

# VANTIS

COMMERCIAL REAL ESTATE

AVAILABLE

## Tech I Building Office Space

3900 W. Technology Circle, Suite 7

Sioux Falls, SD 57106

### OFFERING MEMORANDUM

Amy Ibis  
Broker Associate  
605.359.4430  
amy@vantiscommercial.com



# For lease

## Property Details

**Lease Rate:** \$3,090.00/month, gross

**Size:** 1,556 +/- SF

## Highlights

- Furniture included
- Space includes five (5) offices, reception, and storage
- Common area restrooms
- Excellent location off Louise between 49th and 57th Street
- Quick access to I-29 and I-229.
- Immediate neighbors include TAK Communications, ARC, KBR Wyle Services, Cornerstone Care, Consumer Direct Care, and Strange, Farrell, Johnson & Brewer PC.
- Close proximity to Roam Kitchen and Bar, Appletree Daycare, US Postal Office, The Empire Mall, Hy-Vee, Bus Stop, and Plains Commerce Bank.
- Walking distance to restaurants, coffee, grocery, general retail and bus stop.

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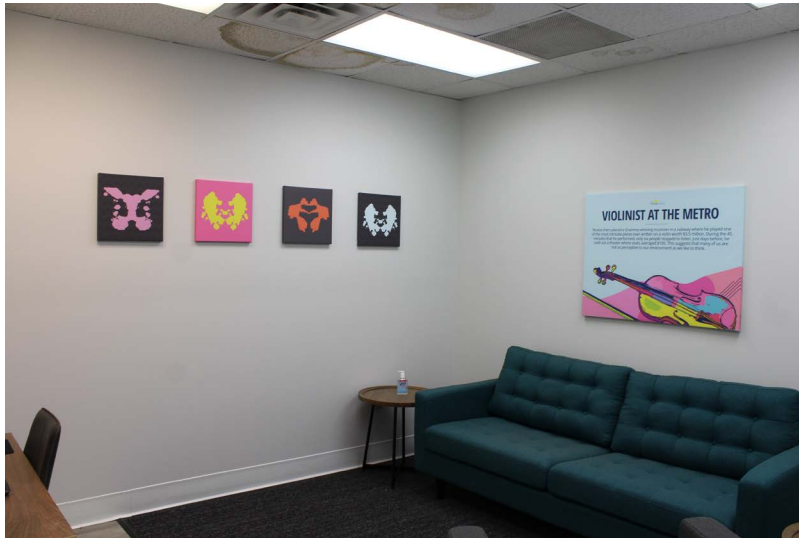
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# Property Photos

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**VANTIS**

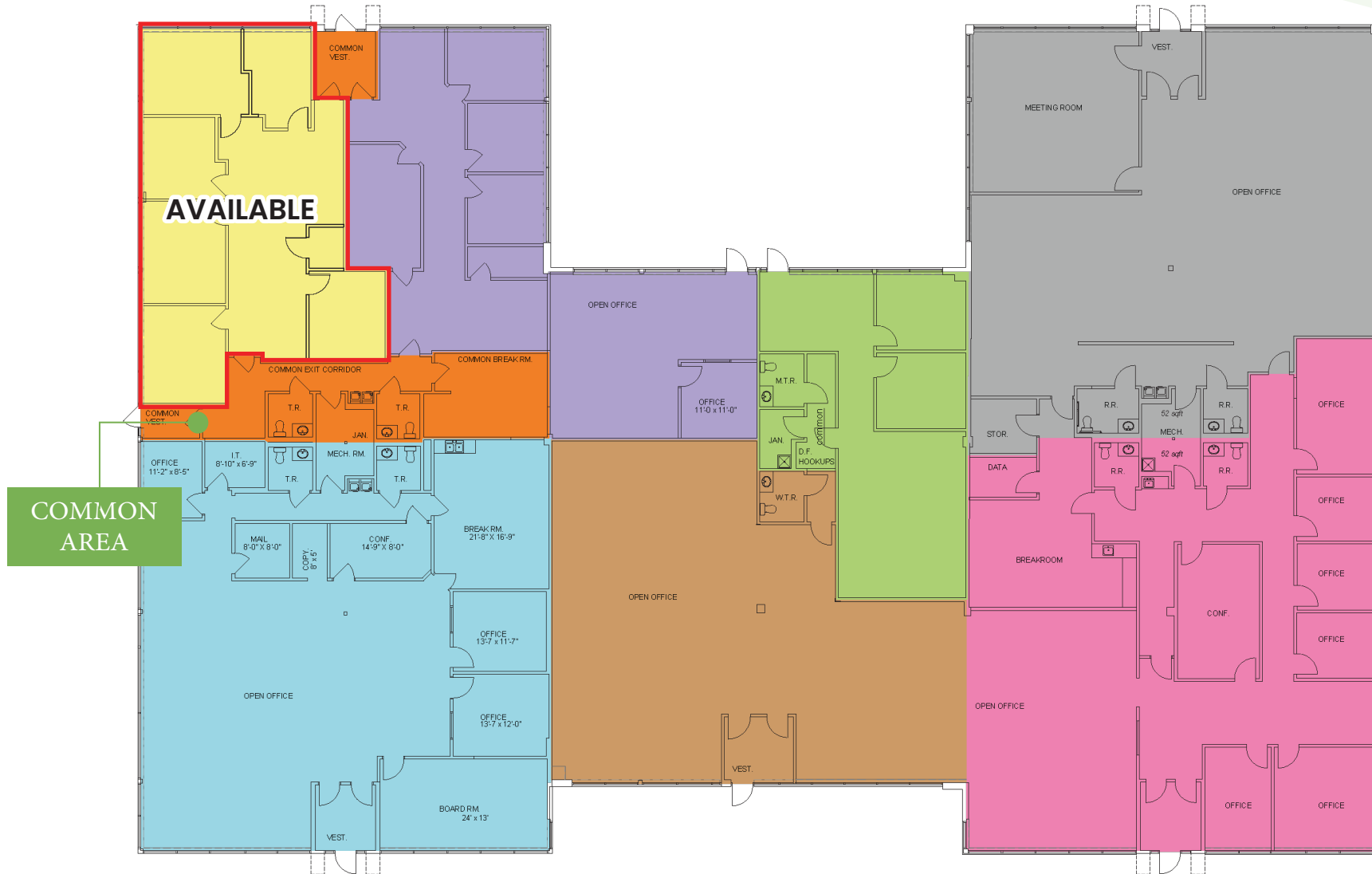
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# Floor Plan

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# Aerial Photo

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S LOUISE AVE

W 49th ST



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# Market Overview

## Map



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