



# VANTIS

COMMERCIAL REAL ESTATE

## For Lease Tech I Building Office Space

3900 W. Technology Circle, Suite 6

Sioux Falls, SD 57106

### OFFERING MEMORANDUM

Amy Ibis

Broker

605.359.4430

[Amy@vantiscommercial.com](mailto:Amy@vantiscommercial.com)

# For Lease

## Highlights

2,270 +/- Rentable SF Office for Lease

Price PSF: \$18.00

Terms: Gross

Zoning: Office

## Property Details

- Space includes three (3) offices, conference room, reception area, storage/office room, open area for work cubicles, and breakroom with sink.
- Excellent location near the corner of 49th and Valhalla Blvd.
- Quick access to I-29 and I-229.
- Immediate neighbors include Anderson Group CPA, Department of Social Services, LifeScape, Compass Health Brands, AQREVA Medical Billing, ThriveWorks Administrative Services, and Fairway Independent Mortgage Corporation.
- Close proximity to Roam Kitchen and Bar, Appletree Daycare, US Postal Office, The Empire Mall, Hy-Vee, Bus Stop, and Plains Commerce Bank.
- Walking distance to restaurants, coffee, grocery, and general retail.

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# Photos

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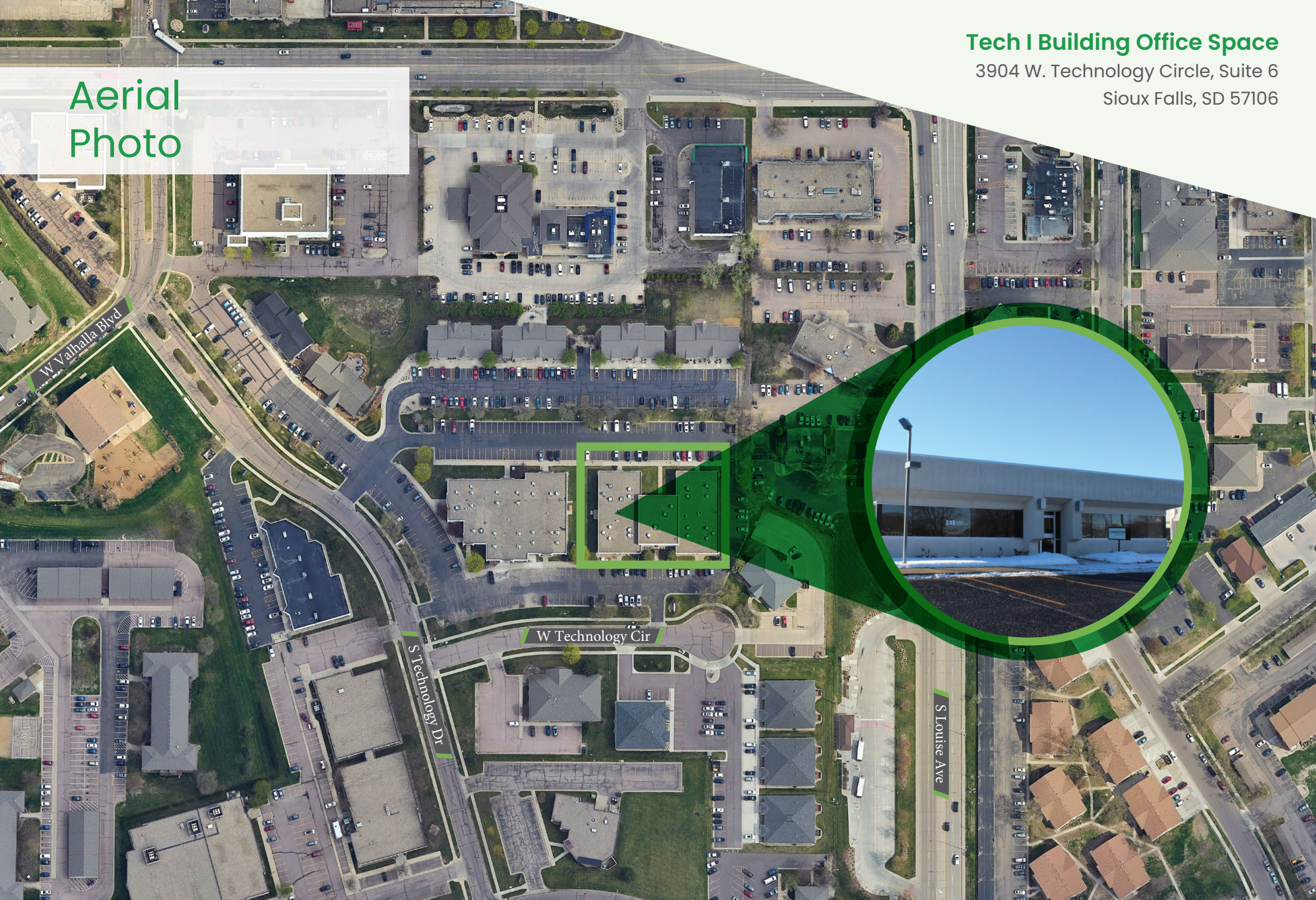


Aerial  
Photo

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# Market Overview

## Map

