

VANTIS

COMMERCIAL REAL ESTATE

FOR LEASE

500 E. 69th Street, Sioux Falls, SD 57108

OFFICE FOR LEASE

AVAILABLE

OFFERING **MEMORANDUM**

Scott Van Ginkel
Broker

605.351.7907

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Office Building For Lease

Office Building

500 East 69th St
Sioux Falls, SD 57108

Highlights

Option 1 – Entire Space

Price: \$25.00 PSF

Terms: NNN

Size: 6,800 Usable/Rentable SF

10 to 18 individual offices +/-

1 to 4 conference rooms +/-

3 -Restrooms

Breakroom

Open area

Patio overlooking Prairie Green Golf Course

TIA - \$20.00 PSF with acceptable lease terms

Option 2 – North Side

Price: \$25.00 PSF

Terms: NNN

Size: 3,513 SF Rentable/ 2,652 Useable

9 Offices +/-

2 Conference rooms +/-

Access to a shared break-room

Shared restrooms

Patio overlooking Prairie Green Golf Course

TIA - \$20.00 PSF with acceptable lease terms



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Office Building For Lease

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Highlights

Option 3 – South Side

Price: \$25.00 PSF

Terms: NNN

Size: 3,287 SF Rentable/2,492 Useable

5 Offices +/-

1 Conference room +/-

Access to a shared break room

Shared restrooms

TIA - \$20.00 PSF with acceptable lease terms

Property Details

- Unique opportunity to have your office overlook the Prairie Green Golf Course
- Located on 69th Street next door to Looks Market
- Surrounded by high-income growth, residential neighborhoods, professional office users, and restaurants.



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3D Rendering

Office Building

500 East 69th St
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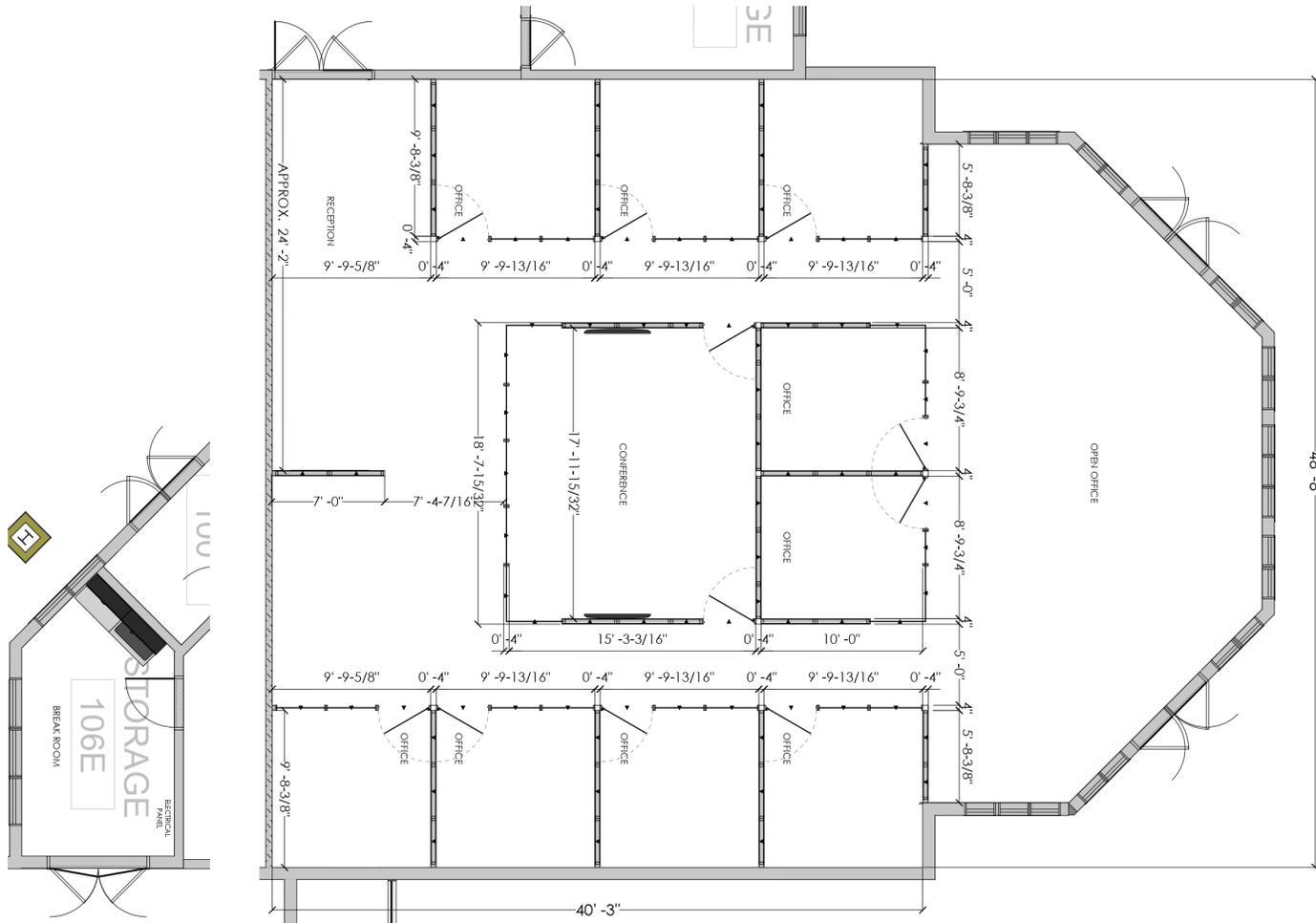
**Furniture
not included**

