



**VANTIS**

COMMERCIAL REAL ESTATE



# Tech 1 Building, Suite 1 For Lease

3900 W. Technology Circle, Suite 1  
Sioux Falls, SD 57106

OFFERING MEMORANDUM

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# For Lease

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### Property Highlights

Size: 3,448 SF  
Lease Rate: \$17.00 PSF  
Terms: Gross  
Zoned: Office

### Property Features

- Space includes five (5) offices, conference room, two (2) restrooms, open work area, breakroom, and storage
- Tenant responsible for internet and in-suite cleaning
- Landlord pays gas, electric, water, and garbage
- Located near Louise Avenue and 49th Street
- Quick access to I-29 and I-229
- 2,546-6,038 adjacent SF available
- Close proximity to the Sioux Area Metro
- Area neighbors include Call to Freedom, Great Life, Plains Commerce Bank, the Empire Mall, Parts Dr., Hy-Vee
- Walking distance to several retail outlets and restaurants



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# Property Photos

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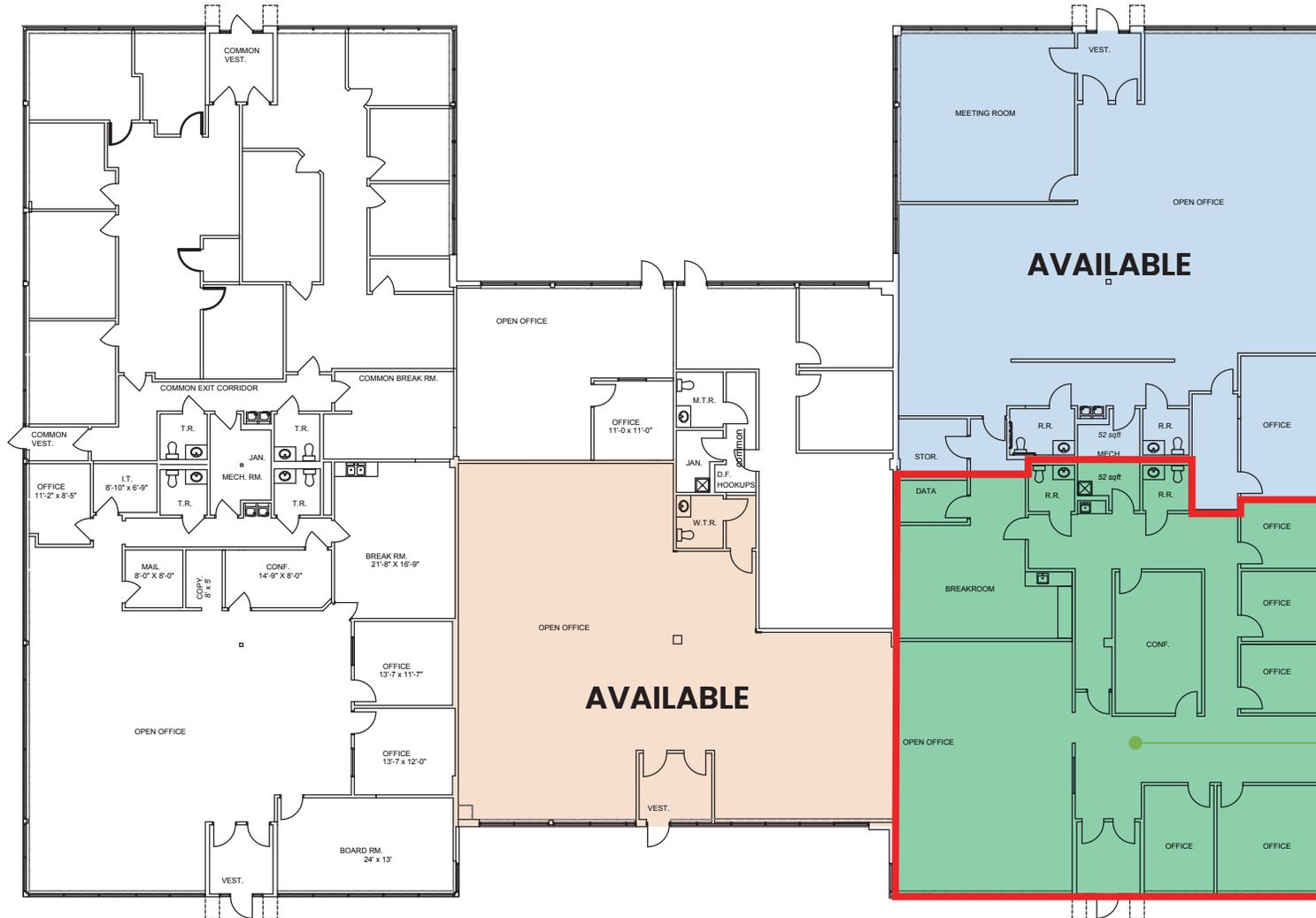
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# Floor Plan

