

VANTIS

COMMERCIAL REAL ESTATE



Office Space for Lease

106 W 69th Street
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
(605)-351-7907

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Madison Hulscher
Broker Associate
(605)-520-6365

madison@vantiscomemrcial.com

For Lease

Highlights

Size:	3,082 +/- Sq Ft
Zoned:	Office
Lease Rate:	\$18.00 PSF
Terms:	NNN
Est. NNN:	\$6.00 PSF

Features:

- Estimated Traffic count is 19,100 VPD
- 15 onsite Parking Spaces
- Excellent location near the intersection of 69th Street and Minnesota Avenue
- Close proximity to Look's Marketplace, Urology Specialists, Subway, First Premier Bank, Sandford, Tinner's, US Bank, and Prairie Green Golf Course
- Tenant improvements negotiable
- Private offices, break room, large reception, and open work area

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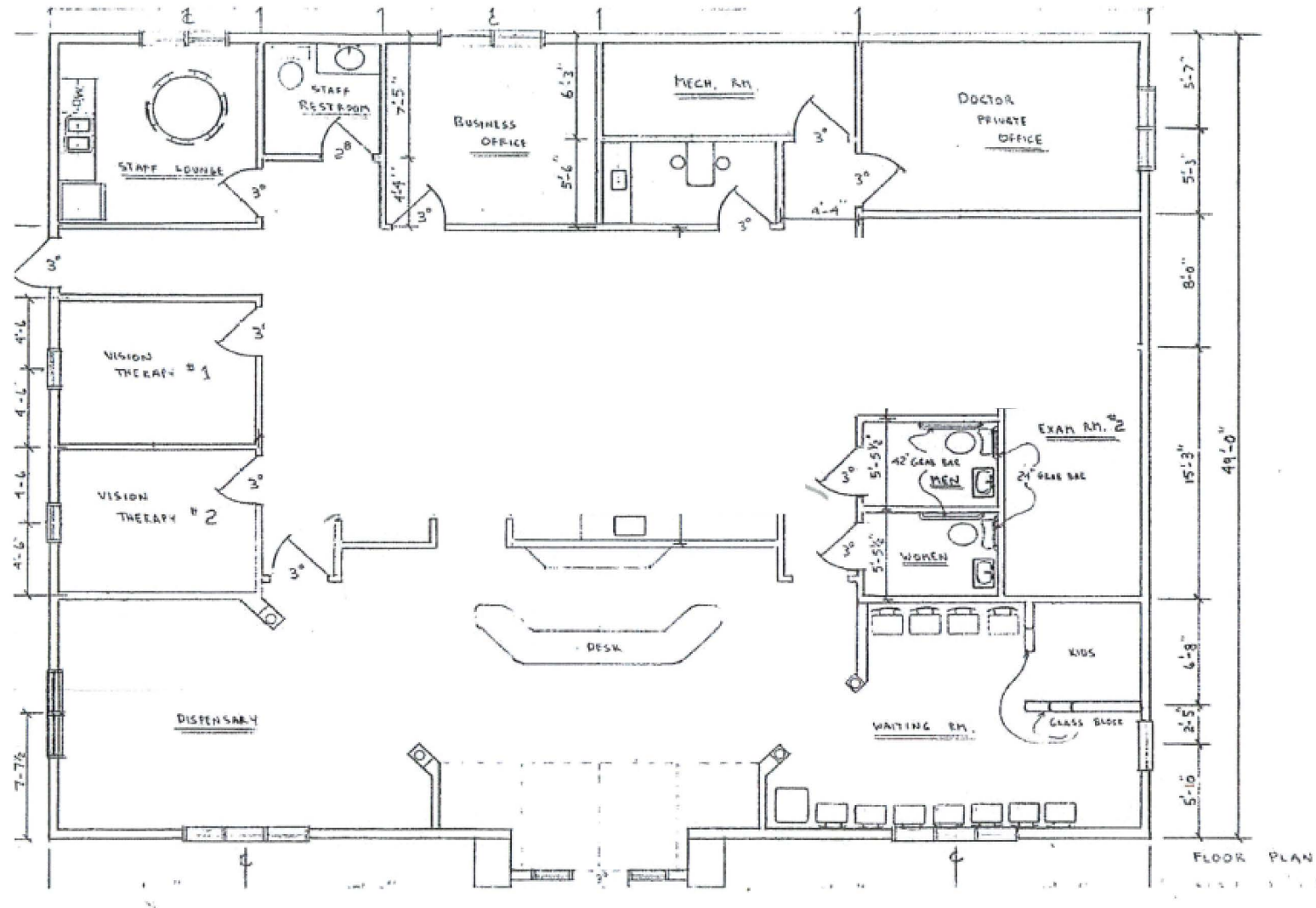
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Floor Plan

