

# VANTIS

COMMERCIAL REAL ESTATE



## EXECUTIVE OFFICE SUITES FOR LEASE

2116 South Minnesota Ave,  
Sioux Falls, SD 57105

### OFFERING MEMORANDUM

Madison Hulscher  
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# Executive Office Suites for Lease

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2116 South Minnesota Ave,  
Sioux Falls, SD 57105

### Spaces

Suite	Size (SF)	Rate (Monthly)	Available
3	660	\$830	Immediately
8	468	\$550	Immediately

### Highlights

- Gross lease; Tenant pays internet
- Multi-tenant office building
- Zoning: C-2, Commercial
- On-site parking
- Located on the corner of Minnesota Avenue 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



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# Property Photos

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Suite 3



Suite 8



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Aerial  
Photo

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S MINNESOTA AVE

29th STREET



W 30th STREET

31st STREET



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# Site Plan

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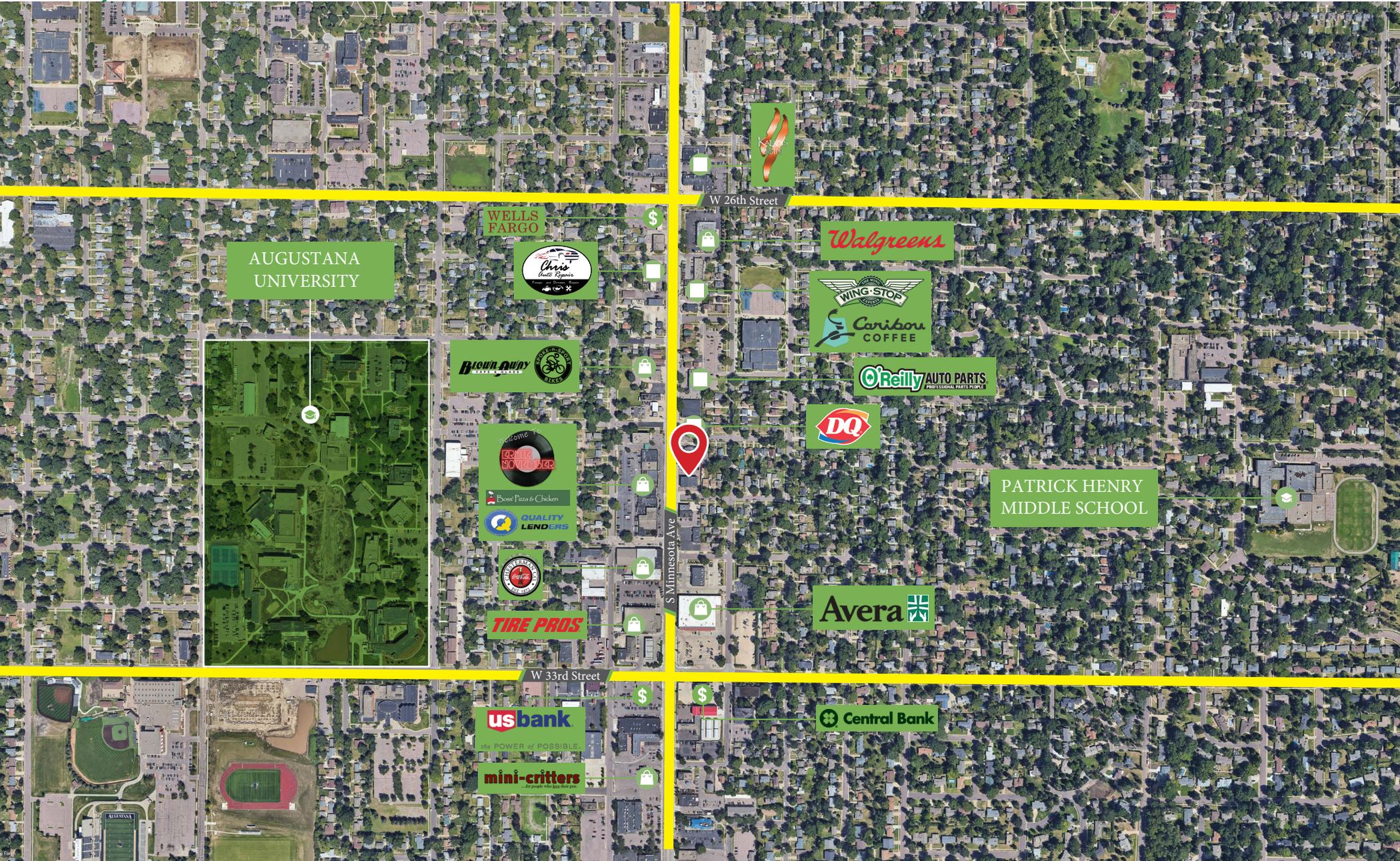


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# Market Overview Map

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