

# VANTIS

COMMERCIAL REAL ESTATE



**OFFICE FOR LEASE**  
2701 S. Minnesota Ave #6  
Sioux Falls, SD 57104

**OFFERING MEMORANDUM**

Amy Ibis  
Broker Associate  
605.359.4430  
amy@vantiscommercial.com

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

# Office for Lease

## Property Details

Price: \$11.00 PSF  
Terms: NNN  
Size: 4,923 SF  
Zoned: C-2

## Building Features

- Space includes 2 large open areas, reception, 8 private offices, large breakroom, conference room, and a storage area.
- Excellent location. Located on Minnesota Avenue in between 33rd and 37th Street.
- Easy access to I-229, Sioux Falls Airport and Downtown.
- Monument Signage on Minnesota Avenue.
- Ample parking.

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# Exterior Photos

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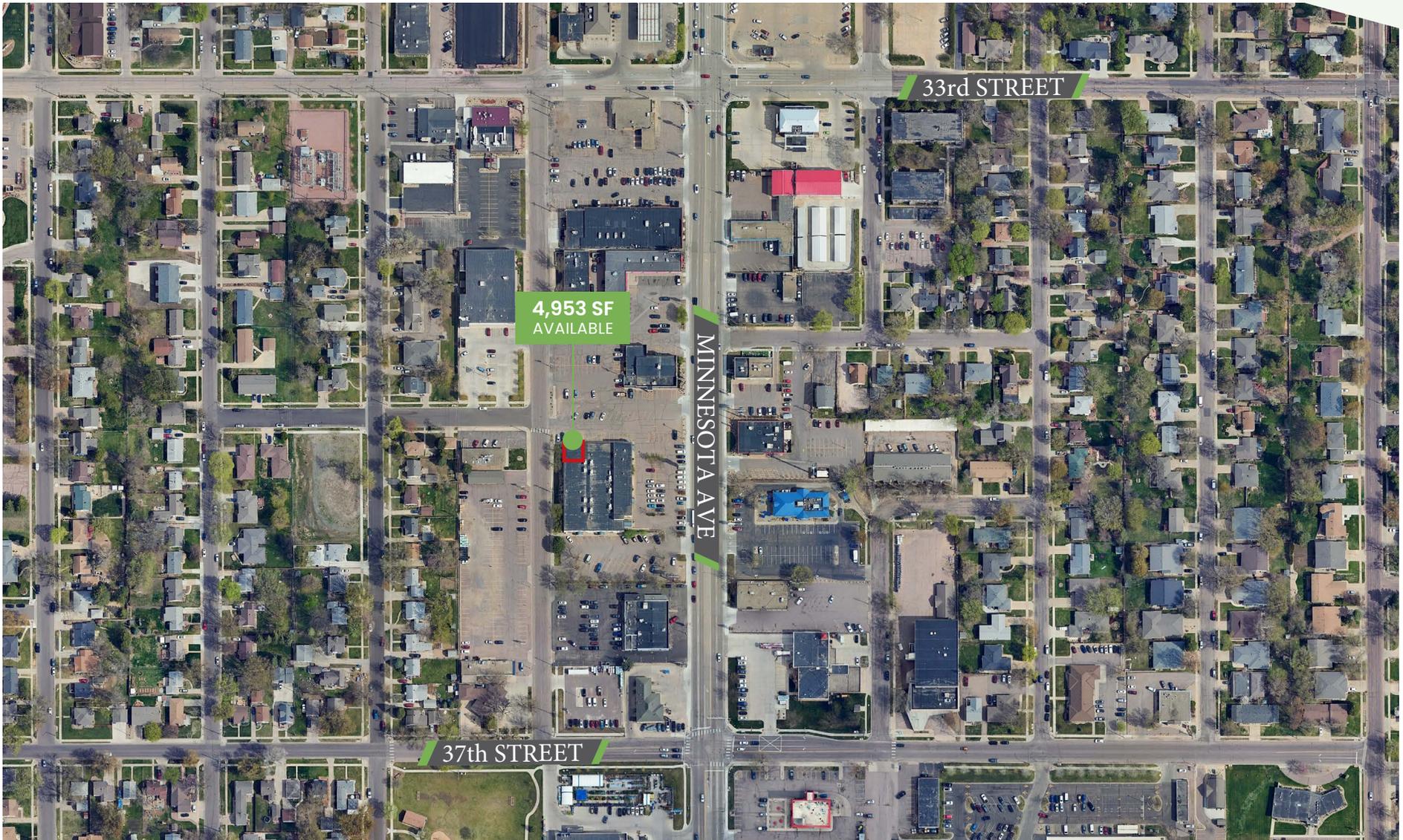
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# Site Plan