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Property Photos

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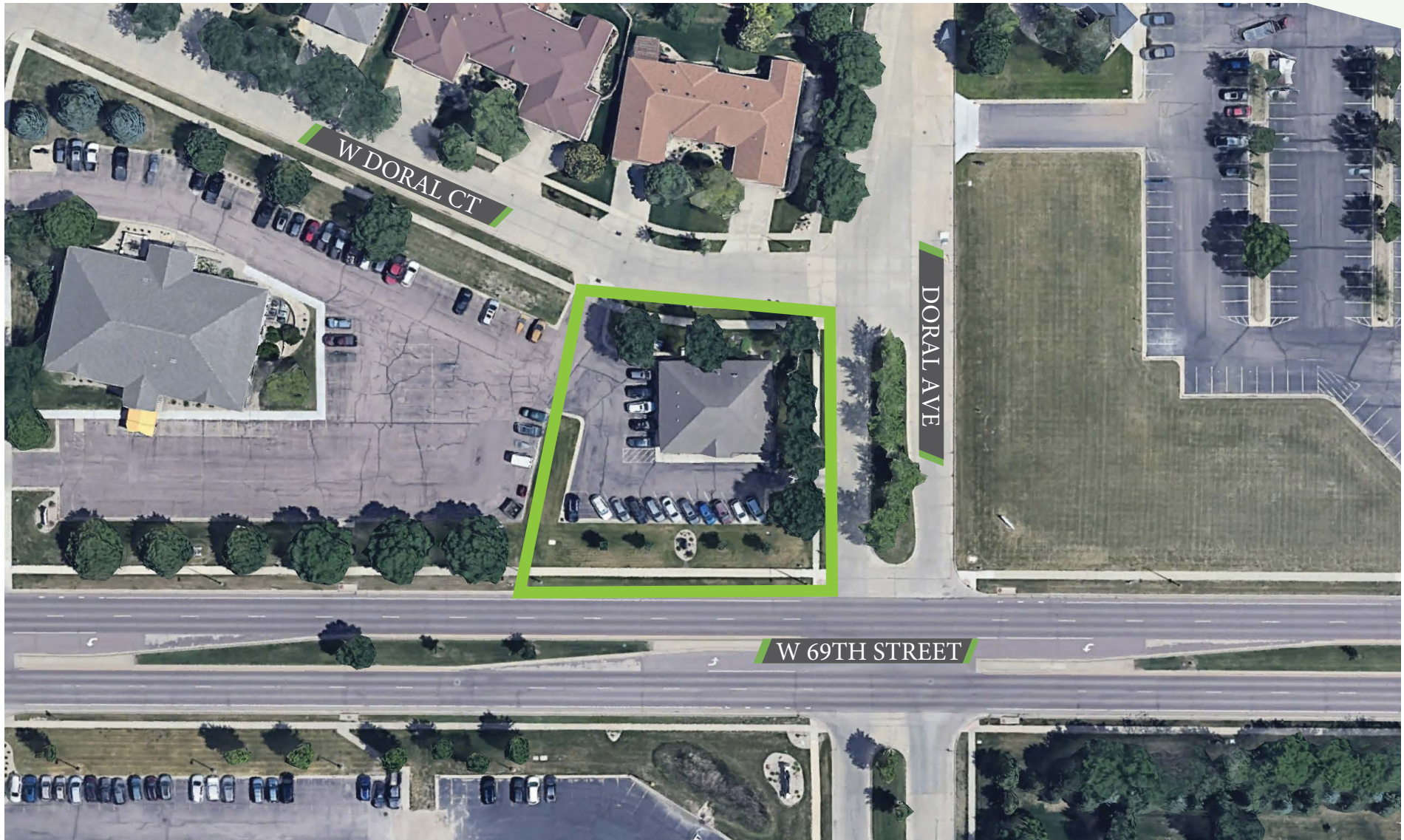
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Site Plan

