

VANTIS

COMMERCIAL REAL ESTATE



Office/Retail For Lease

4700 W Benson Road

Sioux Falls, SD 57107

OFFERING MEMORANDUM

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For Lease

Property Details

- Price: \$18.00 PSF plus NNN
- Size: 6,000 SF to 6,500 SF
- Located at the northeast corner of Marion and Benson Road
- Minutes off of I-29
- Drive-up options
- Ownership options

Property Highlights

- Surrounded by residential and multi-family development
- Neighbors include USD Community College of Sioux Falls, Jefferson High School, George McGovern Middle School, Premier Bankcard, and Westside Lutheran Church

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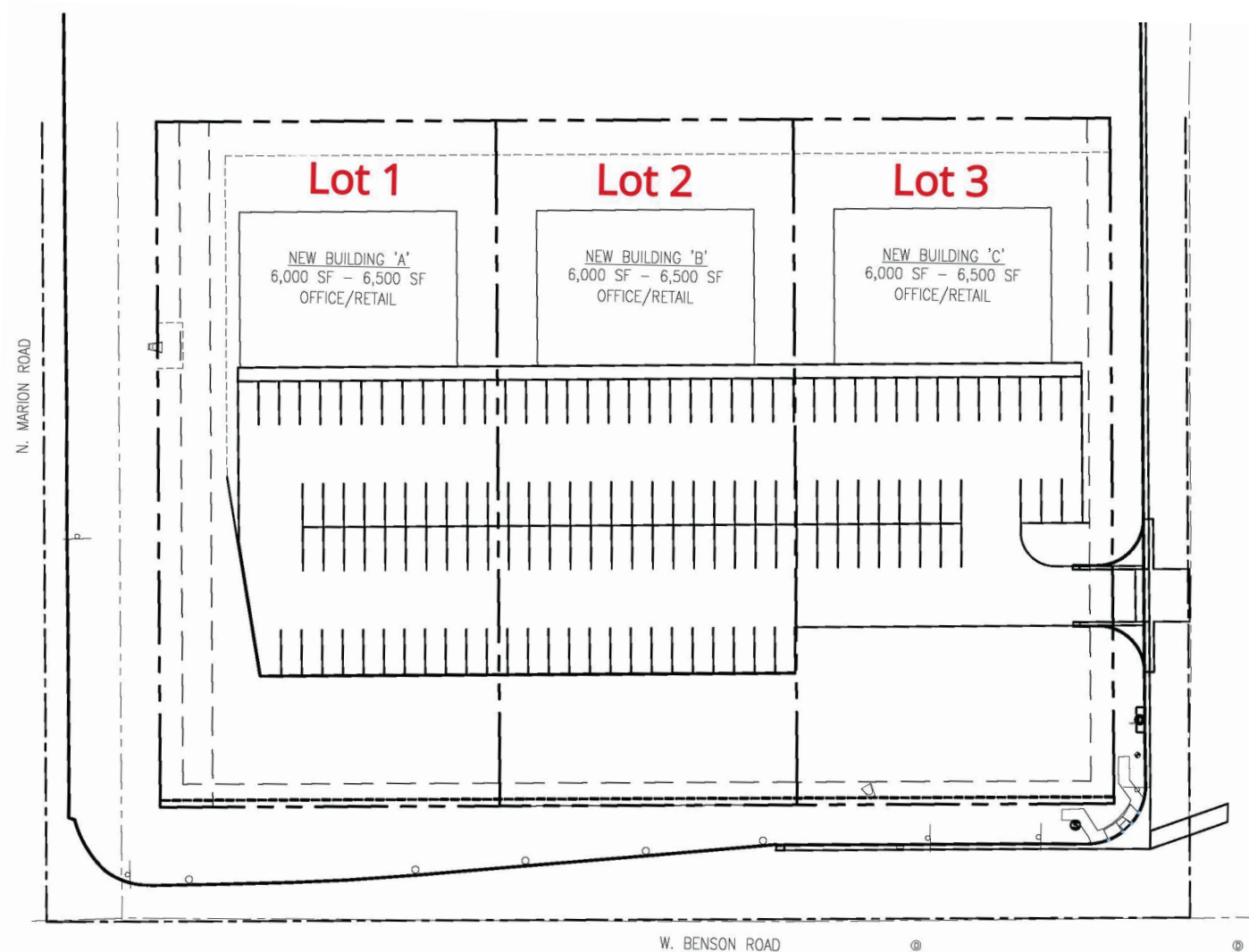
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Proposed Plan

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Aerial
Photo

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Market Overview Map



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