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Conceptual Drawing

Office Building
500 East 69th St
Sioux Falls, SD 57108



Option 2 - North Side

3,512 SF Rentable

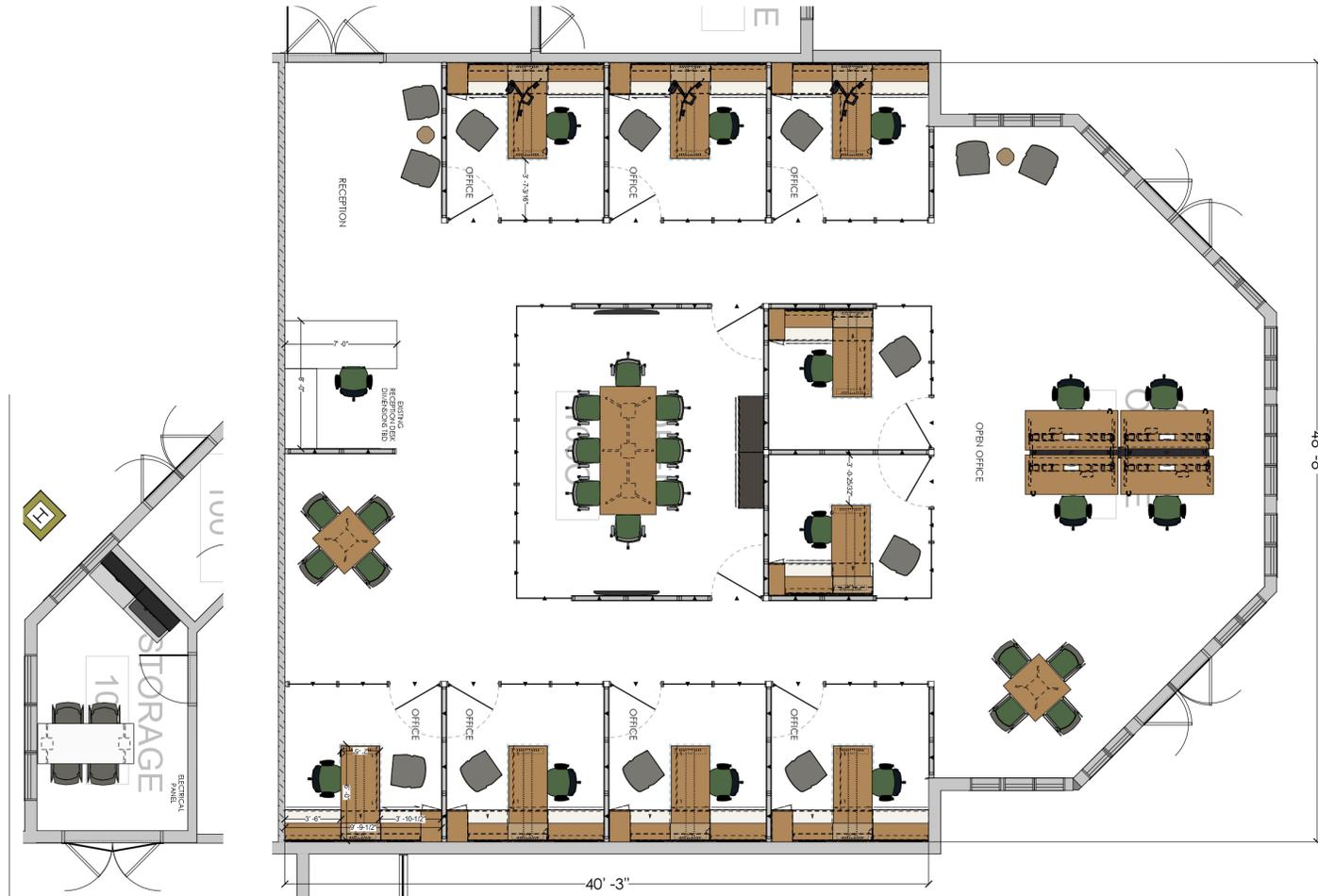
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Conceptual Drawing

