

# VANTIS

COMMERCIAL REAL ESTATE



## Office/Retail For Lease or Sale

4700 W Benson Road  
Sioux Falls, SD 57107

OFFERING MEMORANDUM

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# For Lease

## Property Details

For Lease - Build to Suite Office/Retail

- Price: \$18.00 PSF plus NNN
- Flexibility to build 1 to 3 buildings.
- Various square footage options for the building footprint - 6,500 SF up to 19,500 SF
- Various square footage options for the individual suites to lease- 1,500 SF up 19,500 SF

For Sale - Land Office/Retail

- Price: \$13.00 PSF
- Size: 2.87 Acres sub-dividable
- Located at the northeast corner of Marion and Benson Road
- Minutes off of I-29 and I-90
- 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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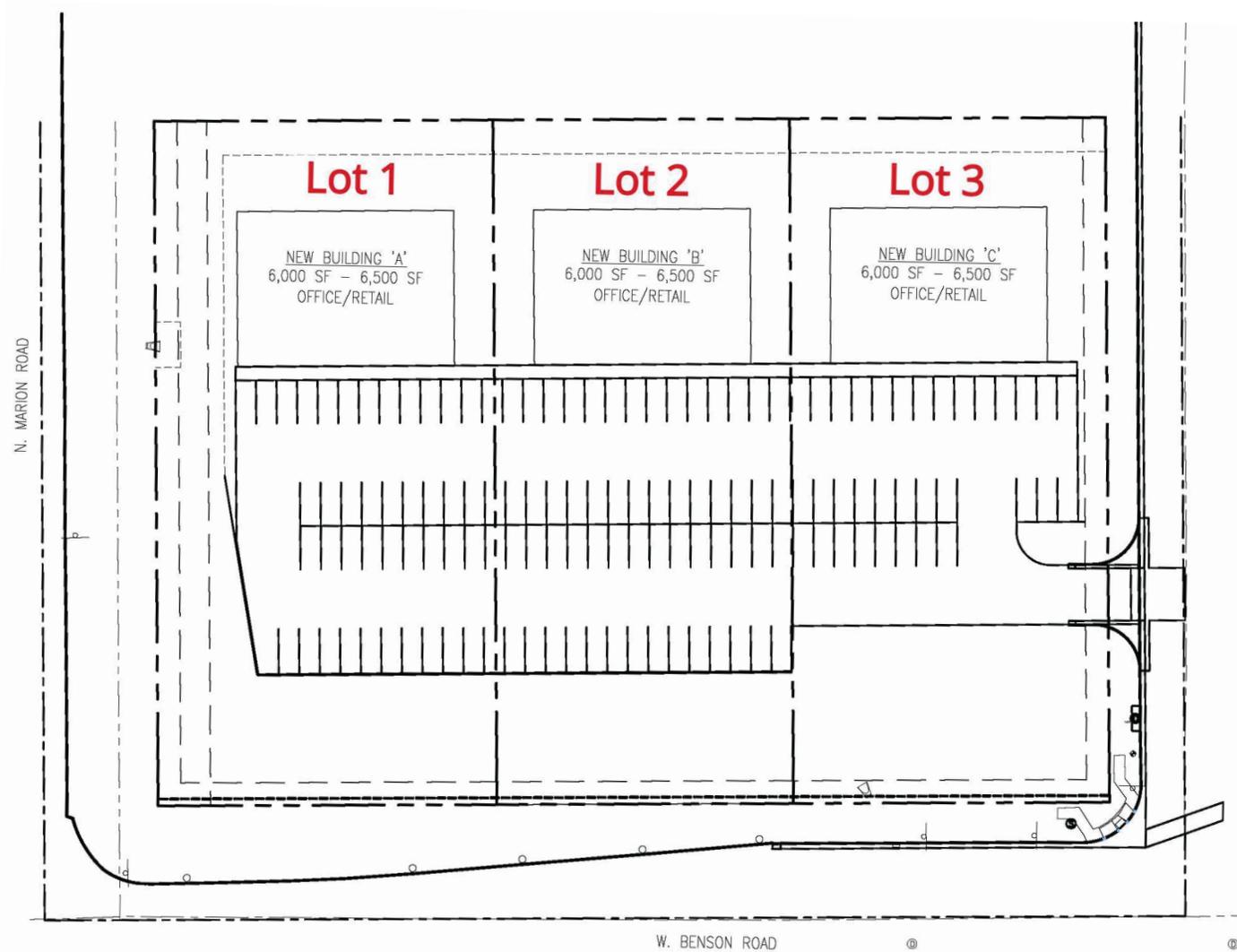
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# Proposed Plan

