

The logo for VANTIS, featuring the word "VANTIS" in white, bold, sans-serif capital letters on a green rectangular background.

COMMERCIAL REAL ESTATE

2 MONTHS FREE RENT



HAMLET OFFICE BUILDING

4001 West Valhalla Blvd | Sioux Falls, SD

OFFICE SPACE FOR LEASE

SUITE 104/108

OFFERING MEMORANDUM

Tom Van Ginkel
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Amy Ibis
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Office Building For Lease

Highlights

Lease Type:	Gross
Lease Rate:	\$16.00 PSF
Zoning:	C-3
Occupancy:	Immediate
Year Built:	1987
Square Feet:	2,245 First Floor

Property Details

- Building fronts 49th Street on south side of Empire Mall
- Convenient access to major arterials and I-229
- First floor space includes conference room, 5 offices, storage room, reception, and open area
- Monument signage available
- Common lounge area

Office Building

4001 West Valhalla Blvd
Sioux Falls, SD 57108



VANTIS

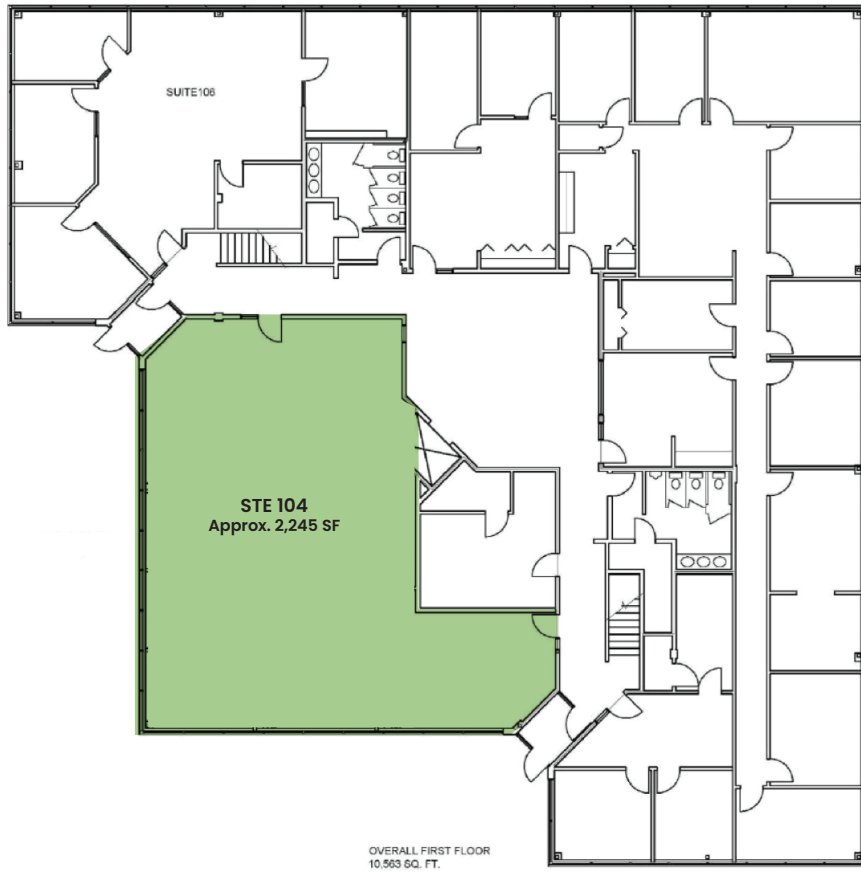
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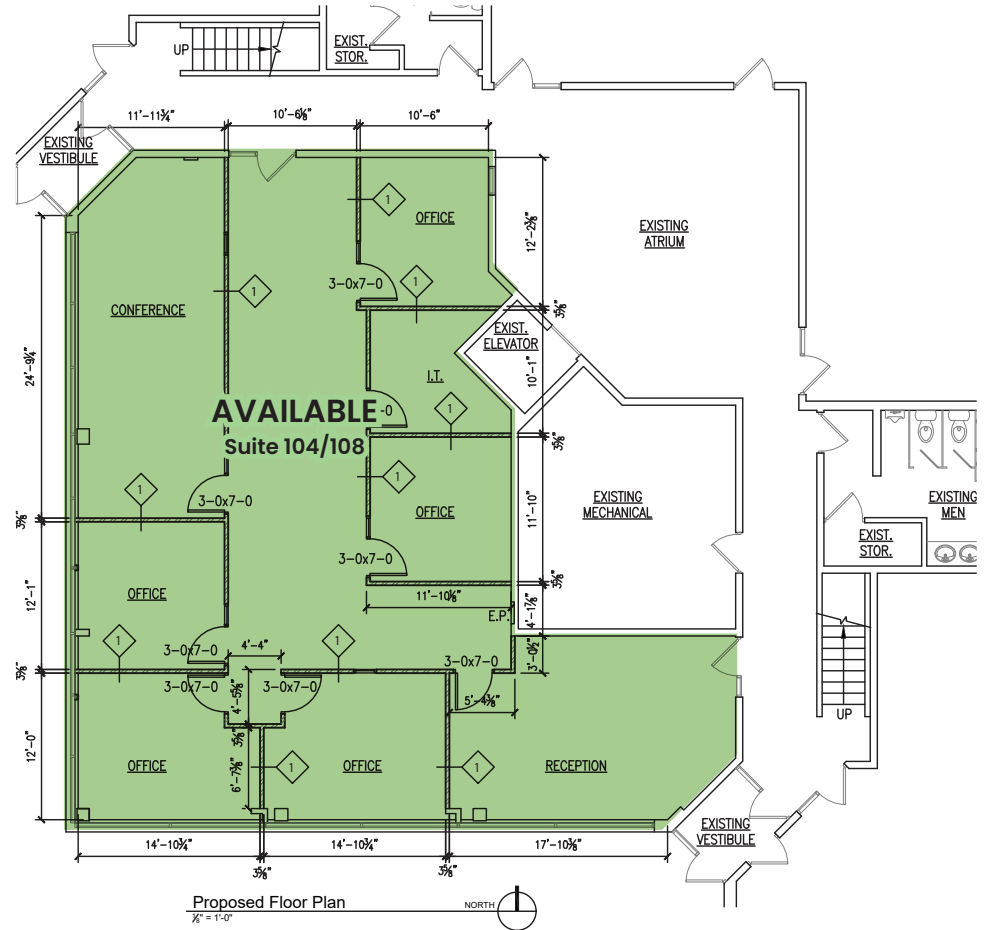
Floor Plan