Office Building

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Option 2 - North Side

3,512 SF Rentable

**Furniture
not included**

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Site & Floor Plan

Office Building

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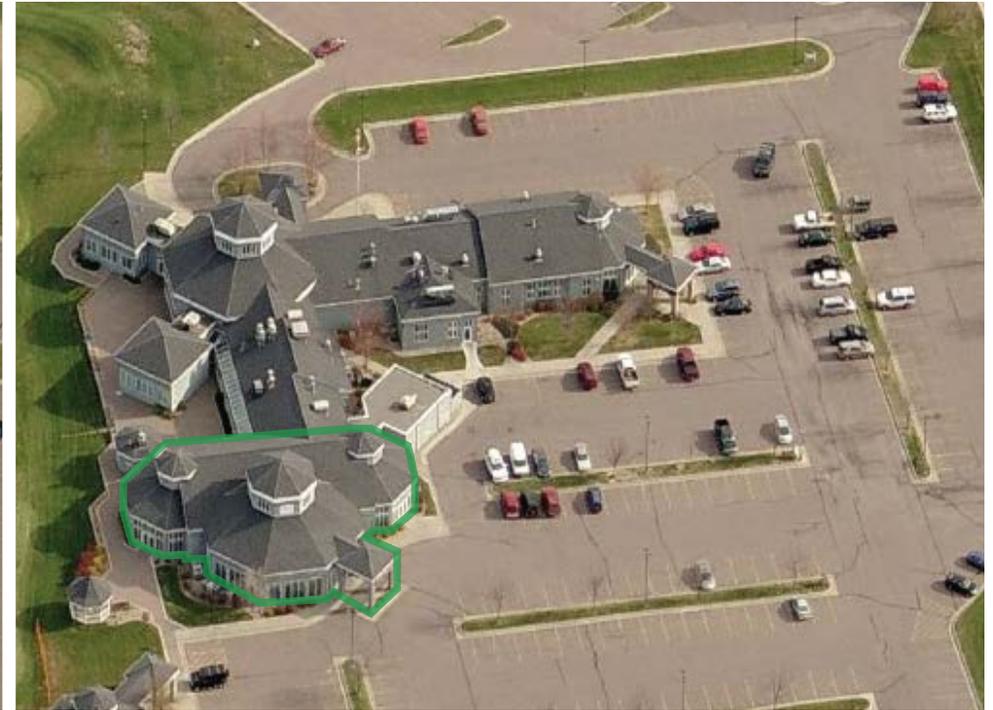
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Property Photos

