

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

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# For Lease

## Highlights

Available Space:	1,802 +/- SqFt 2,059 +/- SqFt 2,949 +/- SqFt
Parking:	130 Parking Spaces / 1:148
Year Built:	1996
Zoning:	I-1 Light Industrial
Lease Rate:	\$18.00 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.



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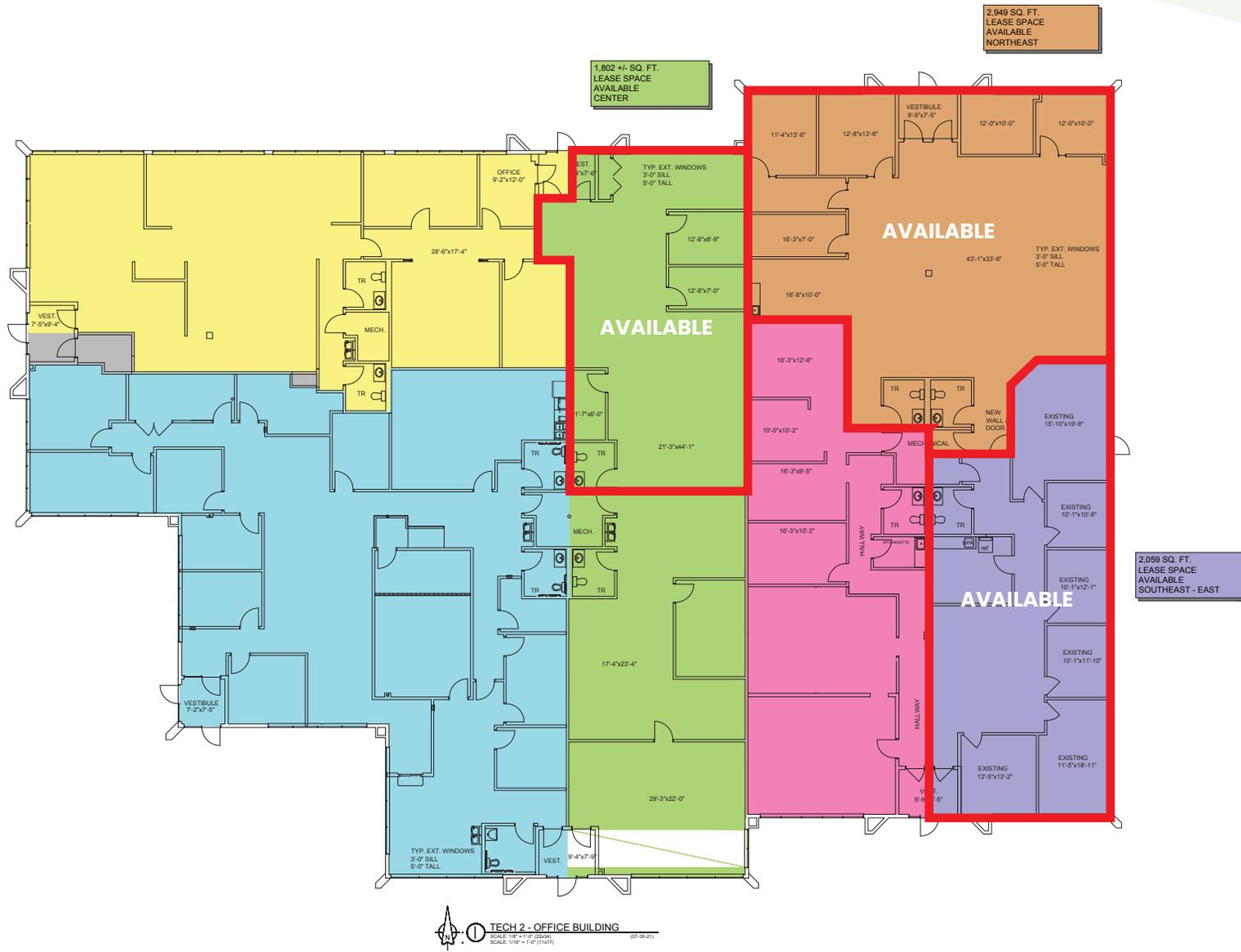
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# Floor Plan

