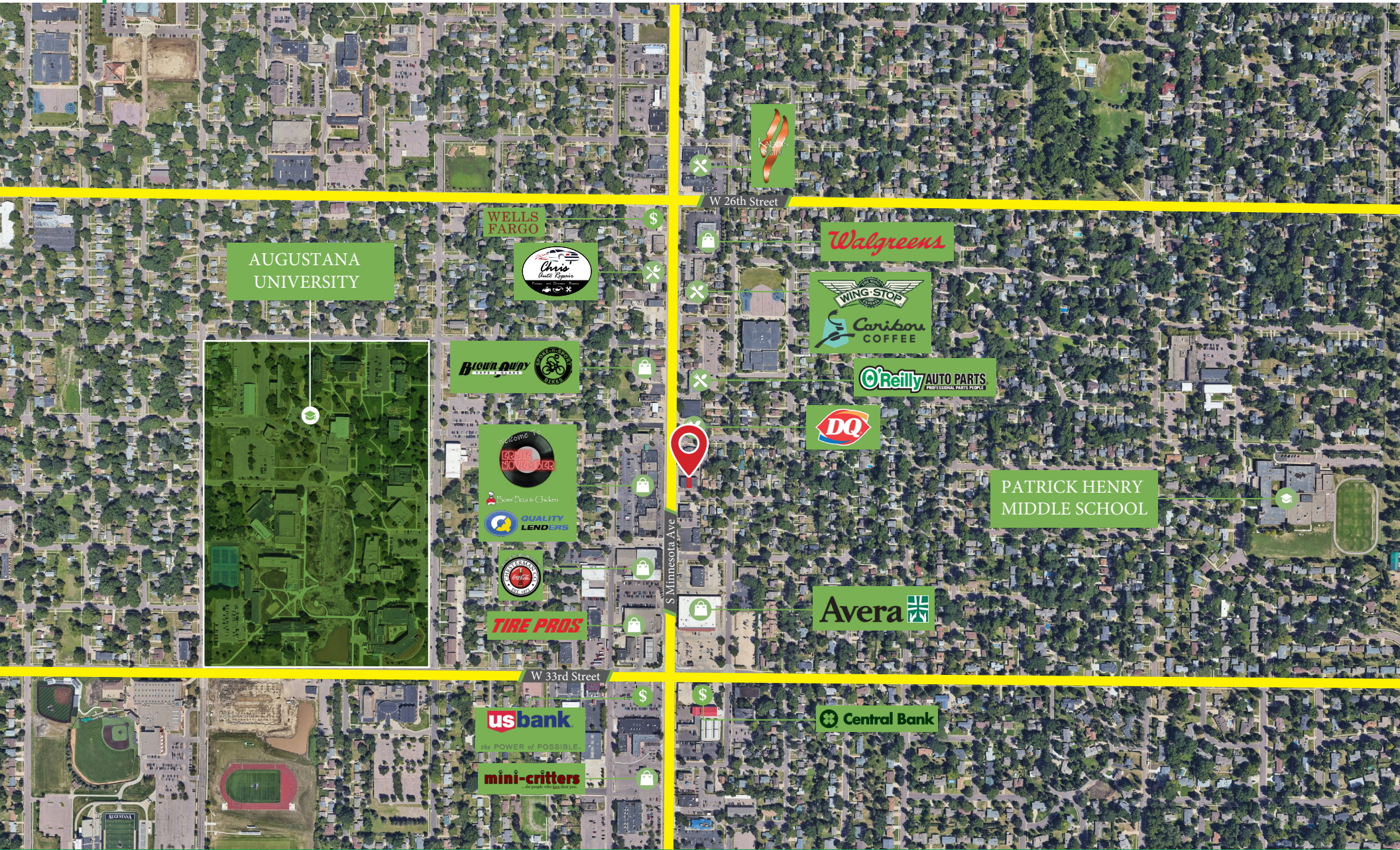
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Market Overview

Map



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