Office Building

500 East 69th St Suite TBD, Sioux Falls, SD 57108



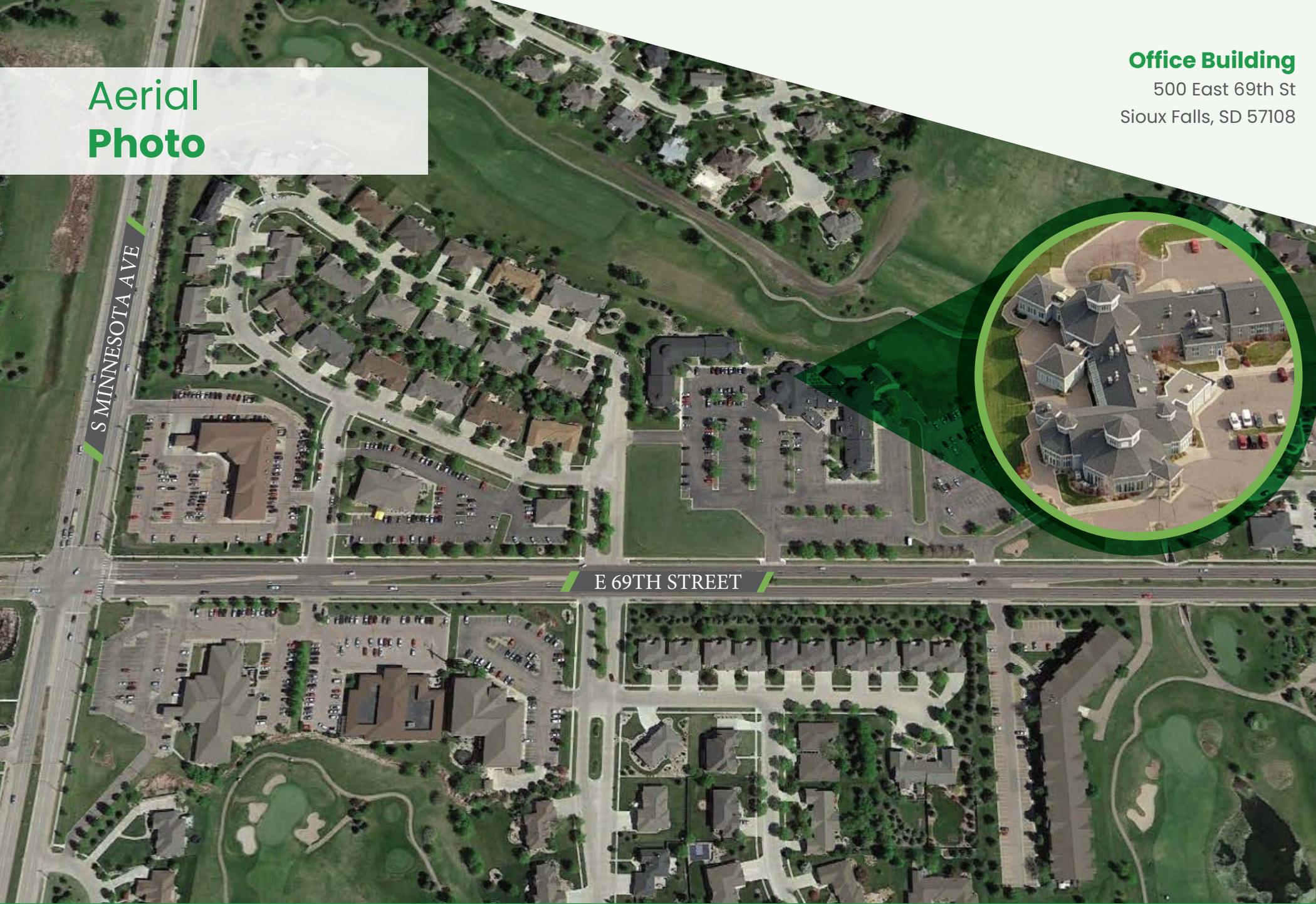
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Aerial Photo

