



VANTIS

COMMERCIAL REAL ESTATE



AVAILABLE
1,248 SQ. FT.

TECH 1 Building Suite 3 For Lease

3900 West Technology Circle
Sioux Falls, SD 57106

OFFERING MEMORANDUM

Barbara Bormann
Broker Associate
(605)-941-5478

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Amy Ibis
Broker Associate
(605)-359-4430

amy@vantiscommercial.com

For Lease

Highlights

Available SF:	1,248+/- Rentable Office Space
Lease Rate:	\$1,700/Month
Terms:	GROSS
Zoning:	Office

Property Details

- Reception area, perfect for greeting clients and visitors
- Office number one (1) bright and airy with natural light
- Office number two (2) is more private and suitable for focused tasks
- Large open area for multiple workstations
- Excellent location at the corner of South Technology Drive and Technology Circle
- Quick access to I-29 and I-229
- Immediate neighbors include Department of Social Services, Anderson Group CPA, Thrivent, VBI Company, Parts Dr., Graber & Associates, The Empire Mall, Hy-Vee, Bus Stop and Plains Commerce Bank.
- Walking distance to restaurants, coffee shops, grocery, and general retail stores.

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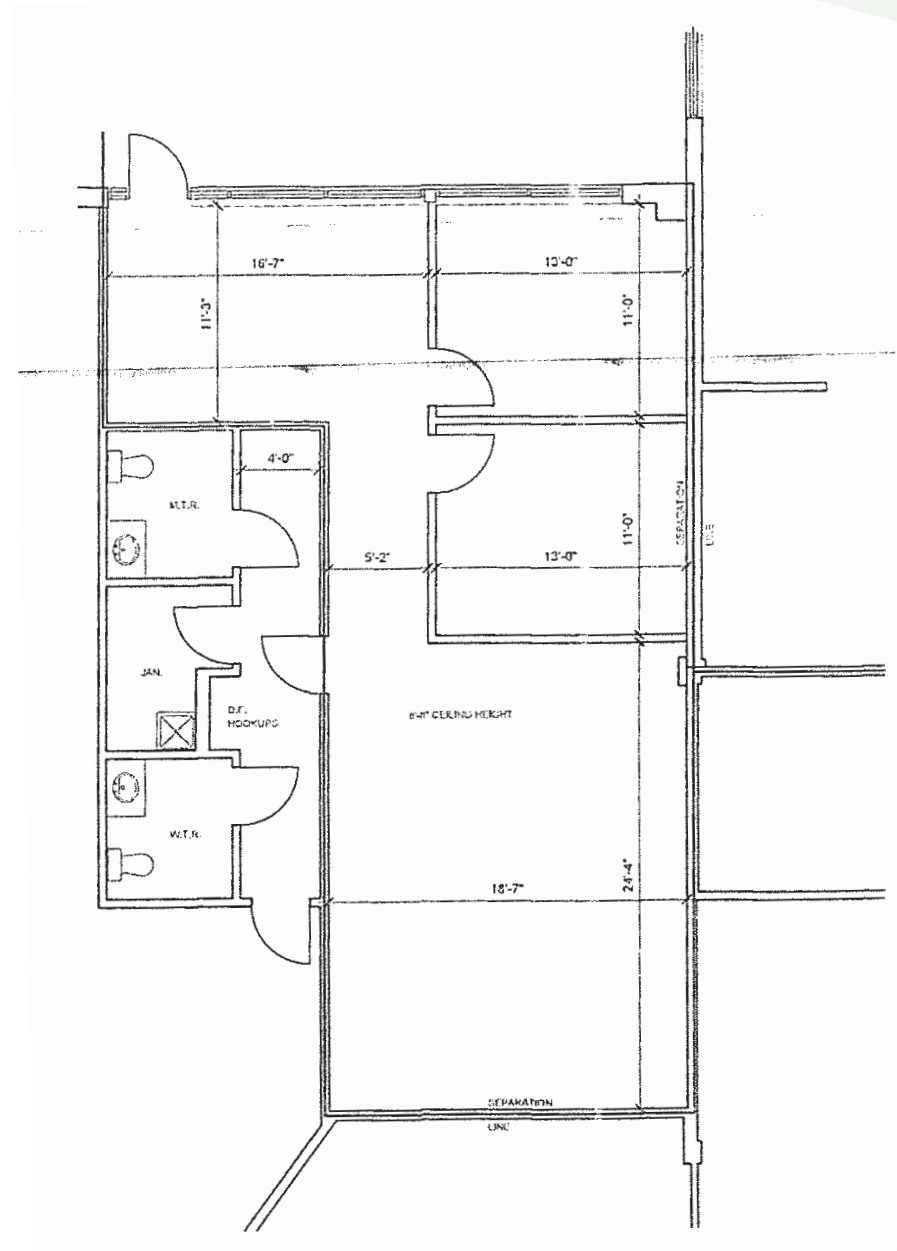
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Floor Plan

