



# VANTIS

COMMERCIAL REAL ESTATE

1 MONTH FREE RENT

## HAMLET OFFICE BUILDING

4001 West Valhalla Blvd | Sioux Falls, SD

OFFICE SPACE FOR SUBLEASE

SUITE 104/108

OFFERING MEMORANDUM

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com

Amy Ibis  
Broker  
605.359.4430  
amy@vantiscommercial.com



# Office Building For Sublease

## 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

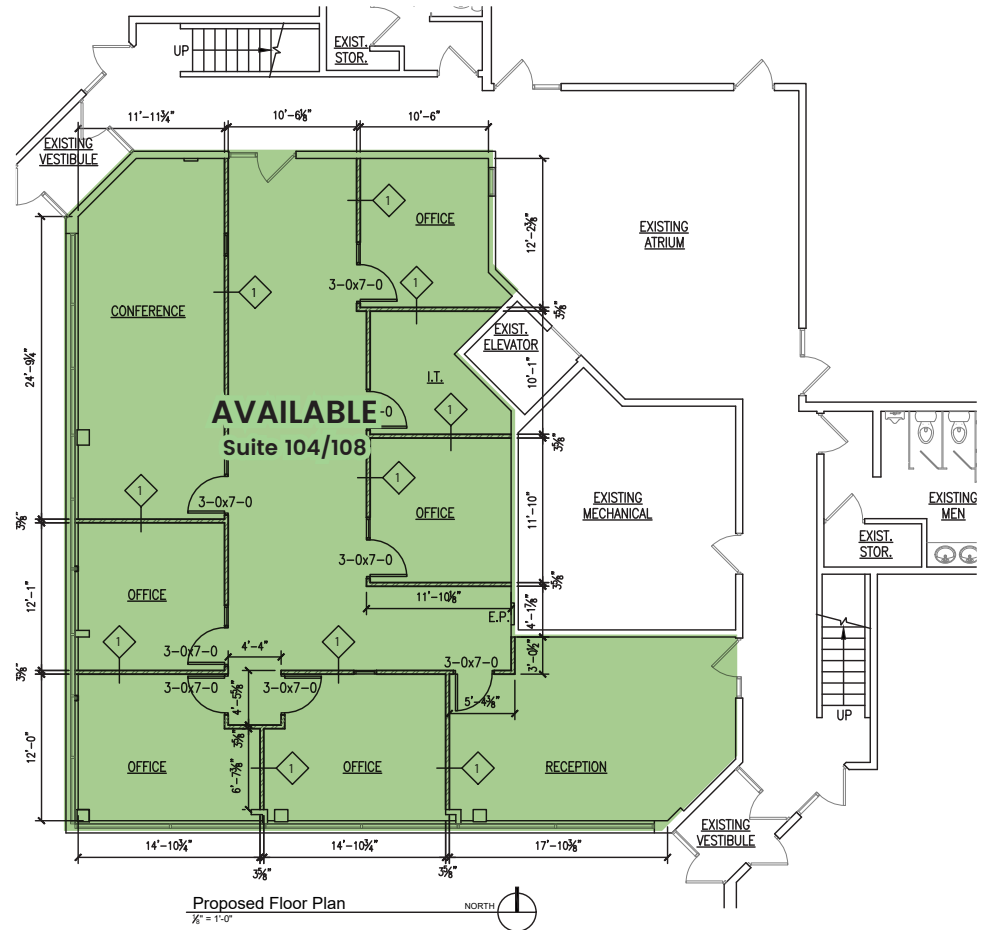


**VANTIS**

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com

Amy Ibis  
Broker  
605.359.4430  
