

# VANTIS

COMMERCIAL REAL ESTATE

AVAILABLE

## Rosa Parks Place Office Space 4908 E. Rosa Parks Place Sioux Falls, SD 57110

### OFFERING MEMORANDUM

Amy Ibis  
Broker  
605.359.4430  
[amy@vantiscommercial.com](mailto:amy@vantiscommercial.com)

# 1,746±SF Office for Lease For Lease

Rose Parks Place Office Space  
4908 E. Rosa Parks Place | Sioux Falls, SD

## Highlights

- Price: \$18.50
- Terms: NNN
- Size: 1,746±SF
- Zoned: O

## Property Details

- Brand New Construction
- Estimated Traffic count on 26th Street is 13,000 VPD
- Space includes four (4) large offices, a conference room, workroom, kitchenette, and reception area.
- Class A, move in ready space.
- Monument signage available.
- Excellent location on 26th Street between Veterans Parkway and Sycamore Avenue.
- Immediate neighbors include Tranquil Path Counseling, Konstant Chiropractic Center, Kusek Family & Implant Dentistry, and Midco Connections.
- Close proximity to Dawley Farm Village, Rosa Parks Elementary, Hy-Vee, Chase Bank, First Dakota National Bank, Starbucks and Botski's Bar and Grill.



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# Property Photos

Rose Parks Place Office Space  
4908 E. Rosa Parks Place | Sioux Falls, SD

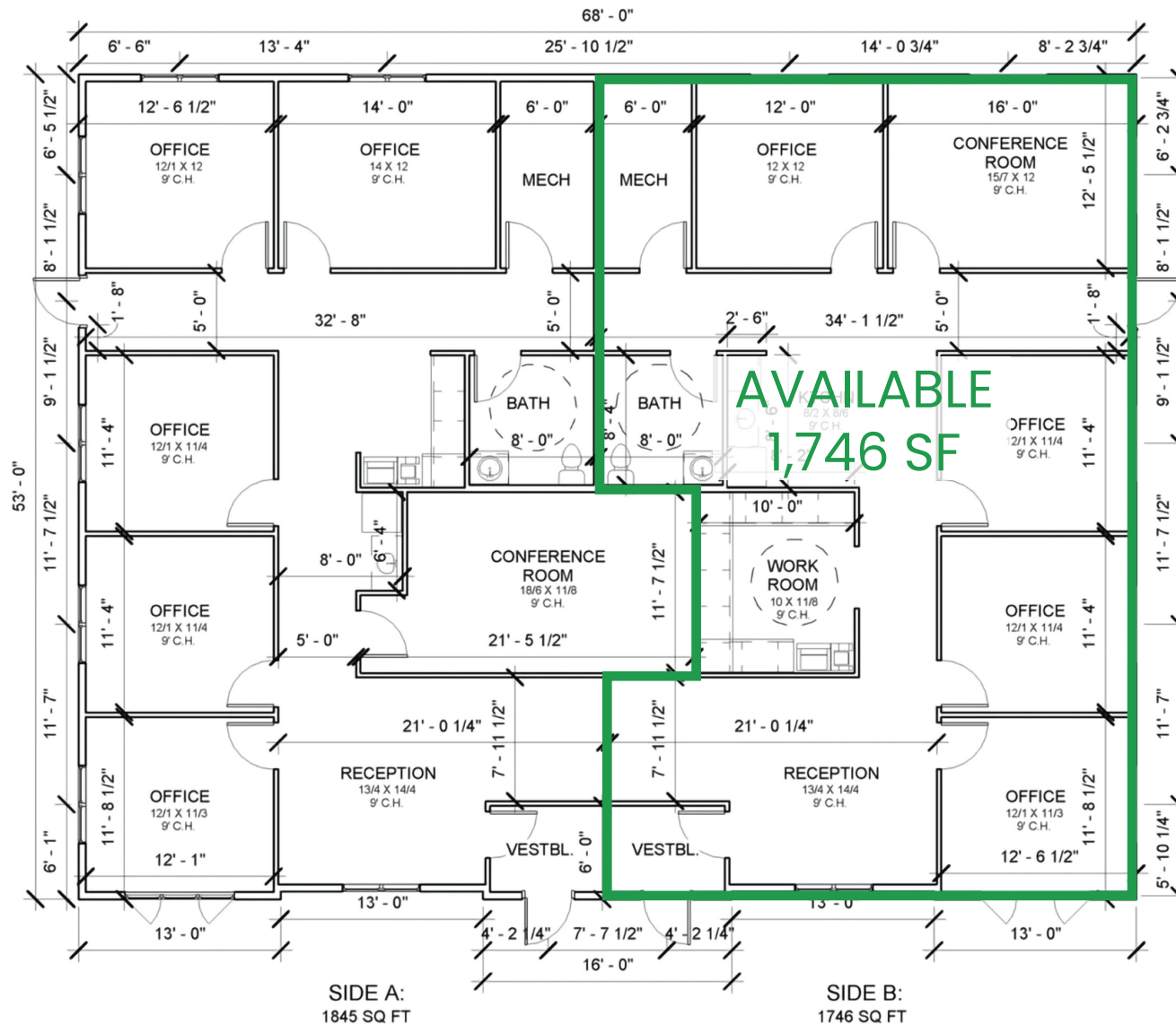


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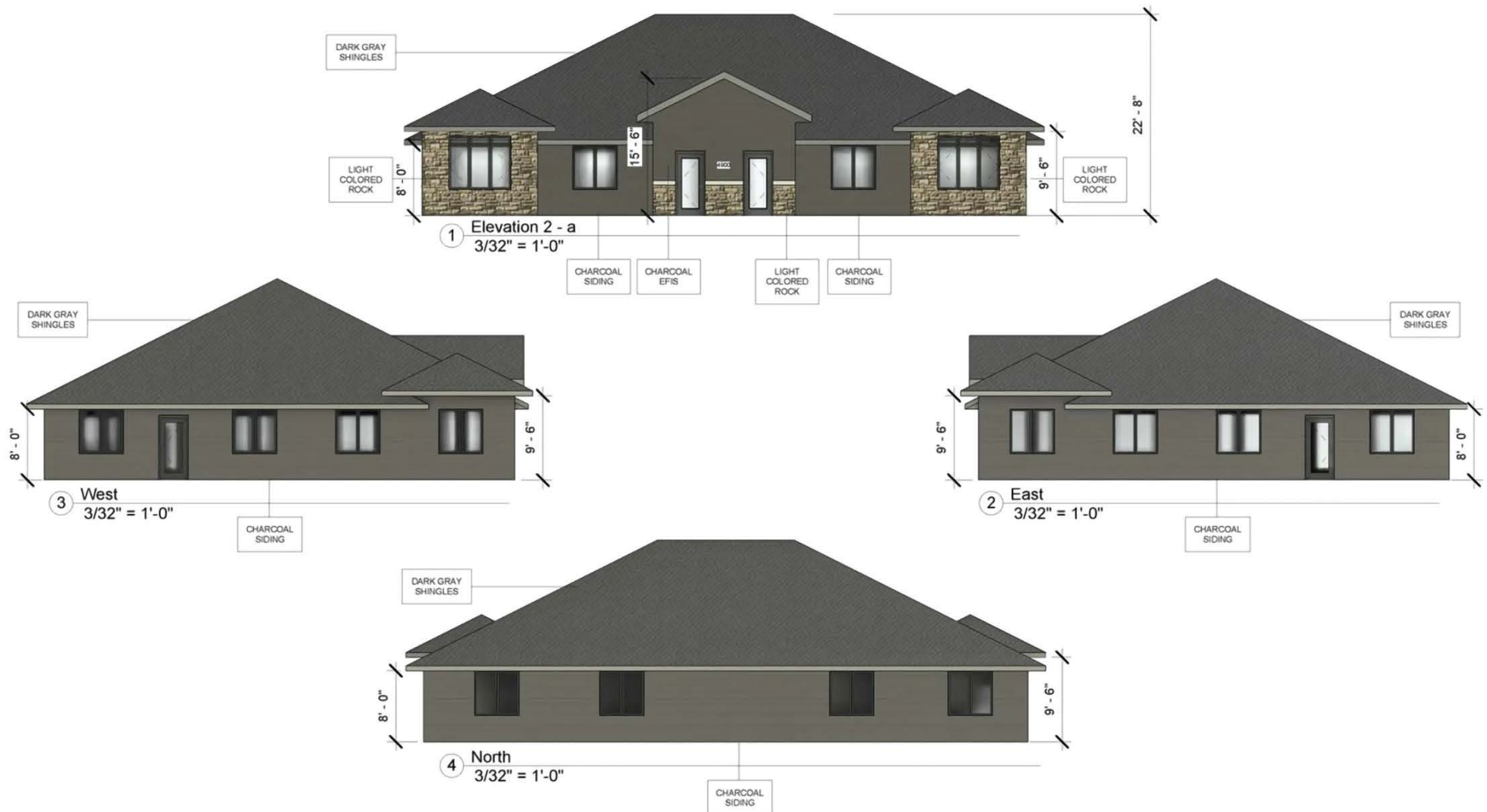
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# Property Elevations