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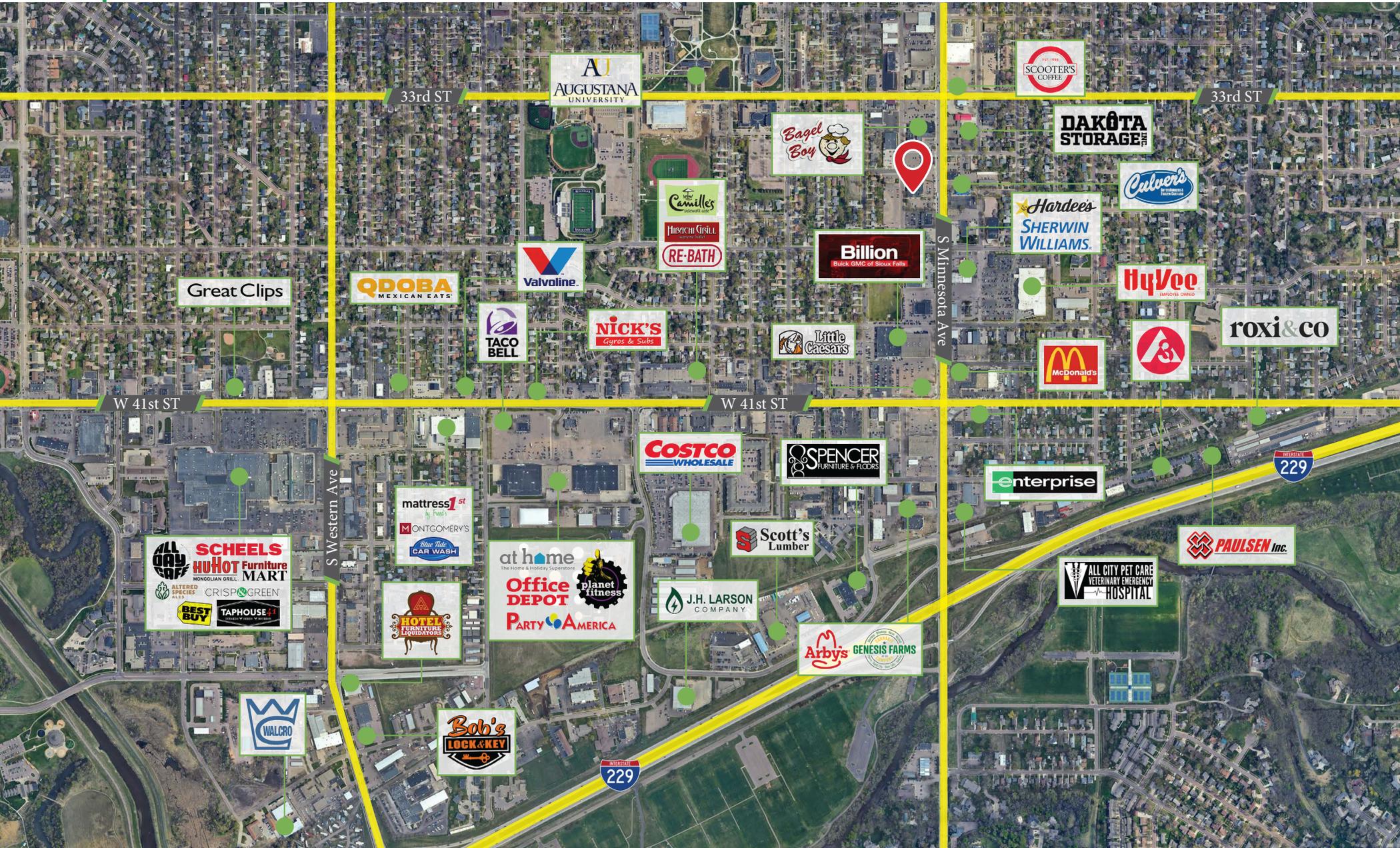
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# Market Overview Map

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