

VANTIS

COMMERCIAL REAL ESTATE



For Lease

2908 E. 26th Street,
Sioux Falls, SD 57103

OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR
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For Lease

Property Details

Lease Rate: \$16.00/SF NNN
NNN Expenses: \$7.81/SF
NW Corner SF: 1,737 usable/1,946 rentable

- Located about 1/2 mile east of I-229 on E. 26th Street
- Co tenant: Flourish Wellness & Birth Co and Transition
- Area neighbors include Willow Creek Dental, Wells Fargo, 605 Orthodontics, South Central Veterinary Clinic
- 26th Street Traffic Count: 17,900 vpd

Highlights

- Main level shell office space
- Gorgeous common area
- Monument signage available
- Parking lot was replaced in 2023
- TI Allowance: \$15.00/SF

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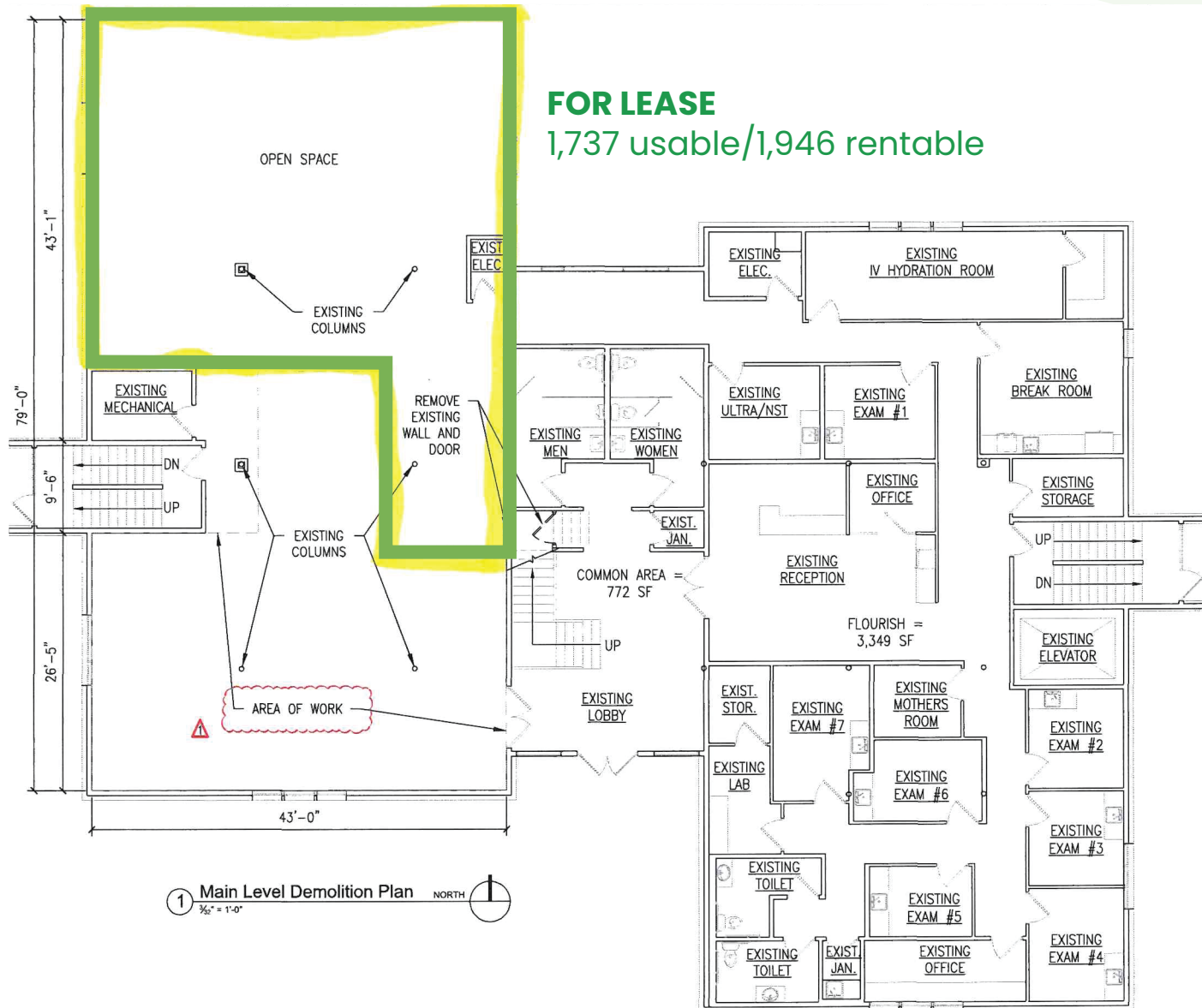
Floor Plan

