

# VANTIS

COMMERCIAL REAL ESTATE



## Russell Street Executive Office Suites for Lease

1101 W Russell Street,  
Sioux Falls, SD 57104

### OFFERING MEMORANDUM

Scott Van Ginkel  
Broker  
605.351.7907

[scott@vantiscommercial.com](mailto:scott@vantiscommercial.com)

Madison Hulscher  
Broker Associate  
605.520.6365

[madison@vantiscommercial.com](mailto:madison@vantiscommercial.com)



# For Lease

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### Executive Office Suites

Private Office Rate: \$400.00/month  
Private Office Size: 161-195 +/- SF

Cubicle Rate: \$200.00/month  
Cubicle Size: 102 +/- SF

Terms: Gross

### Features

- Monthly rate includes shared breakroom, conference room, restrooms, and reception
- Estimated Traffic count on Russell Street is 18,700 VPD
- 20 onsite Parking Spaces
- Immediate neighbors include MacDoctors, CCL Label, Catalyst Behavior Solutions, School of EMS, Prairie Farms, Sioux Falls Inn.
- Close proximity to Boss' Pizzeria & Sports Bar, Casa Del Rey, Denny Sanford Premier Center, Burger King, Kum & Go, Crooked Pint.



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## Property Photos



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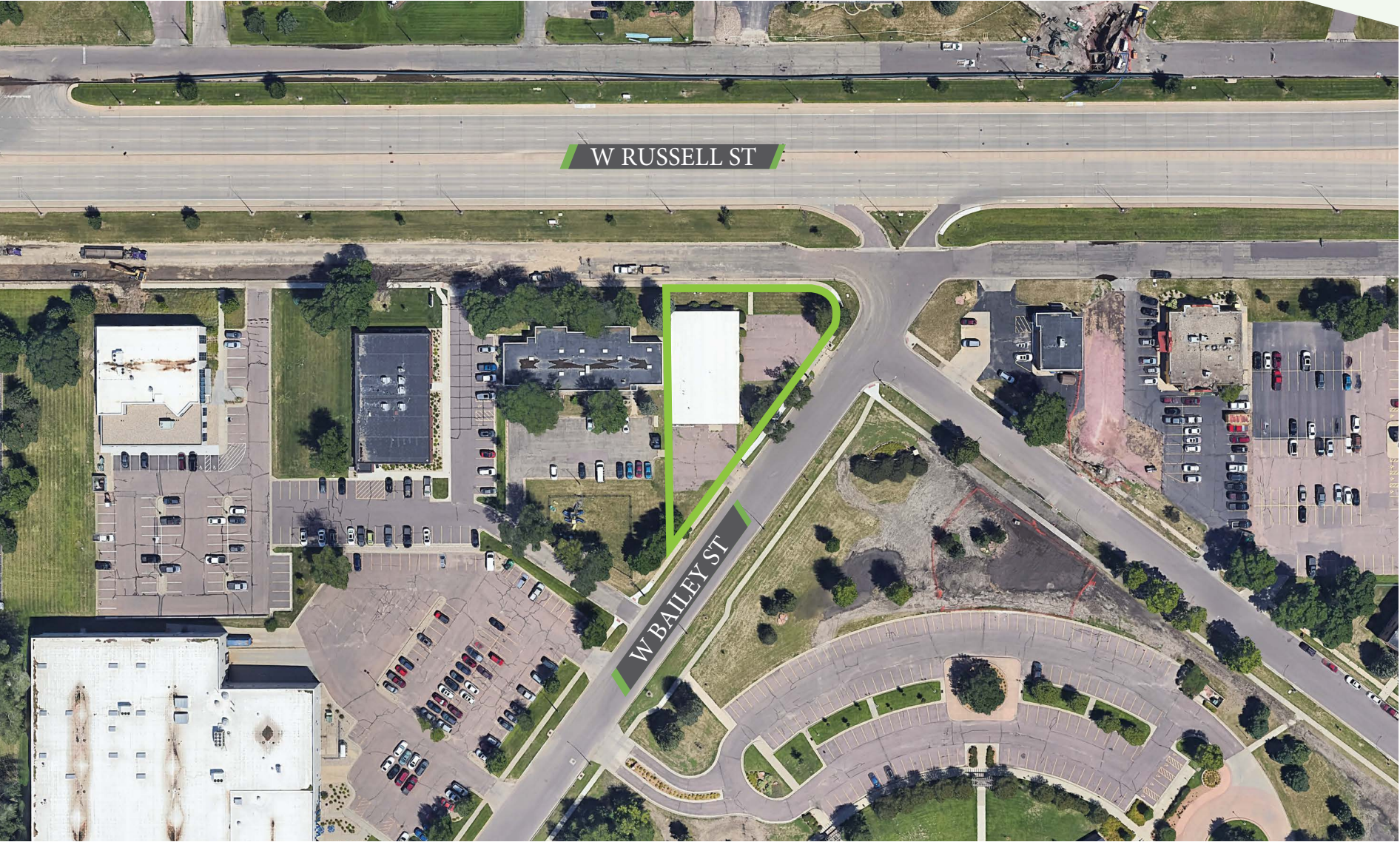
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Site  
Plan



