

# VANTIS

COMMERCIAL REAL ESTATE



FOR LEASE

**1,250 +/- SF**  
**Flex Space For Lease**

3320 S. Duluth Avenue

Sioux Falls, SD 57105

OFFERING MEMORANDUM

Scott Van Ginkel  
Broker  
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Madison Hulscher  
Broker Associate  
605.520.6365  
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# For Lease

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## Highlights

Size: 1,250 +/- SF  
Zoned: C-2  
Lease Rate: \$1,400/month  
Terms: Gross, plus Utilities

## Features

- Excellent location located just south of 41st Street, on Duluth Avenue
- Approximately eight (8) onsite parking spaces
- Two (2) private offices, reception, bathroom, and open work/flex space
- One 10'x10' overhead door
- Prime position near the intersection of 41st Street and Minnesota Avenue
- Close proximity to Costco, Hy-Vee, Augustana University, Yankton Trail Park, and the Western Mall
- Immediate neighbors include Fit Body Boot Camp, Erik's Bicycle Shop, Neighborhood Dental, Goodwill, and Volvo Sioux Falls



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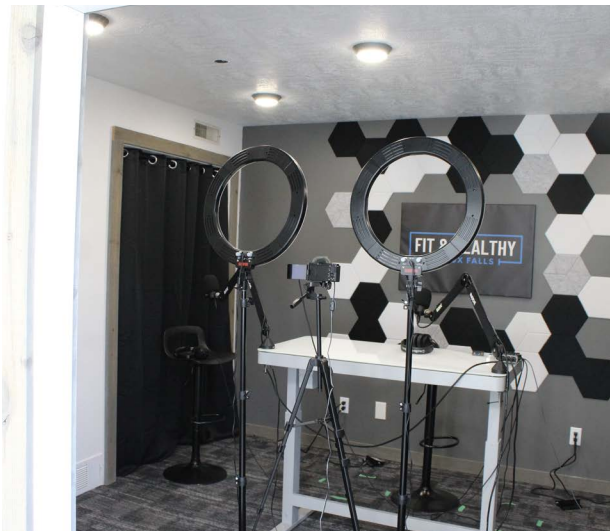
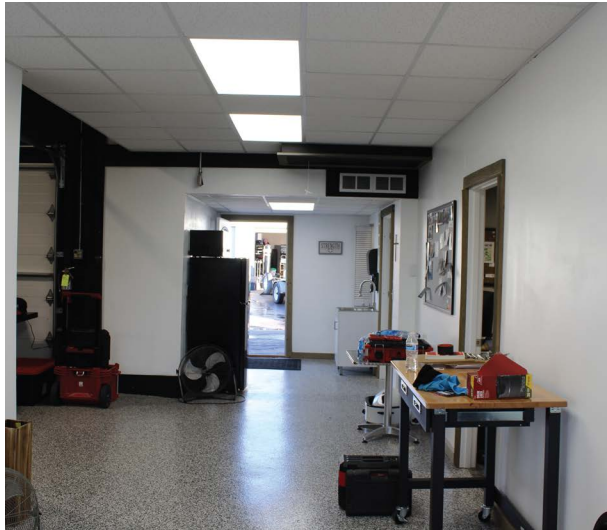
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# Property Photos

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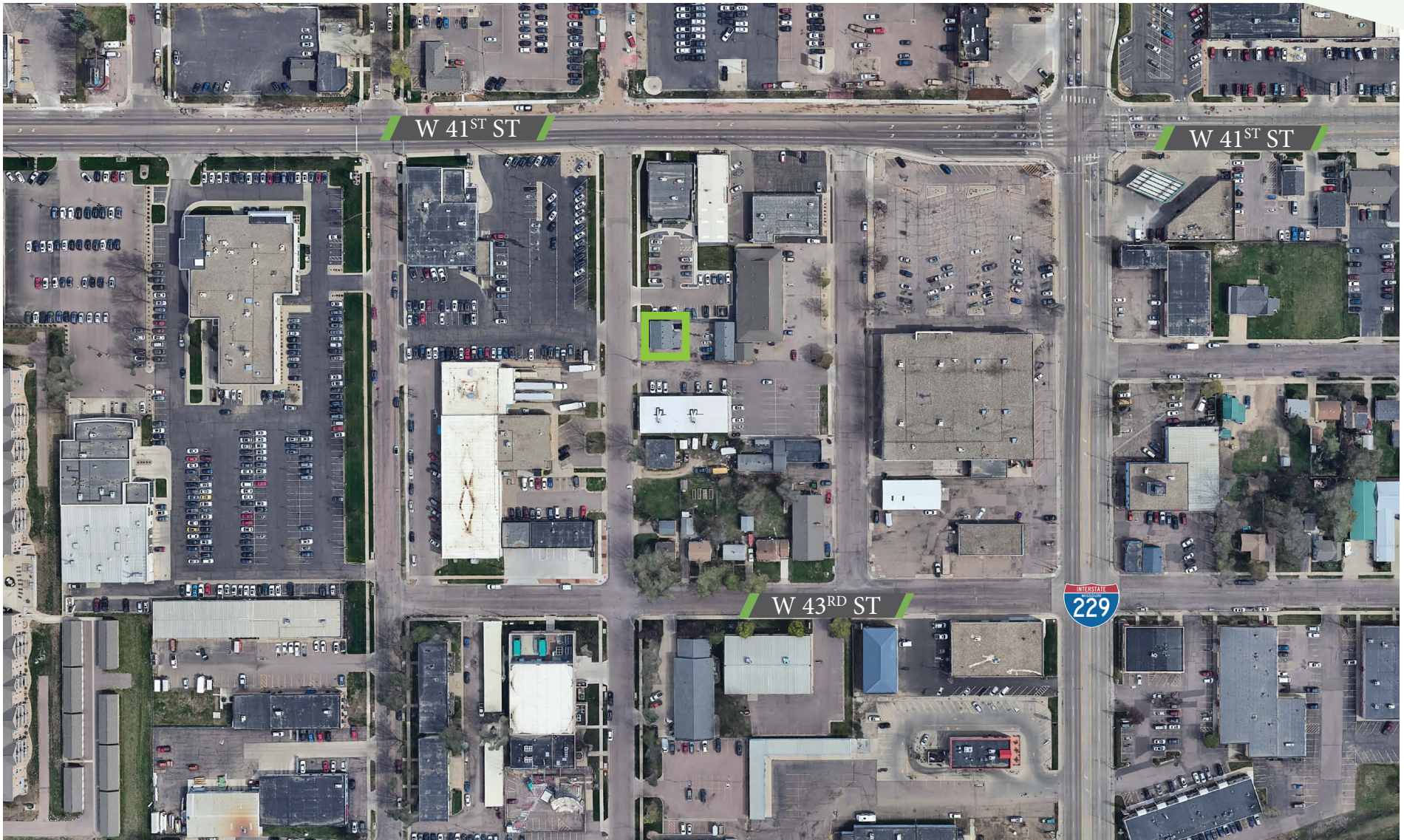
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# Site Plan