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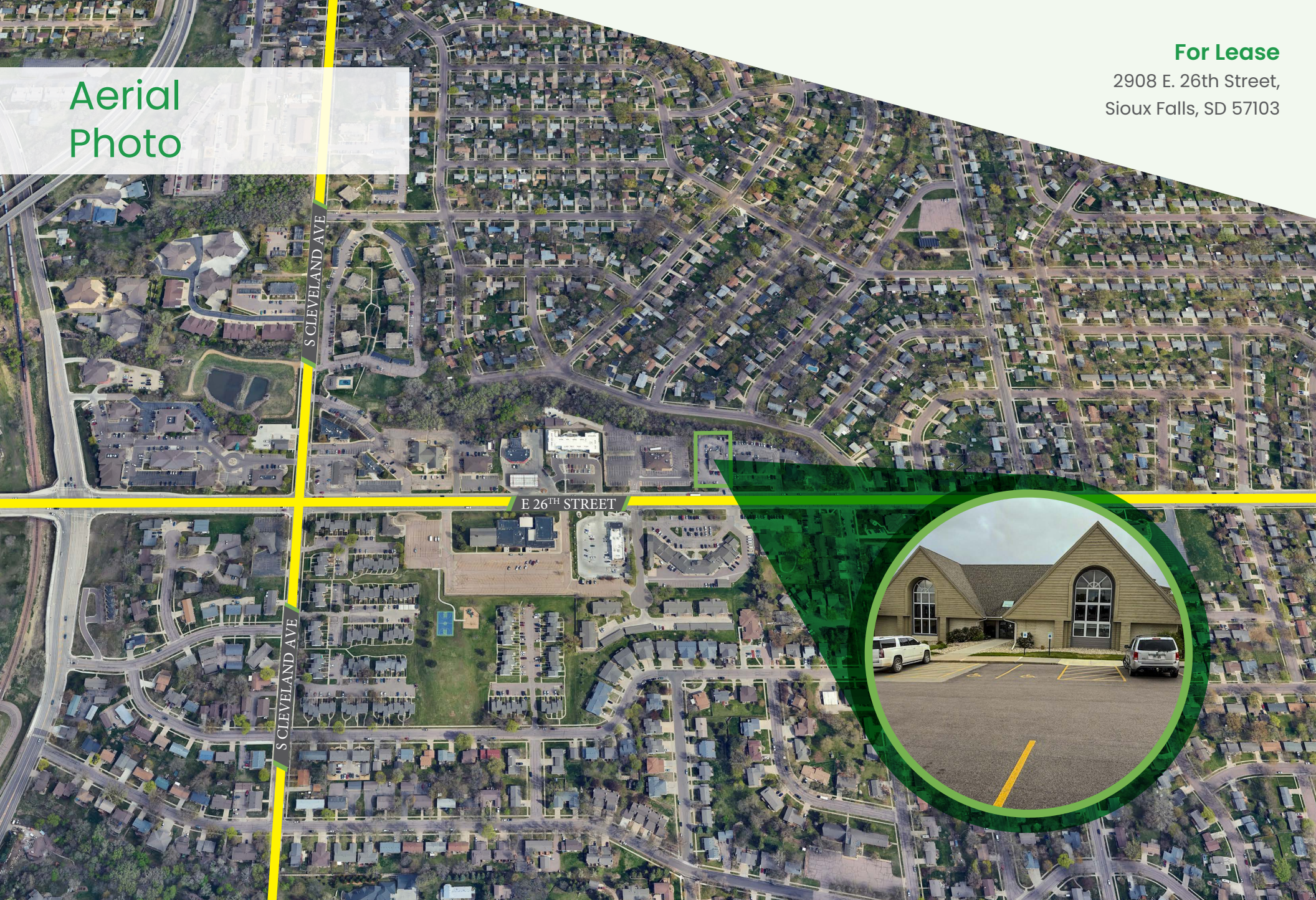
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Aerial
Photo

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Market Overview Map



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