

VANTIS

COMMERCIAL REAL ESTATE



Bitterroot Executive Office Suites

7401 S Bitterroot Place, Ste 200, Offices 1 to 11

OFFERING **MEMORANDUM**

Scott Van Ginkel
Broker
605.351.7907
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Bitterroot Executive Office Suites For Lease

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Features

- Turn-key Class A office space in one of Sioux Falls' newer office parks
- Great access to major arterial streets
- Coveted South-side location on South Western Avenue and Bitterroot.
- Neighboring tenants include Longview Financial, Legacy Law, Farmers Insurance, Blackwing / Costello Cos., Time Management Systems and Baan Dek Montessori.
- Close proximity to 69th & Western and 85th & Minnesota neighborhood commercial hubs.

Executive Office Suites

- **Price:** \$365 to \$736 per month.
See attached Executive Office Suites Exhibit
- **Terms:** Gross
- **Size:** 95 to 192 ± SF
- **Turn Key:** Class A Space



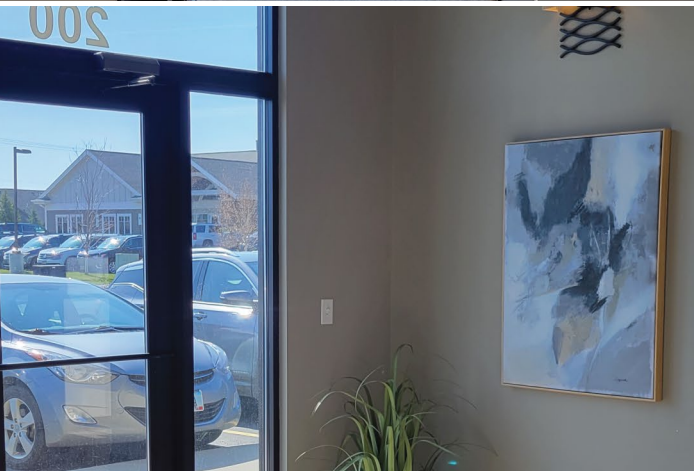
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Property Photos

