

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

Madison Hulscher
Broker Associate
(605)-520-6365

madison@vantiscomemrcial.com

For Lease

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Highlights

Price PSF: \$9.00

Terms: NNN

Size: 6,000 +/- SF

Features

- May be subdivided
- Estimated Traffic count on Russell Street is 18,700 VPD
- 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, and the South Dakota Military Heritage Alliance.



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Property Photos

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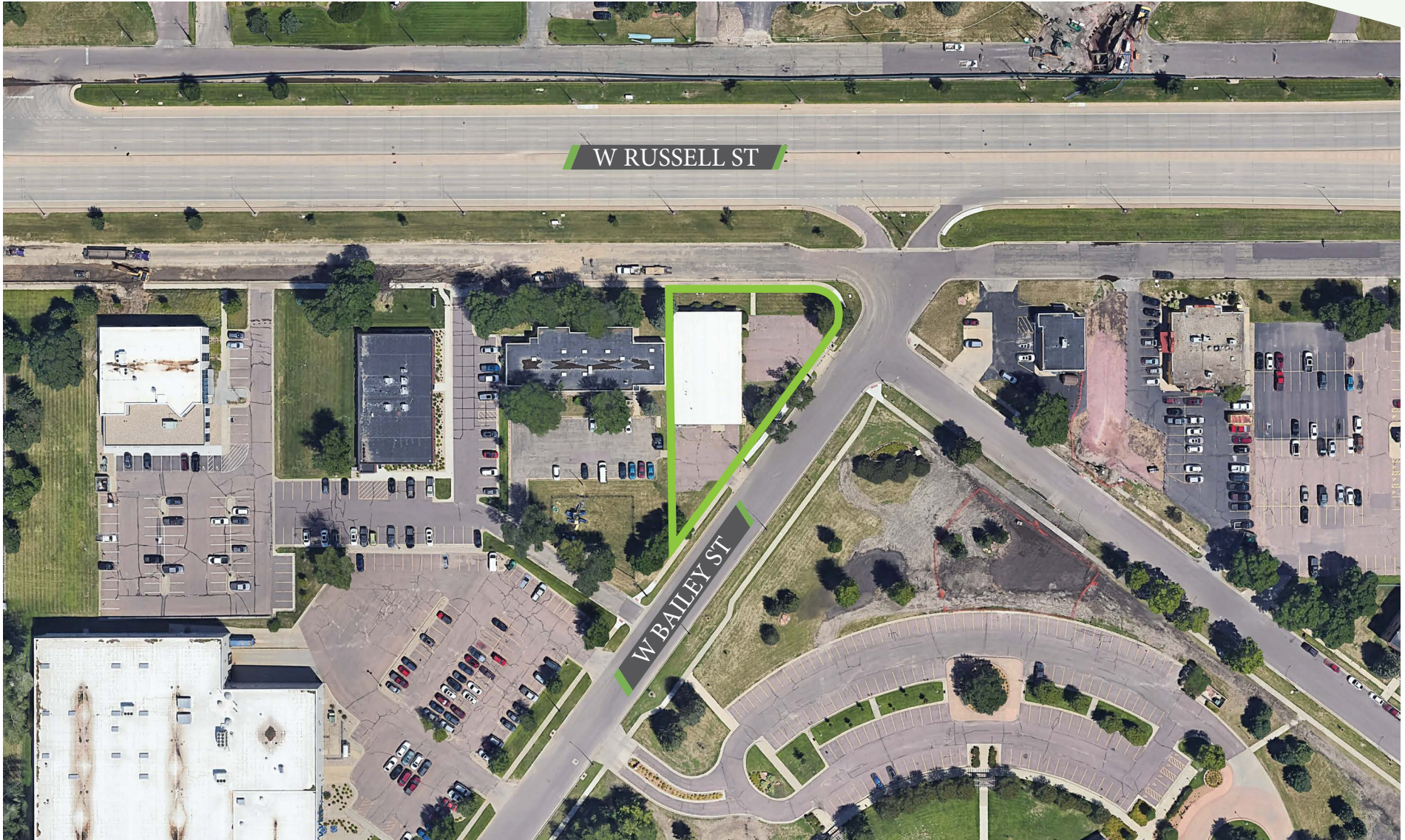
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Site Plan