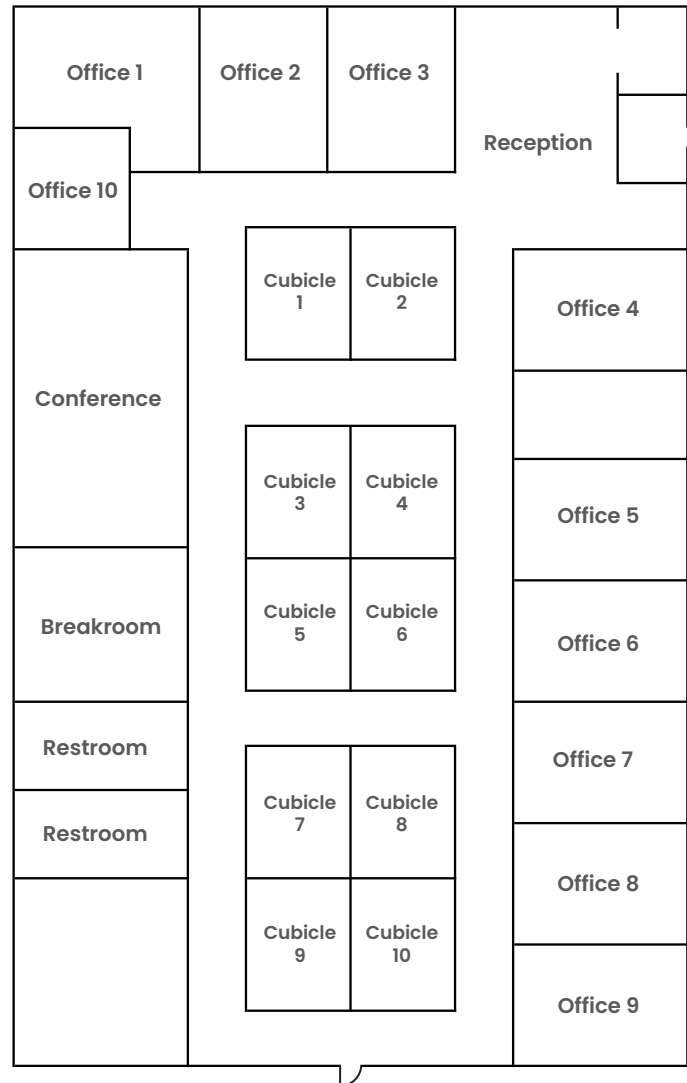
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# Floor Plan