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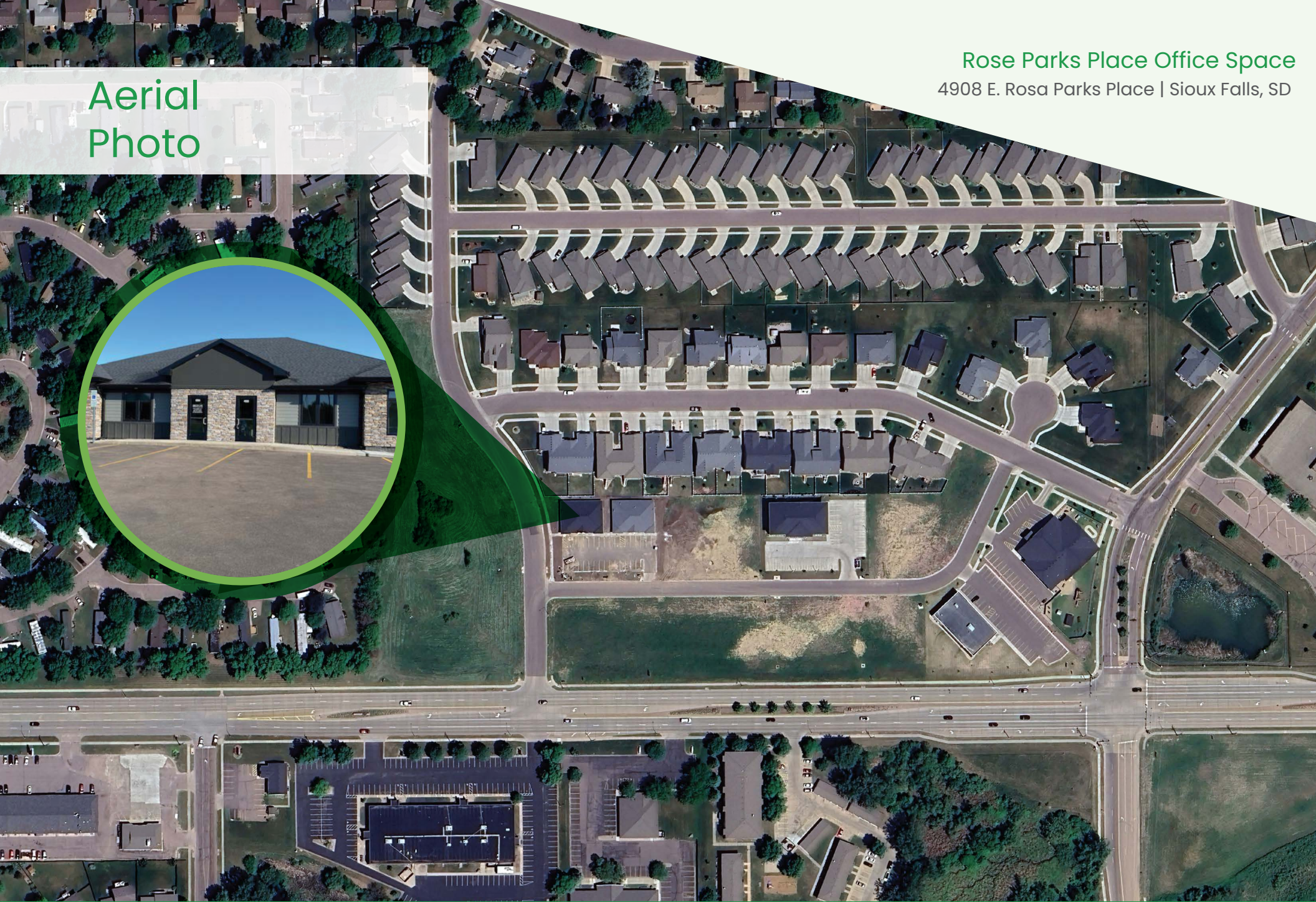
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Aerial  
Photo

