



VANTIS

COMMERCIAL REAL ESTATE

OFFICE SUITE FOR LEASE

2116 South Minnesota Ave, Suite 14

Sioux Falls, SD 57105

OFFERING MEMORANDUM

Madison Hulscher
Broker Associate
605.520.6365

madison@vantiscommercial.com

Office Suite for Lease

Details

Multi-tenant office building

Zoning: C-2, Commercial

Available Space: 196± SF

Base Rent: \$265.00/month, gross

Available Immediately

Highlights

- Open floor plan allows for a variety of possible uses
- Second level
- On-site parking
- Located on the corner location Minnesota Ave and 30th Street
- High traffic counts - 22,100 vehicles per day
- Surrounded by professional offices, health care, and residential roof tops
- Immediate neighbors include DQ Grill & Chill, Boss' Pizza & Chicken, Tires Tires Tires, Coca-Cola Bottling, 605 Thrift, CorTrust Bank, and other professional retail users

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Aerial
Photo

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S MINNESOTA AVE

29th STREET

W 30th STREET

31st STREET



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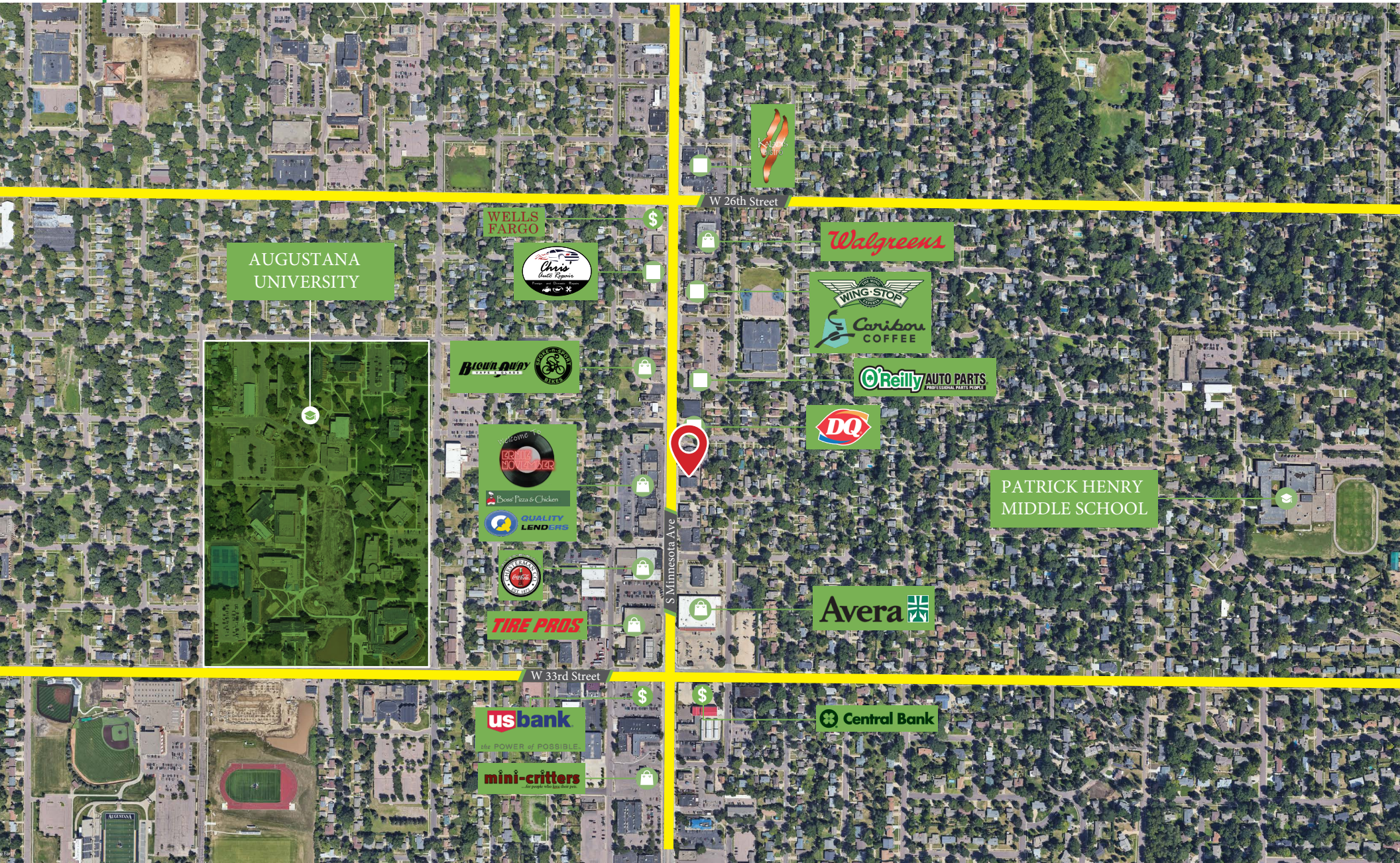
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Market Overview

Map



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Site Plan

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