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Aerial  
Photo

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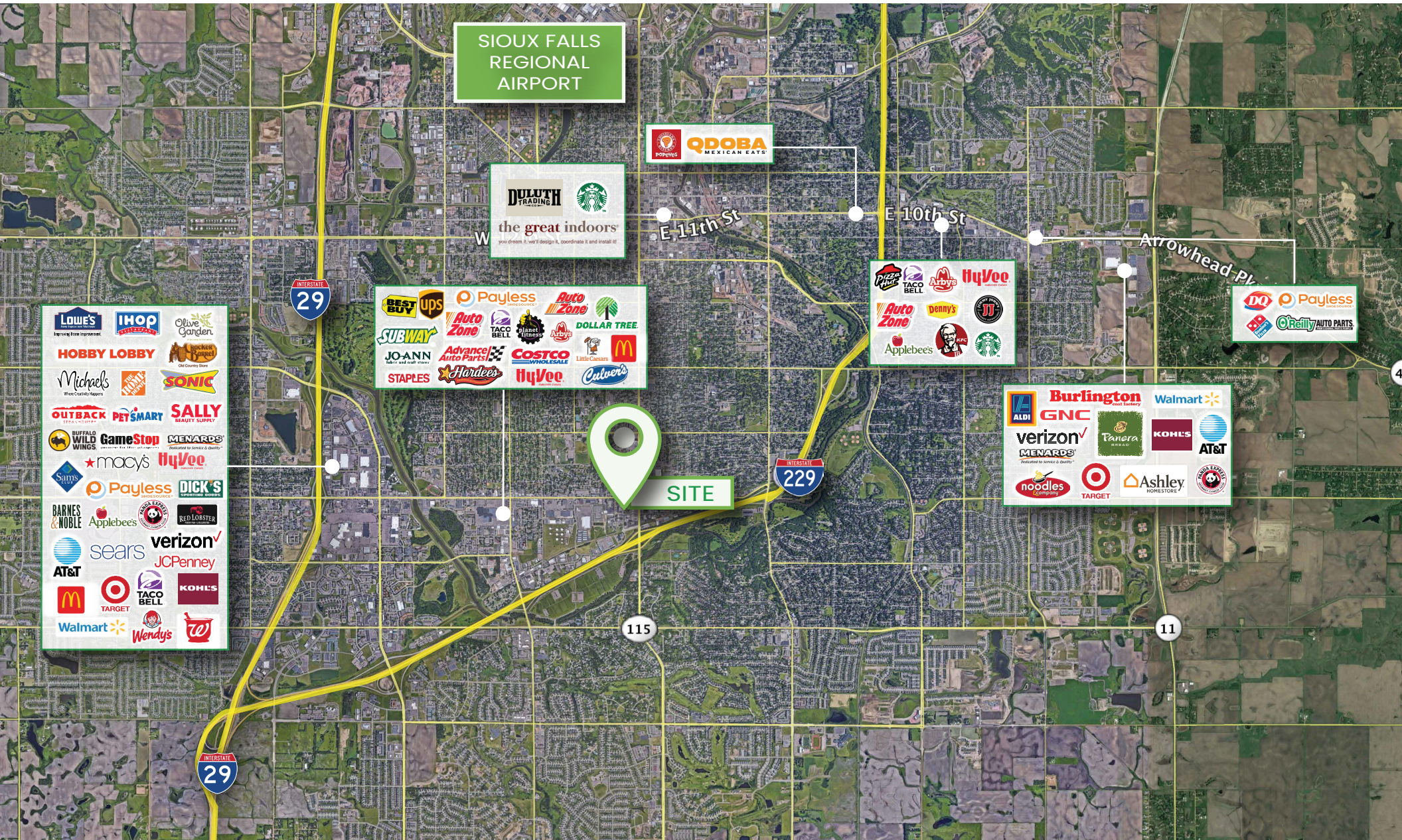
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# Market Overview Map

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