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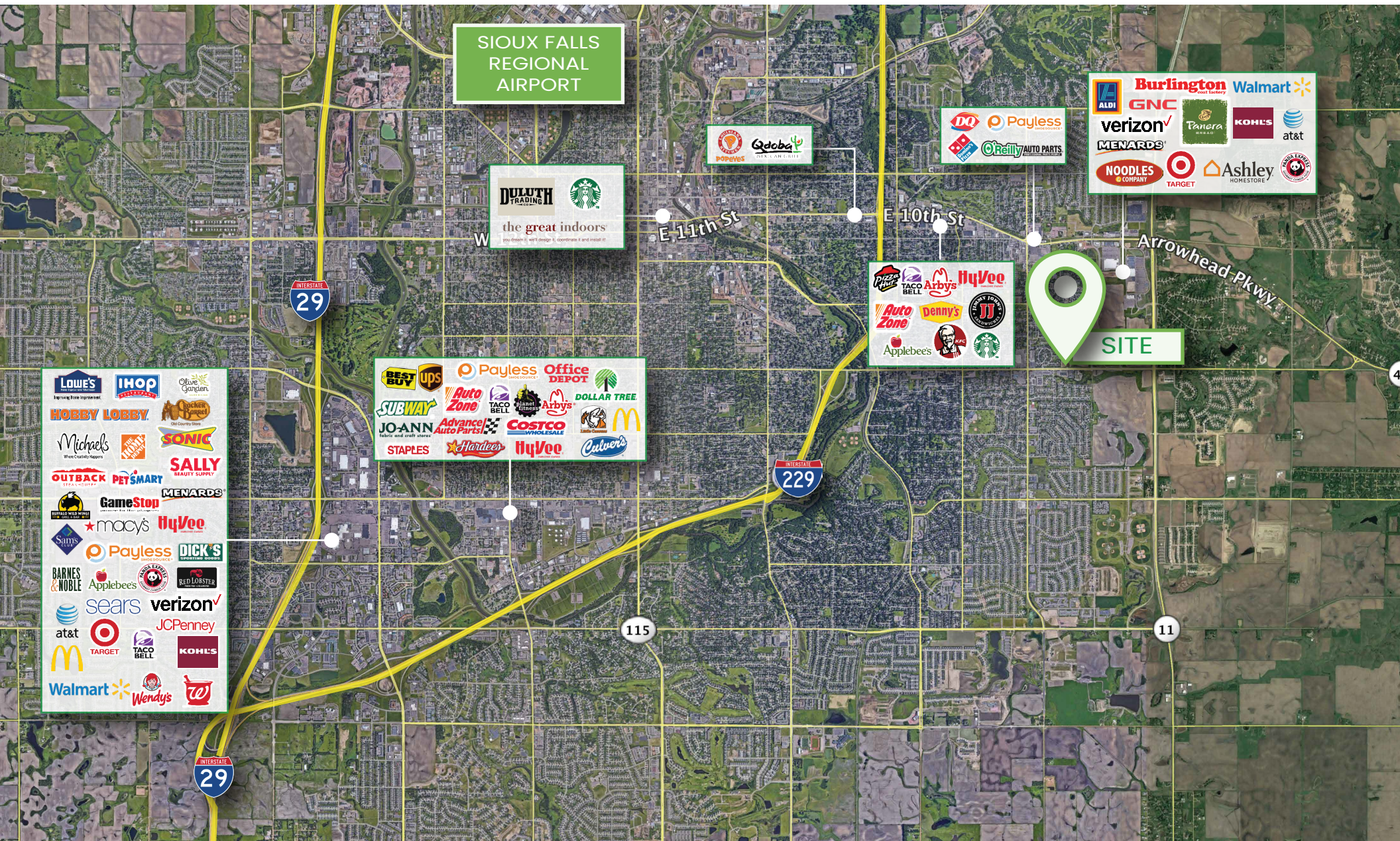
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# Market Overview Map

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