

VANTIS

COMMERCIAL REAL ESTATE



OFFICE BUILDING

4001 West Valhalla Blvd | Sioux Falls, SD

OFFICE SPACE FOR LEASE

SUITE 101

OFFERING MEMORANDUM

Tom Van Ginkel
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Scott Van Ginkel
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605.351.7907
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Office Building For Lease

Office Building

4001 West Valhalla Blvd | Sioux Falls, SD

Highlights

Suite 101

753 Rentable SF

655 Usable SF

\$1,150.00 Per Month, Gross

Zoning: C-3

Year Built: 1987

Property Details

- Building fronts 49th Street on south side of Empire Mall
- Convenient access to major arterials and I-229
- Parking ratio of 1:251
- Monument signage available
- Tenant improvements negotiable
- Common lounge area
- Suite includes reception area and two offices



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Floor Plans

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First Floor

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Aerial
Photo

Office Building

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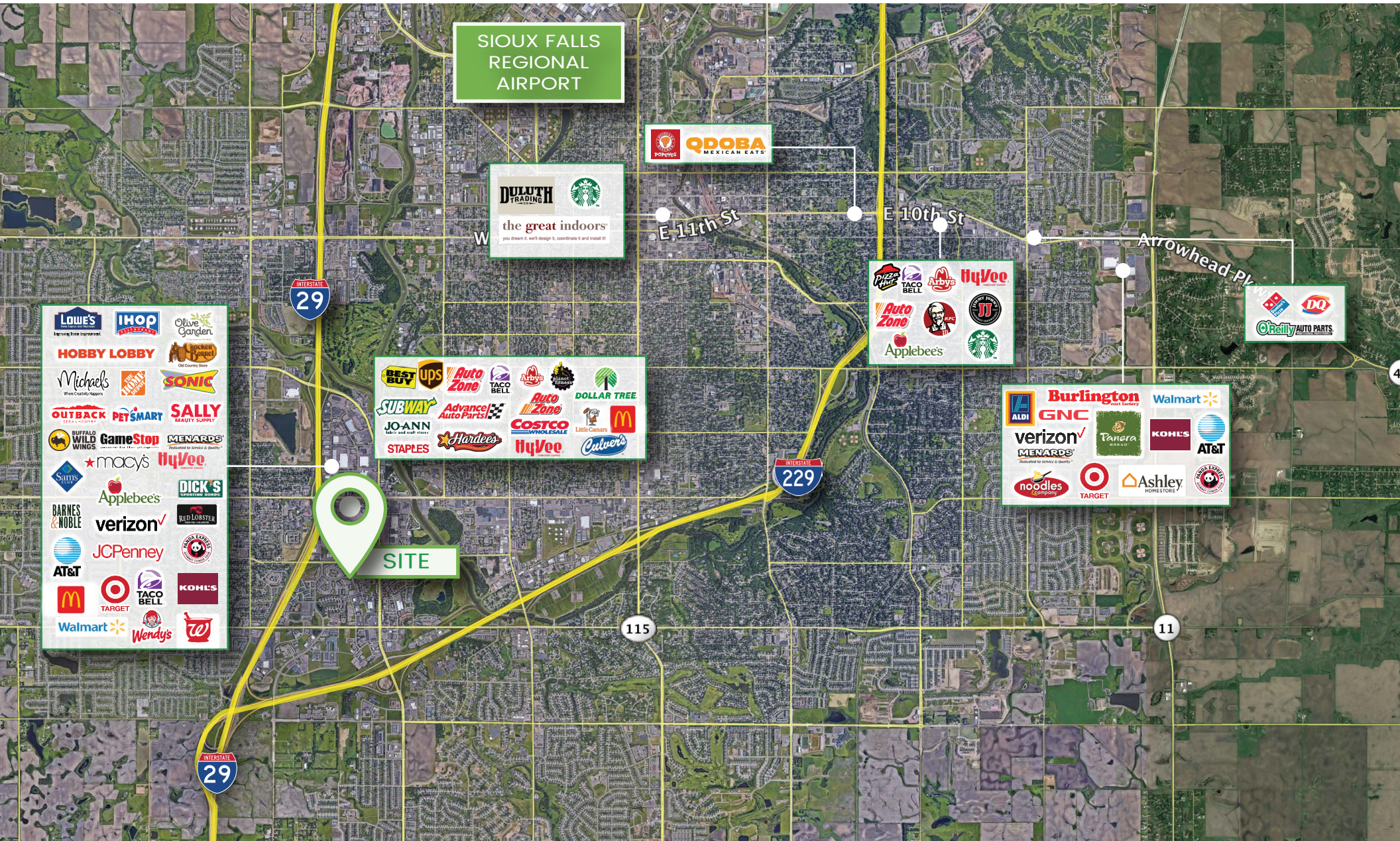
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Market Overview Map

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