amy@vantiscommercial.com

4001 West Valhalla Blvd  
Sioux Falls, SD 57108





Aerial  
Photo

## Office Building

4001 West Valhalla Blvd  
Sioux Falls, SD 57108



VANTIS

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com

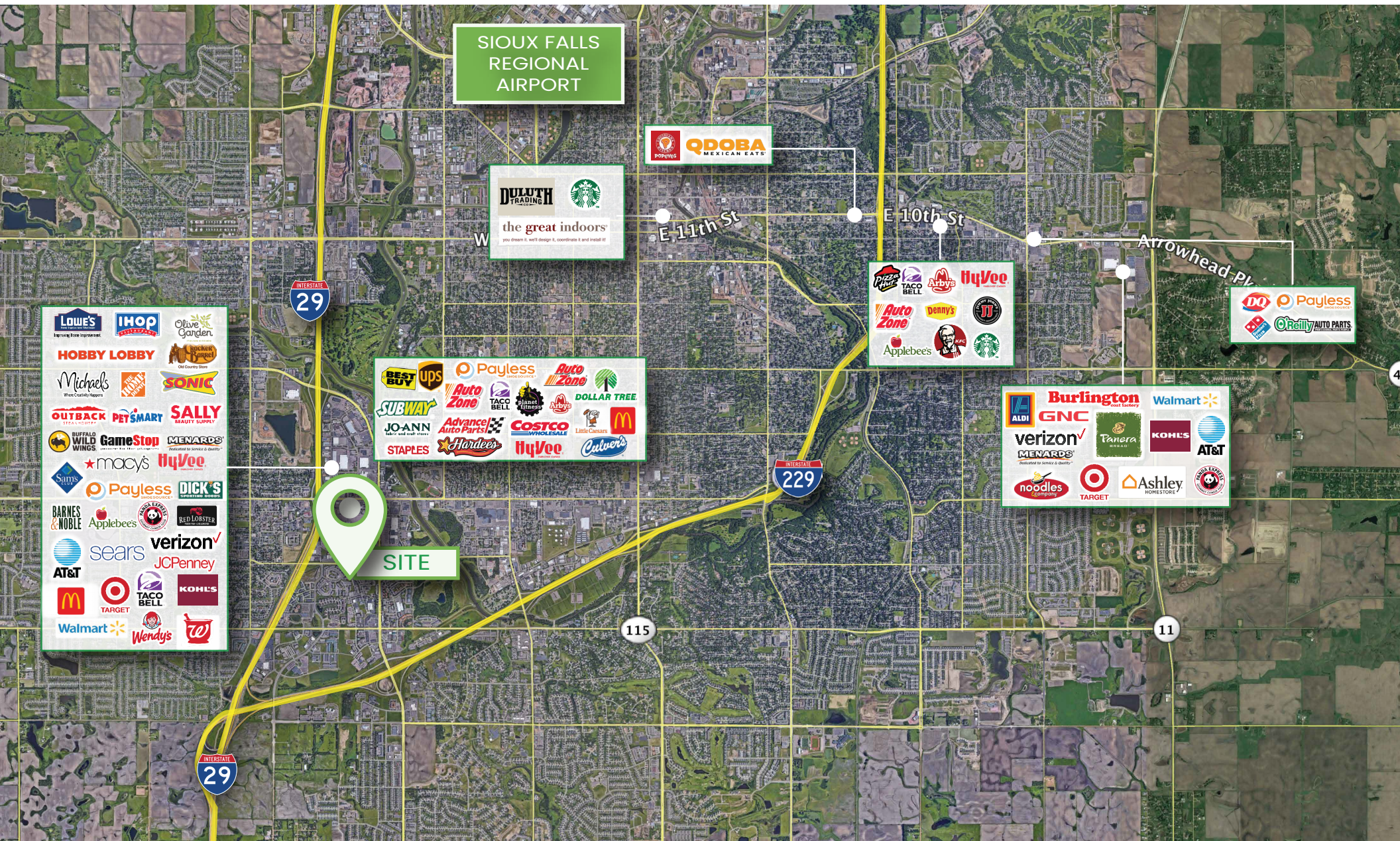
Amy Ibis  
Broker  
605.359.4430  
amy@vantiscommercial.com



# Market Overview Map

## Office Building

4001 West Valhalla Blvd | Sioux Falls, SD



# VANTIS

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com

Amy Ibis  
Broker  
605.359.4430  
amy@vantiscommercial.com