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Aerial
Photo

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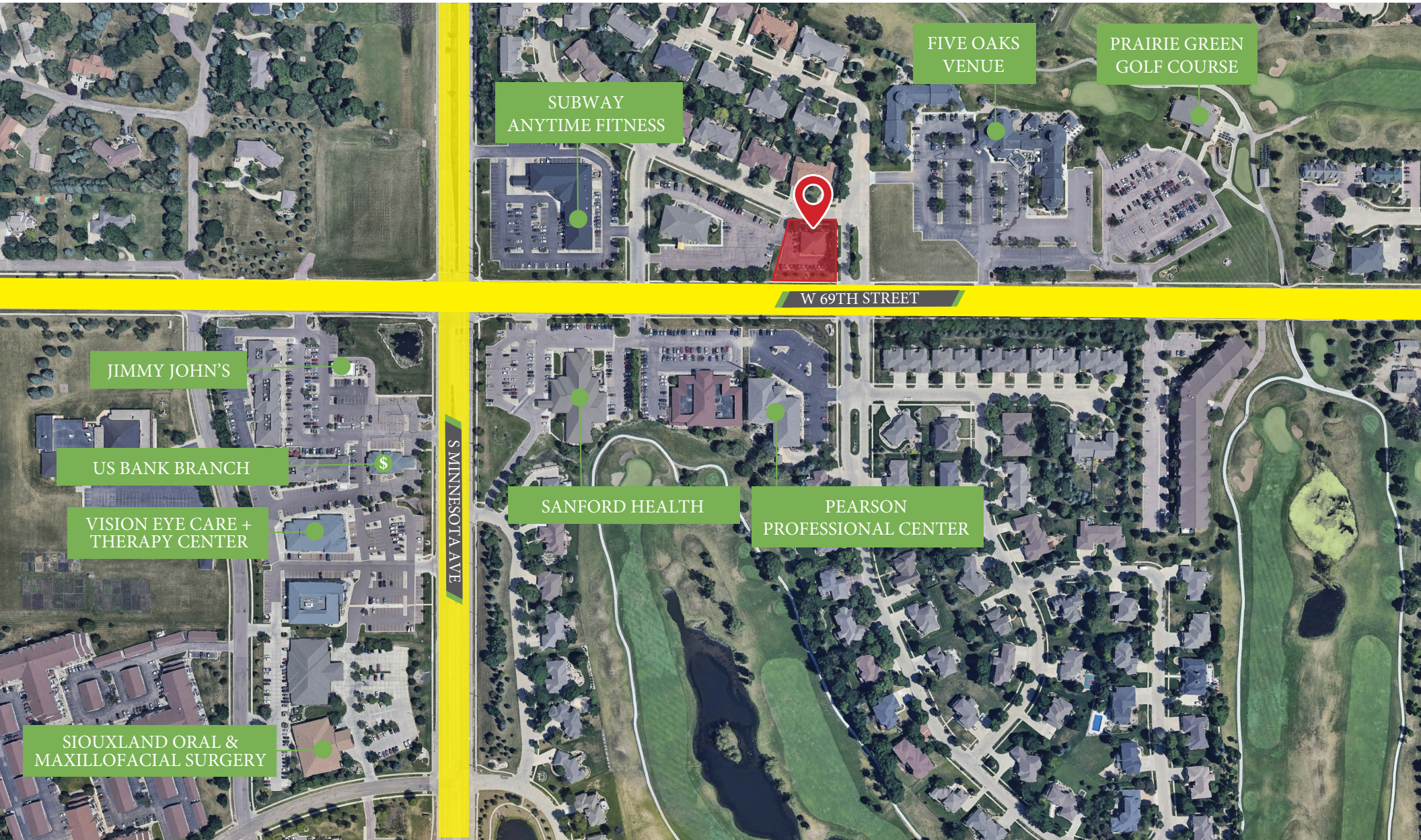


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Market Overview Map



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