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Photos

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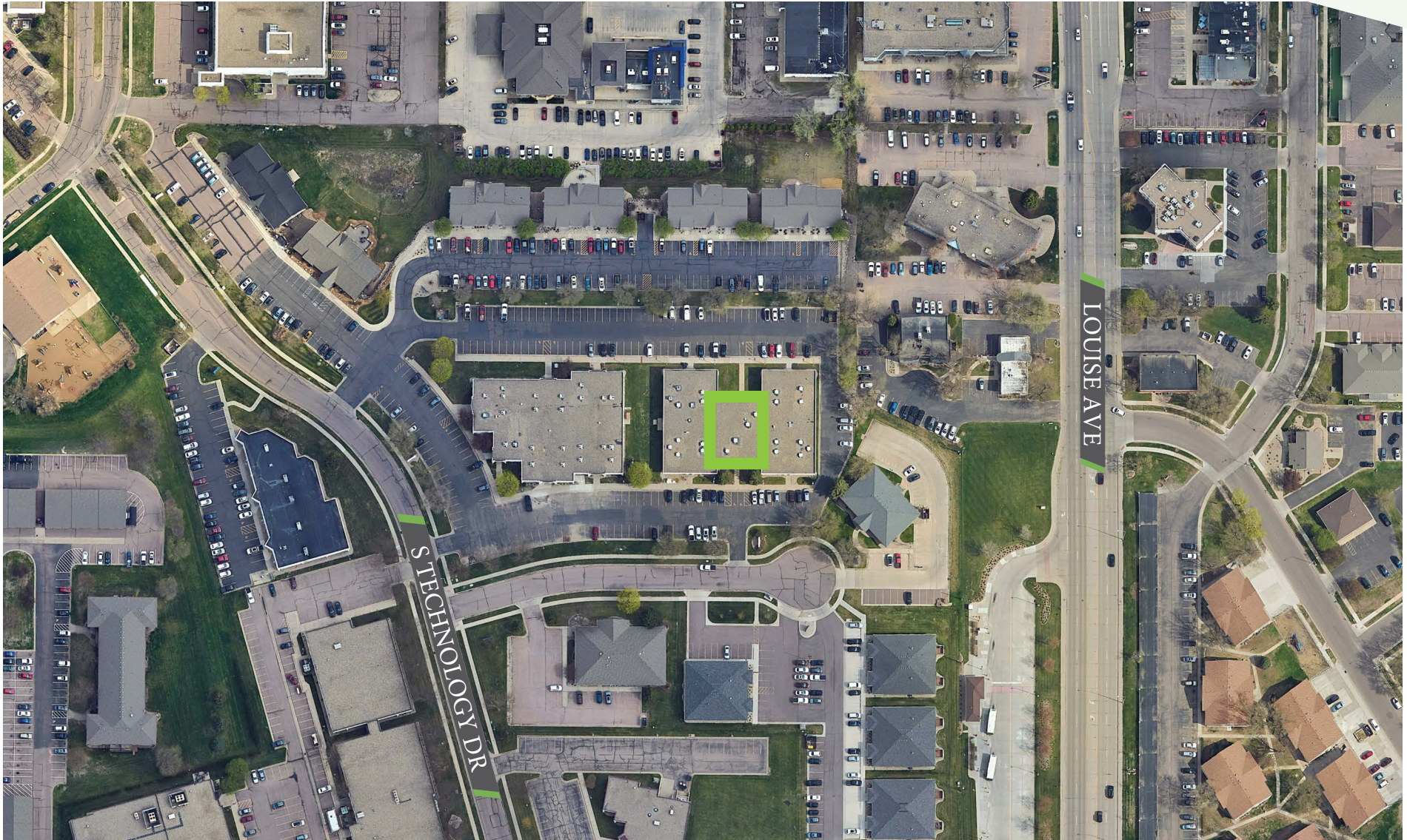
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Site Plan

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Aerial
Photo

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Market Overview Map



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