

VANTIS

COMMERCIAL REAL ESTATE

EXECUTIVE OFFICE SUITES FOR LEASE

2116 South Minnesota Ave,
Sioux Falls, SD 57105

OFFERING MEMORANDUM

Madison Hulscher
Broker Associate
605.520.6365

madison@vantiscommercial.com

Executive Office Suites for Lease

Spaces

Suite	Size (SF)	Rate (Monthly)	Available
2A	265	\$385	Immediately
2B	376	\$450	September 15
3	660	\$830	Immediately
14	196	\$265	Immediately

Highlights

- Multi-tenant office building
- Zoning: C-2, Commercial
- On-site parking
- Located on the corner location Minnesota Ave and 30th Street
- High traffic counts - 22,100 vehicles per day
- Surrounded by professional offices, health care, and residential roof tops
- Immediate neighbors include DQ Grill & Chill, Boss' Pizza & Chicken, Tires Tires Tires, Coca-Cola Bottling, 605 Thrift, CorTrust Bank, and other professional retail users
- One or more owners is an SD licensed Real Estate Agent

Executive Office Suites for Lease

2116 South Minnesota Ave,
Sioux Falls, SD 57105



VANTIS

Madison Hulscher
Broker Associate
605.520.6365
madison@vantiscommercial.com

Suite Pictures

Executive Office Suites for Lease

2116 South Minnesota Ave,
Sioux Falls, SD 57105

Suite 3



Suite 2A



Suite 14



VANTIS

Madison Hulscher
Broker Associate
605.520.6365
madison@vantiscommercial.com

Aerial
Photo

Executive Office Suites for Lease

2116 South Minnesota Ave,
Sioux Falls, SD 57105

S MINNESOTA AVE

29th STREET

W 30th STREET

31st STREET



VANTIS

Madison Hulscher
Broker Associate
605.520.6365

madison@vantiscommercial.com

Site Plan

Executive Office Suites for Lease

2116 South Minnesota Ave,
Sioux Falls, SD 57105

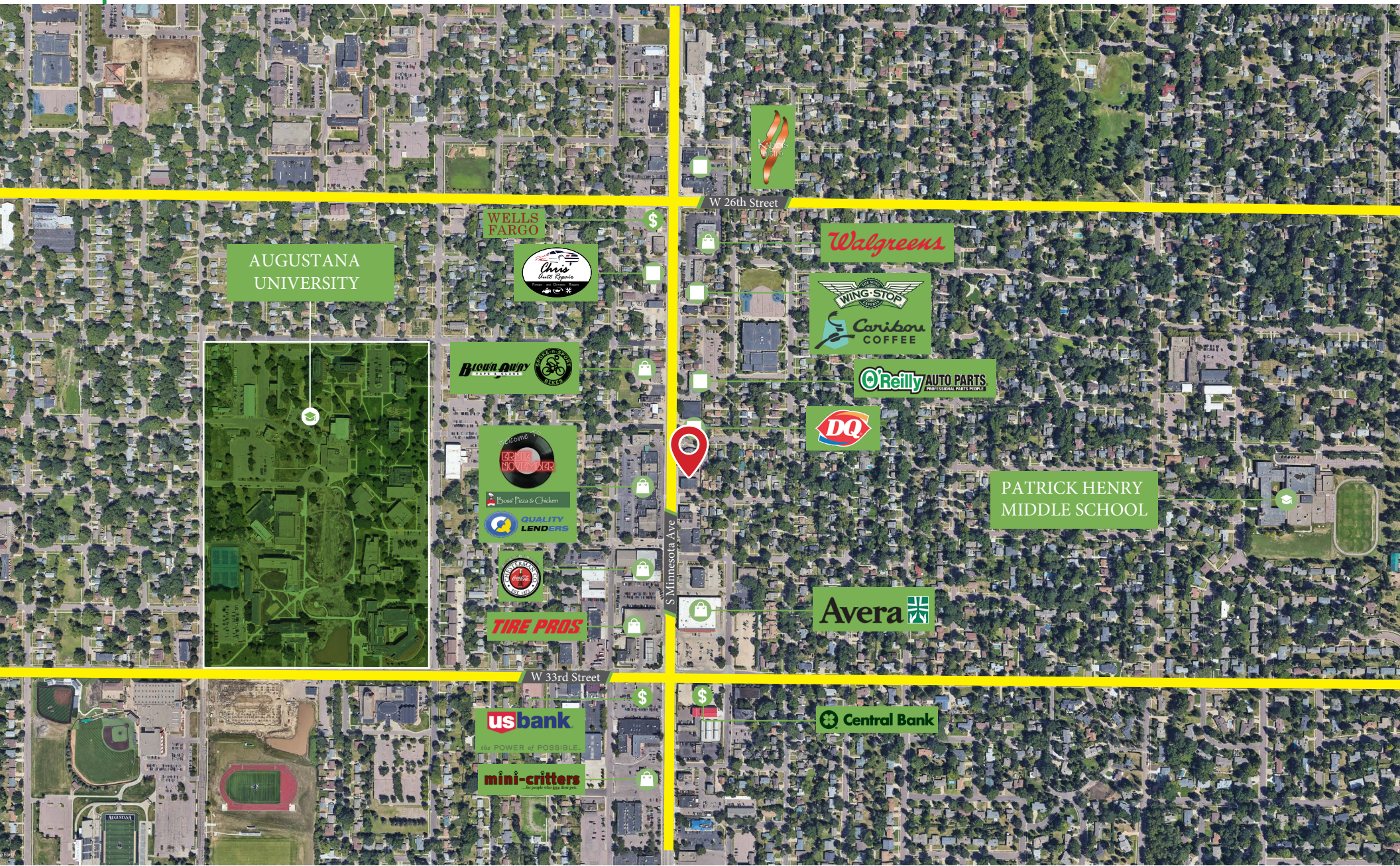


VANTIS

Madison Hulscher
Broker Associate
605.520.6365
madison@vantiscommercial.com

Market Overview Map

Executive Office Suites for Lease
2116 South Minnesota Ave, Sioux Falls, SD 57105



Madison Hulscher
Broker Associate
605.520.6365
madison@vantiscommercial.com