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Aerial  
Photo

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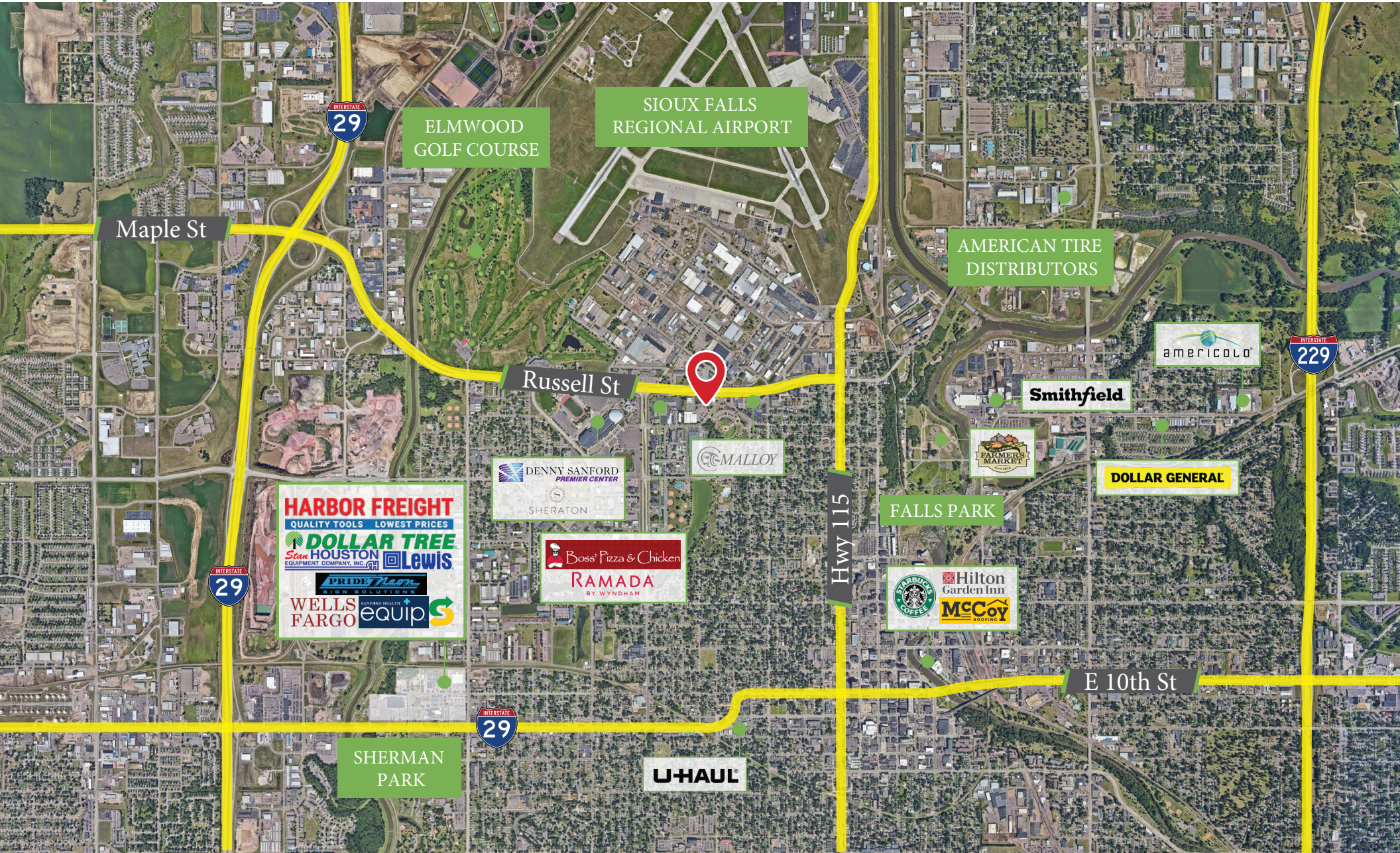
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# Market Overview Map



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