Office Building

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S MINNESOTA AVE

E 69TH STREET

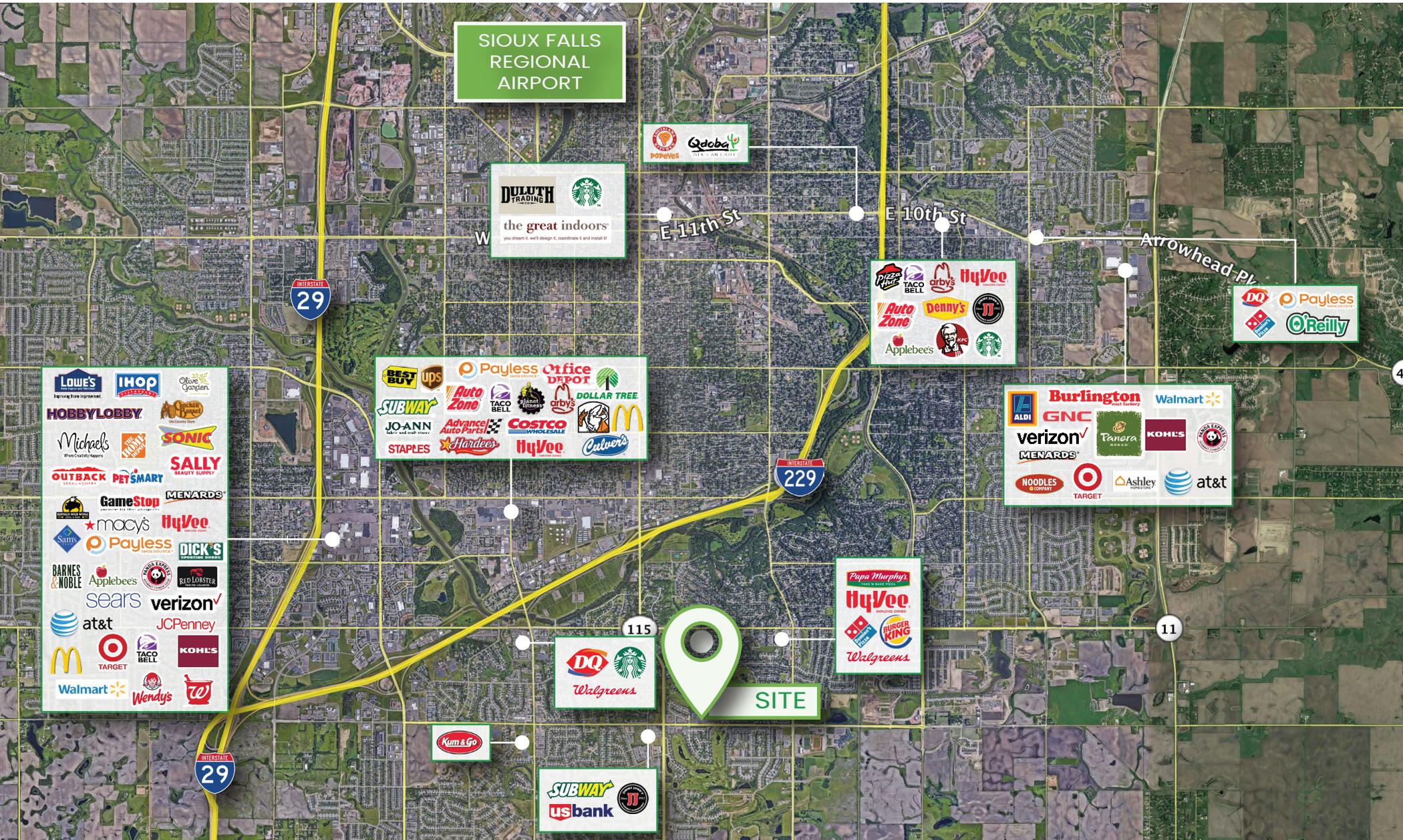
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Market Overview Map

Office Building

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