

# VANTIS

COMMERCIAL REAL ESTATE



## Office for Lease

309 W. 43rd Street #103

Sioux Falls, SD 57104

## OFFERING MEMORANDUM

Amy Ibis  
Broker Associate  
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Scott Van Ginkel  
Broker  
(605)-351-7907  
scott@vantiscommercial.com

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### Property Details

**Price:** \$9.50 PSF

**Terms:** NNN

**Size:** 1,747 SF

**Zoned:** C-2

### Building Features

- Space includes reception, 3 private offices, conference room, and 2 large open areas for work space.
- Offices have windows.
- Excellent location. Located 1 block east of Minnesota Avenue on 43rd Street.
- Visible from I-229.
- Signage is available on the building and 43rd Street monument.
- Ample parking.



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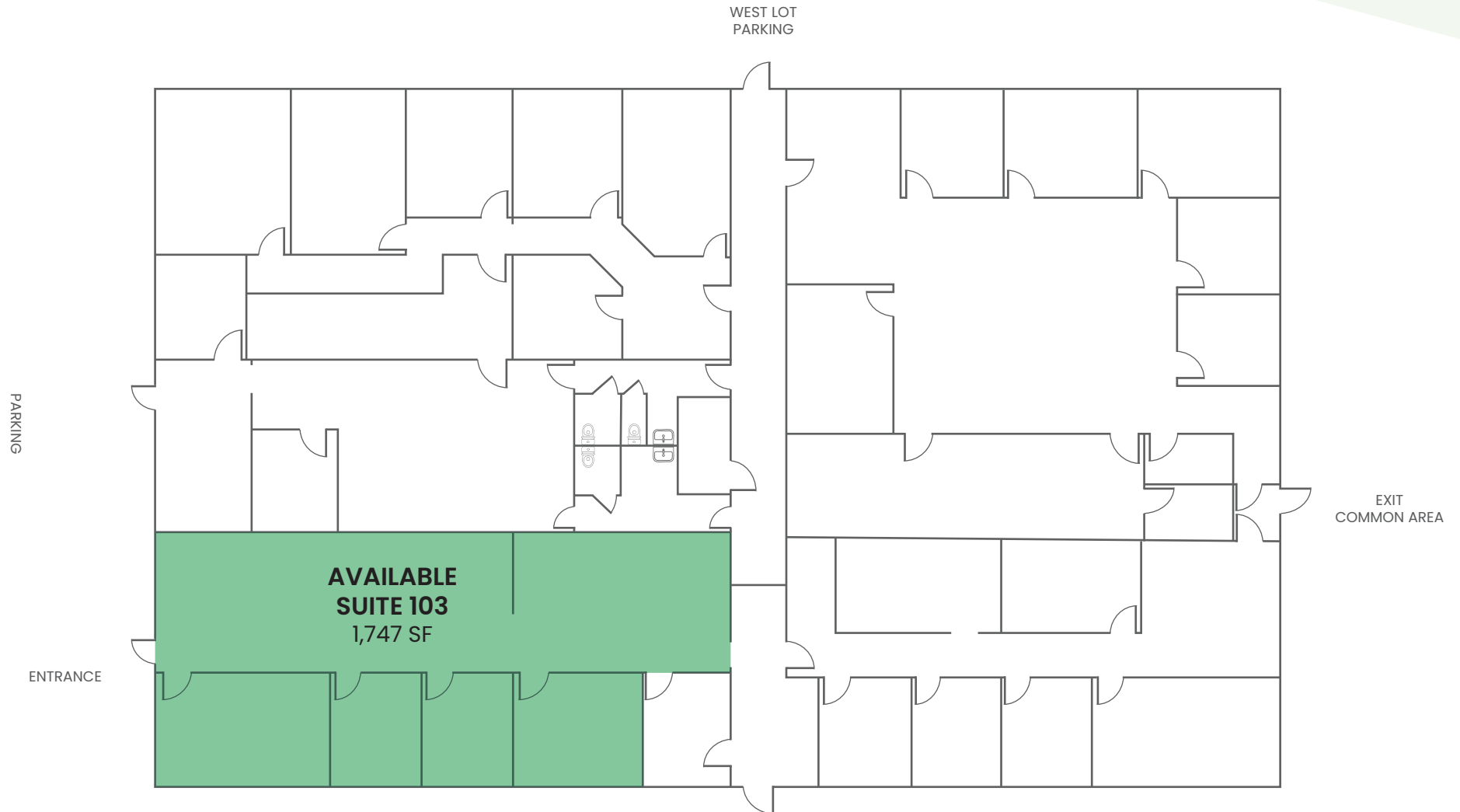
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# Building Plan

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# Property Photos

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Front Area



Open Area



Open Area 2



Break Room

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Aerial  
Photo

Office for Lease

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W 43rd St

Minnesota Ave

AVAILABLE



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# Market Overview Map

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