

The logo for VANTIS, featuring the word "VANTIS" in white, bold, uppercase letters on a green rectangular background.

VANTIS

COMMERCIAL REAL ESTATE



For Lease
Tech II Building
3904 W. Technology Circle
Sioux Falls, SD 57106

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
605.351.7907
Scott@vantiscommercial.com

For Lease

Highlights

Building Size:	19,225 +/- SF
Parking:	130 Parking Spaces / 1:148
Year Built:	1996
Zoning:	I-1 Light Industrial
Lease Rate:	\$20.00 PSF
Terms:	Gross, plus utilities

Property Details

- 1,802 +/- Sq Ft
 - Two offices
 - Open work area
- 2,059 +/- Sq Ft
 - Five offices
 - Conference room
 - Break room / work room
 - Ribbon windows in all offices and conference room
- 2,949 +/- Sq Ft
 - Four offices
 - Kitchenette
 - Work room
 - Ribbon windows on two sides of the space
- Excellent location near the corner of 49th and Valhalla Blvd.
- Quick access to I-29 and I-229.
- Abundant natural light
- Immediate neighbors include Anderson Group CPA, Social Security Adm., Thrivent, Parts Dr., 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.



Tech II Building

3904 W. Technology Circle
Sioux Falls, SD 57106

VANTIS

Scott Van Ginkel
Broker
605.351.7907
Scott@vantiscommercial.com

Property Photos

1,802 SF Office Space



2,059 SF Office Space

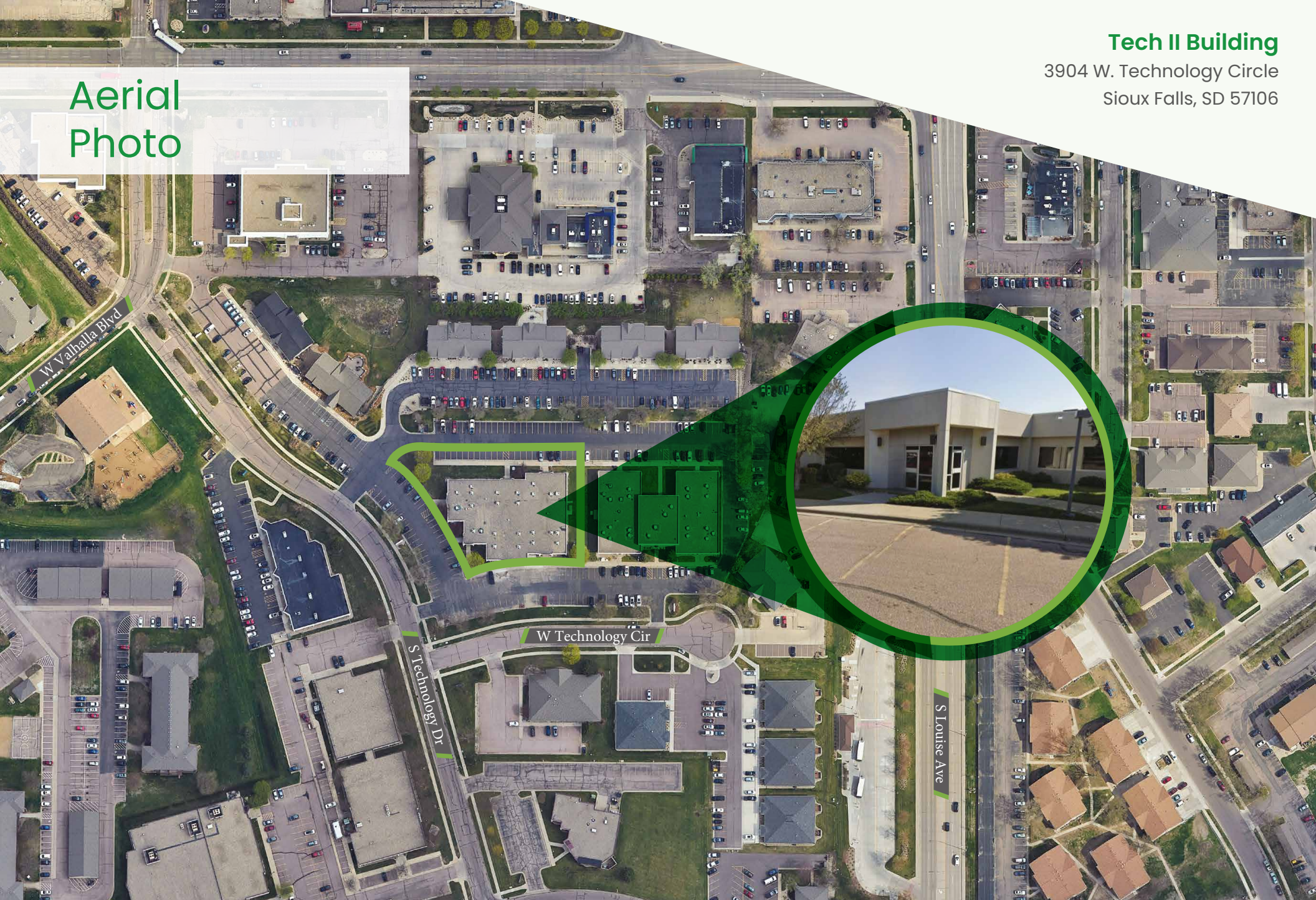


Aerial
Photo

Tech II Building

3904 W. Technology Circle

Sioux Falls, SD 57106



VANTIS

Scott Van Ginkel
Broker
605.351.7907
Scott@vantiscommercial.com

Market Overview Map



Scott Van Ginkel
Broker
605.351.7907
Scott@vantiscommercial.com