Bitterroot Executive Office Suites

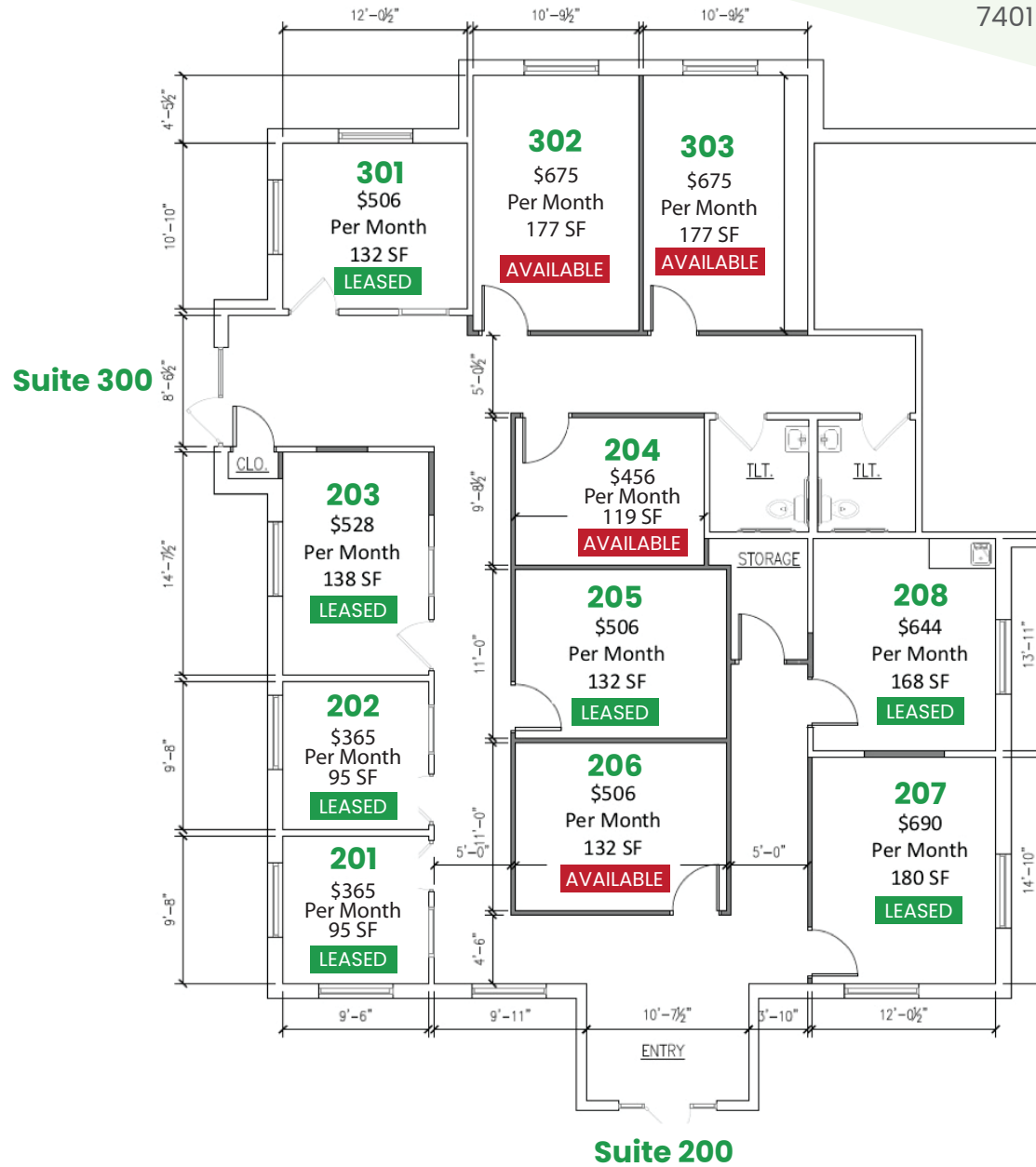
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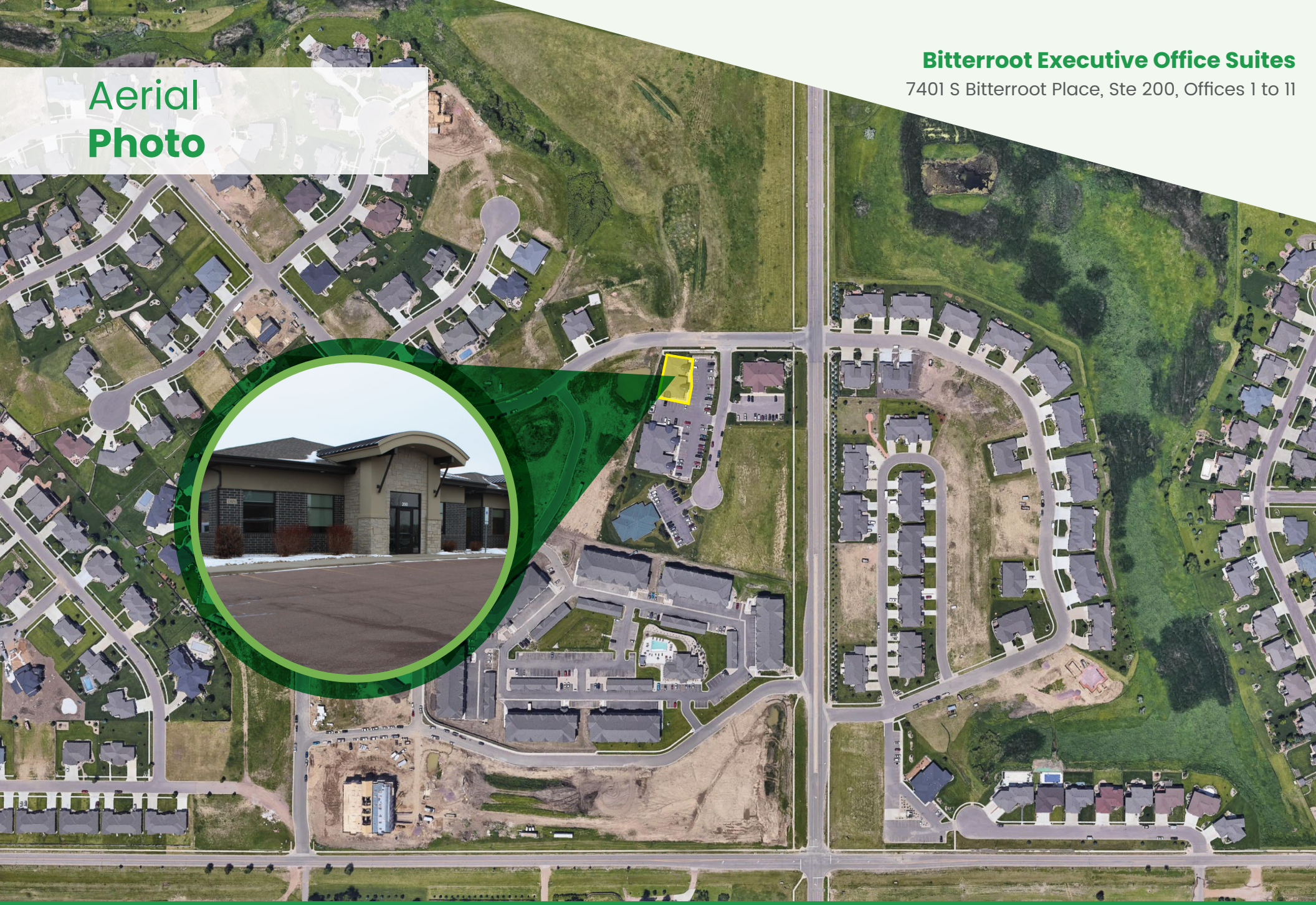
Floor Plan



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**Aerial
Photo**



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Market Overview Map

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An aerial photograph of a residential and commercial area. A yellow rectangular highlight is placed on a building in the center-right of the image. The surrounding area includes houses, parking lots, and green spaces. A green banner is overlaid on the top right and a larger green banner is overlaid on the middle left.

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