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3,448 SQ. FT.  
SUITE 1



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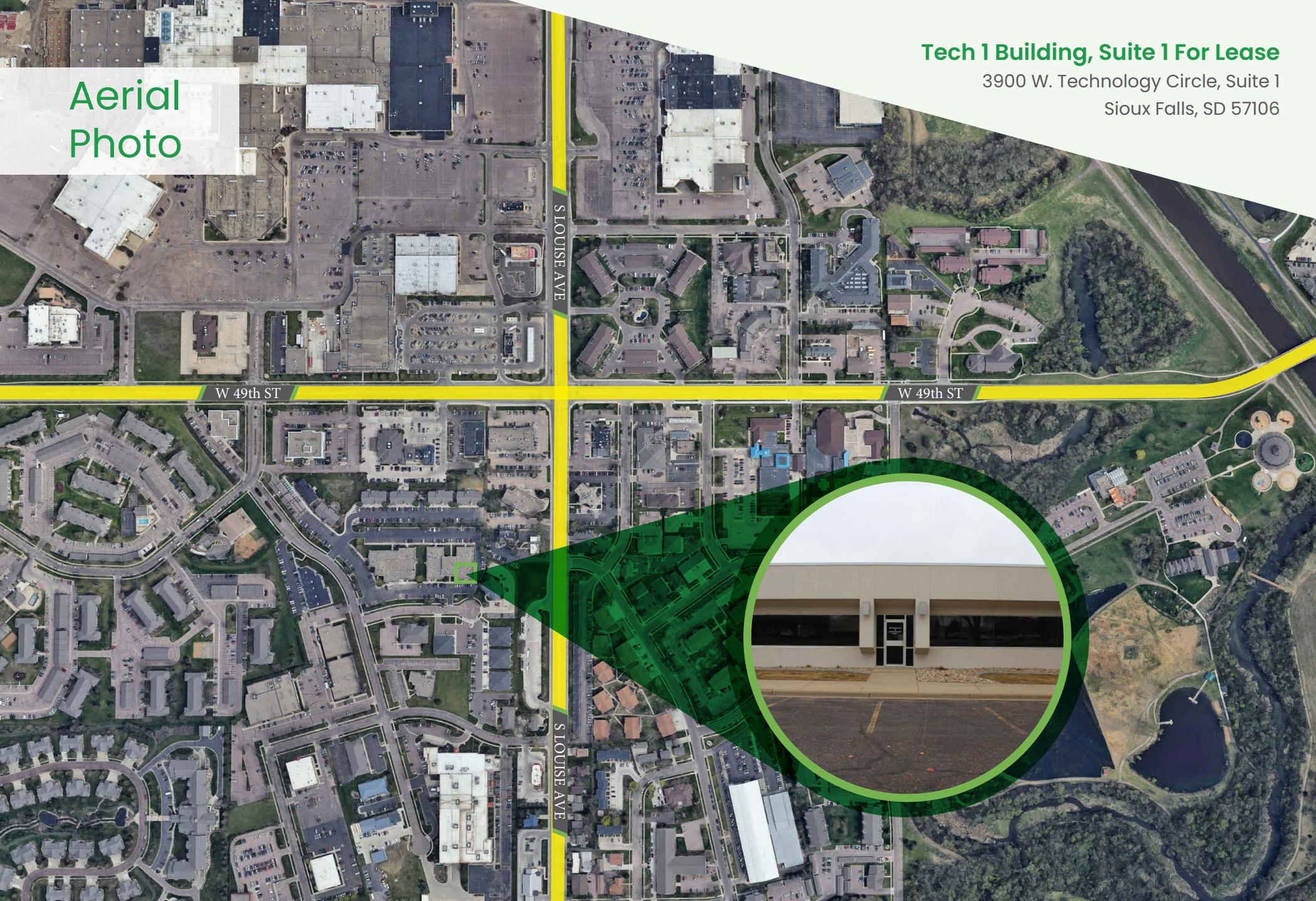
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Aerial  
Photo

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# Market Overview Map



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