

VANTIS

COMMERCIAL REAL ESTATE



6,000± SF Office for Lease

1101 W Russell Street,
Sioux Falls, SD 57104

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
(605)-351-7907
scott@vantiscommercial.com

For Lease

Highlights

Price PSF: \$11.00

Terms: NNN

Size: 6,000 +/- SF

Features

- Estimated Traffic count on Russell Street is 18,700 VPD
- Zoned C-4
- 20 onsite Parking Spaces
- Space includes ten (10) offices, conference room, break room, and an open area with built in work cubicles.
- Excellent location near corner of West Ave. and Russell St.
- Immediate neighbors include MacDoctors, CCL Label, Catalyst Behavior Solutions, School of EMS, Prairie Farms, Sioux Falls Inn.
- Across the street from Veterans Memorial Park.
- Close proximity to Boss' Pizzeria & Sports Bar, Casa Del Rey, Denny Sanford Premier Center, Burger King, Kum & Go, Crooked Pint.

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Property Photos

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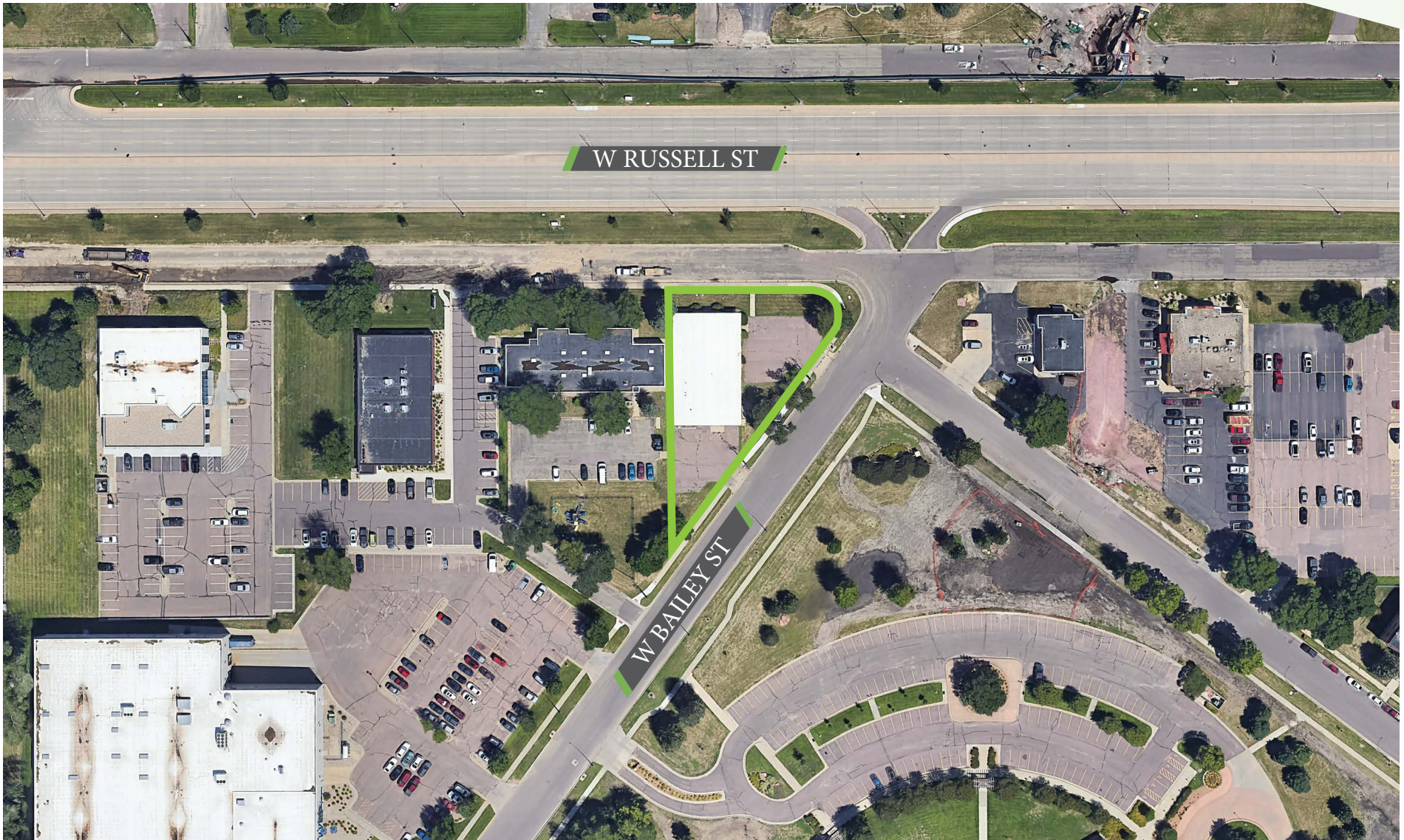
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Site Plan

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Aerial
Photo

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W RUSSELL ST

WEST AVE

W MADISON ST



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Market Overview

Map



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