

VANTIS

COMMERCIAL REAL ESTATE

Office Space for Lease

601 N. Minnesota Avenue

Sioux Falls, SD 57104

OFFERING MEMORANDUM

Brent Antonen

Broker

605.351.7086

Brent@vantiscommercial.com

For Lease

Highlights

Lease Rate:	\$1,800.00 per month
Terms:	Gross, including utilities
Size:	Approximately 1,200 SF
Zoned:	O

Features

- Private, lower-level entry
- Space includes five (5) offices, reception area, and storage.
- Estimated Traffic count on Minnesota Avenue is 12,700 VPD
Approximately 13 onsite Parking Spaces
- Excellent location on the corner of Minnesota Avenue and 4th Street.
- Immediate neighbors include Carolyn K. Dick Law Firm, Western Union, Kum & Go, Minnehaha County Court House, and the Sioux Falls Police Department.
- Close proximity to the City Desk, Hawthorne Elementary School, Falls Park, Bread and Circus Sandwich Kitchen, Van Eps Park, La Luna Café, and First Bank and Trust.

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Property Photos

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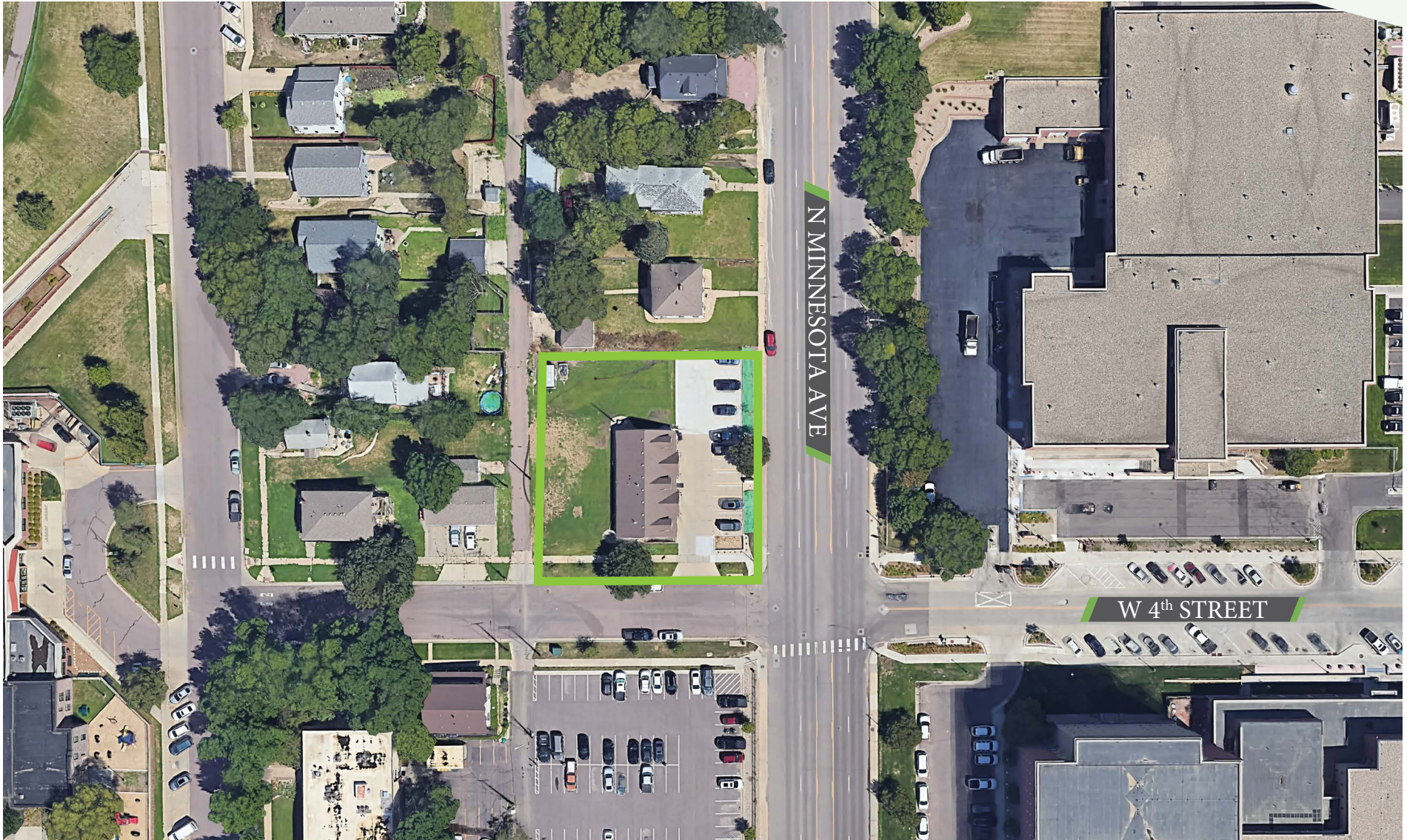
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Site Plan

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Aerial
Photo

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Market Overview Map



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