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# Property Photos

1,802 SF Office Space



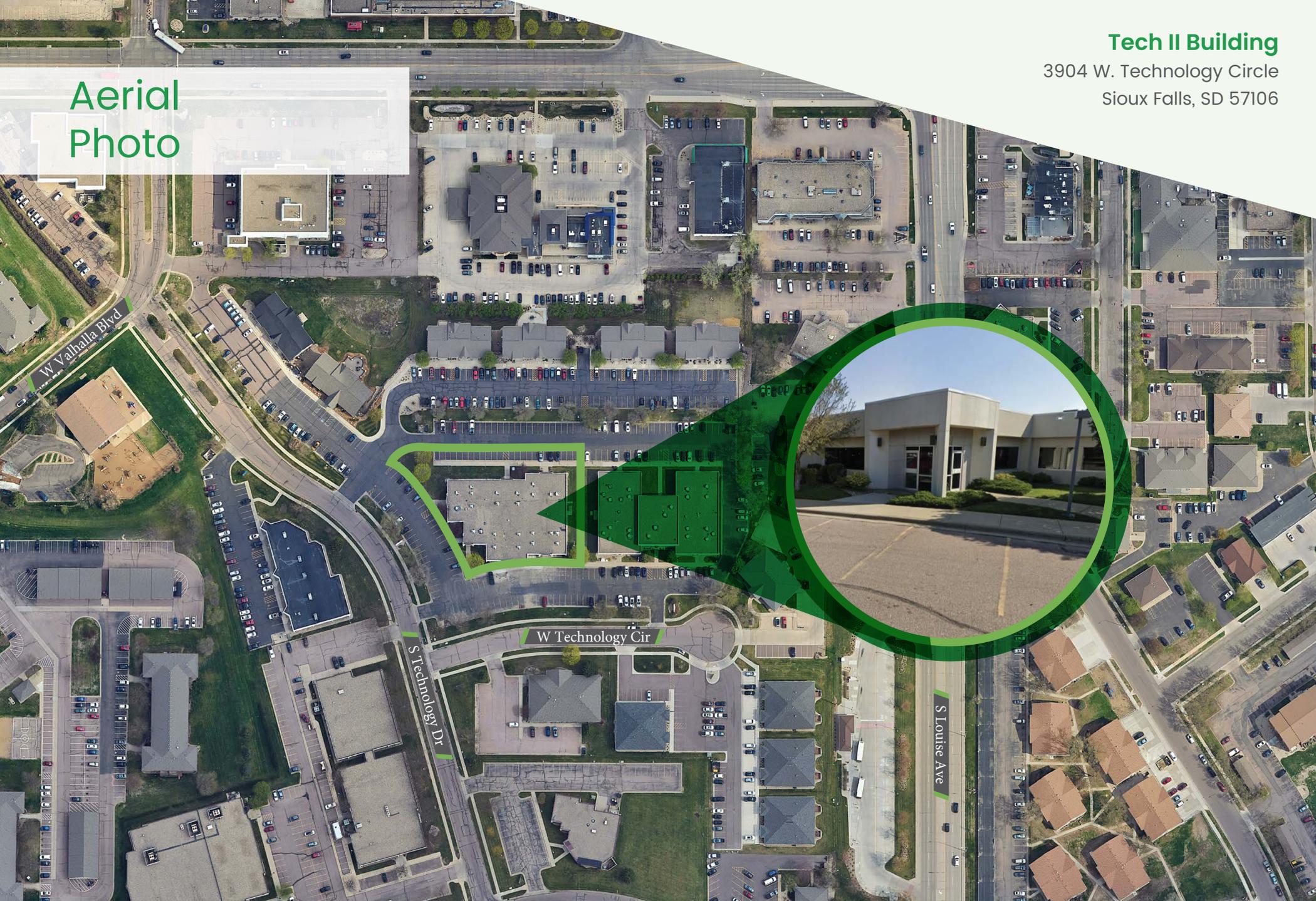
2,059 SF Office Space



Aerial  
Photo

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# Market Overview Map



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