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Aerial
Photo

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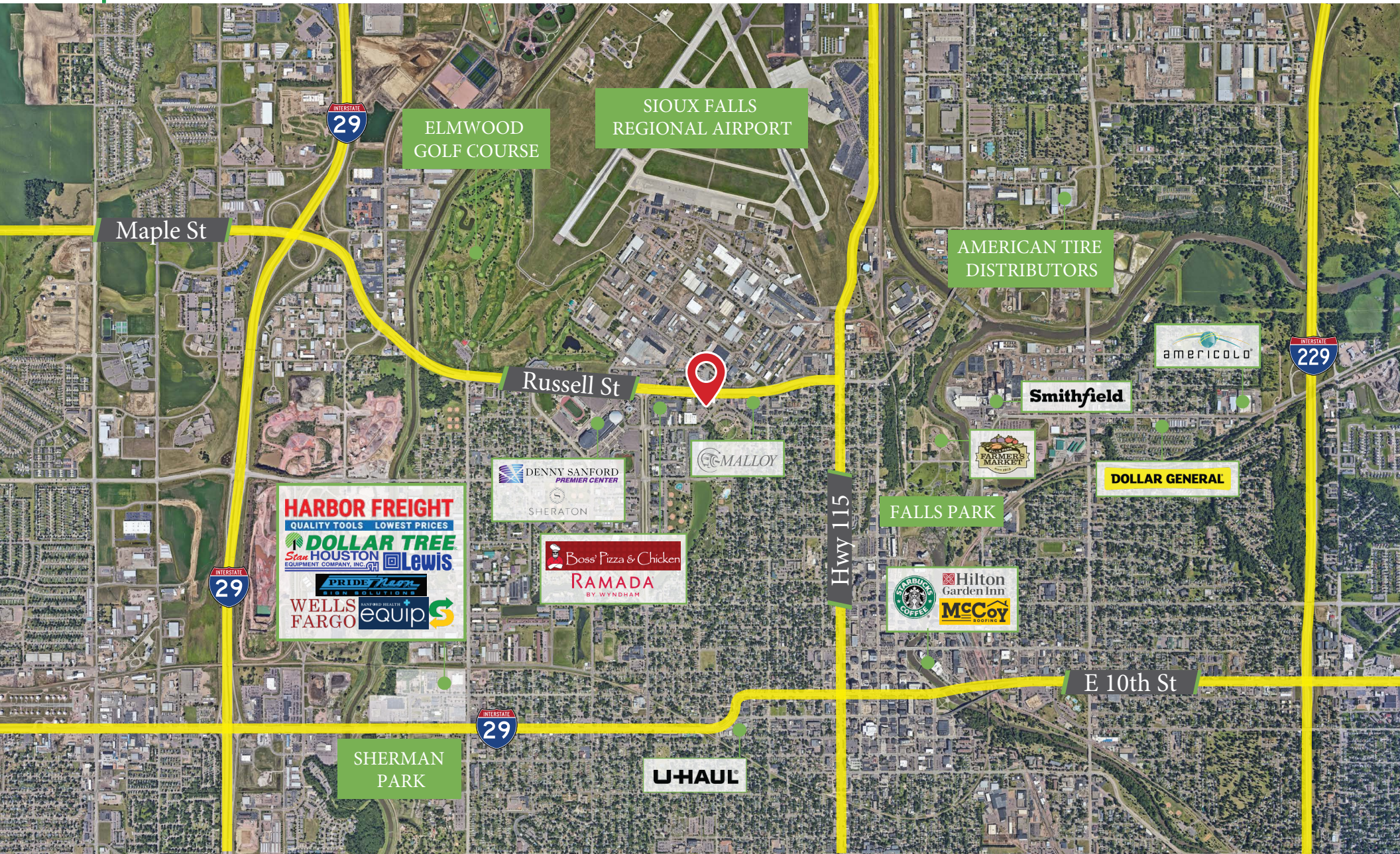


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Market Overview Map



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