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First Floor



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VANTIS

Aerial
Photo

Office Building

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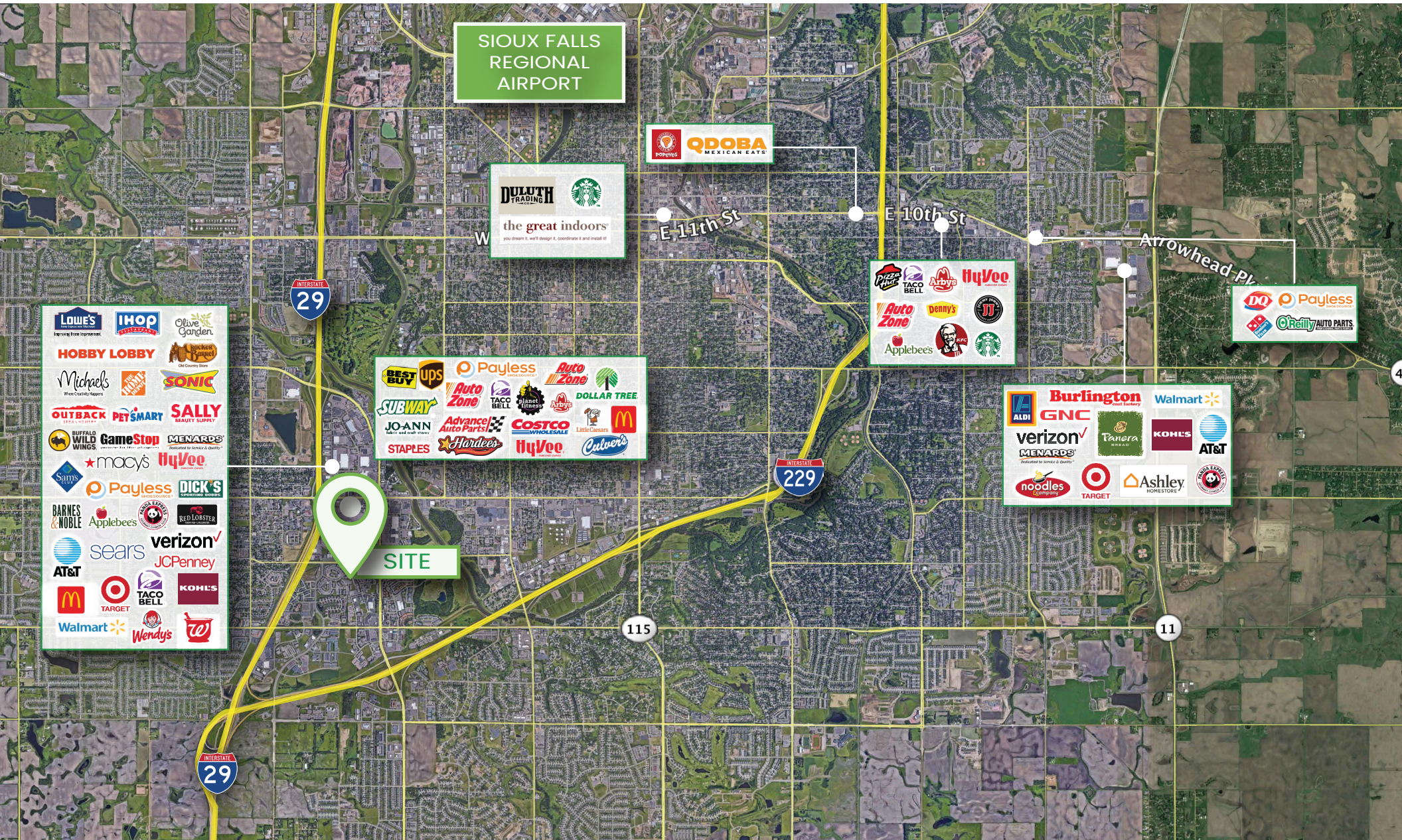
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Market Overview Map

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