Office/Retail For Lease/Sale

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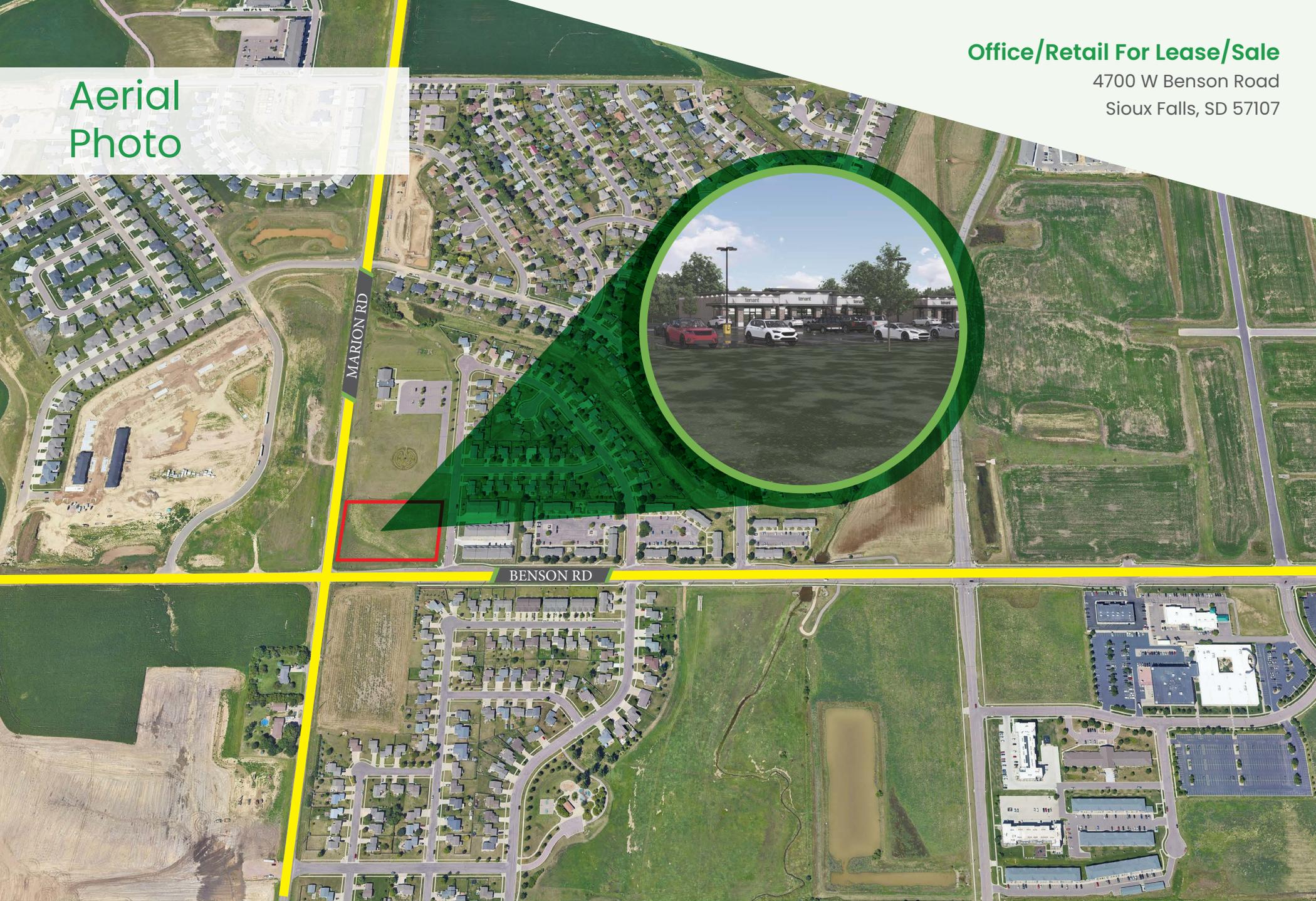
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Aerial  
Photo

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# Market Overview Map



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