



VANTIS

COMMERCIAL REAL ESTATE



**Tech 1 Building, Suite 2
For Lease**

**3900 W. Technology Circle, Suite 2
Sioux Falls, SD 57106**

OFFERING MEMORANDUM

Barbara Bormann
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Amy Ibis
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605.359.4430

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For Lease

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Property Highlights

Size:	3,706 SF
Lease Rate:	\$17.00 PSF
Terms:	Gross
Zoned:	Office

Property Features

- Space includes open work area, one (1) training/conference room, one (1) private office, two (2) restrooms, and storage
- Tenant responsible for internet and in-suite cleaning
- Landlord pays gas, electric, water, and garbage
- Close proximity to the Sioux Area Metro
- Located near Louise Avenue and 49th Street
- Quick access to I-29 and I-229
- 3,448-5,994 adjacent SF available
- Area neighbors include Call to Freedom, Great Life, Plains Commerce Bank, the Empire Mall, Parts Dr., and Hy-Vee
- Walking distance to numerous retail outlets and restaurants



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Property Photos

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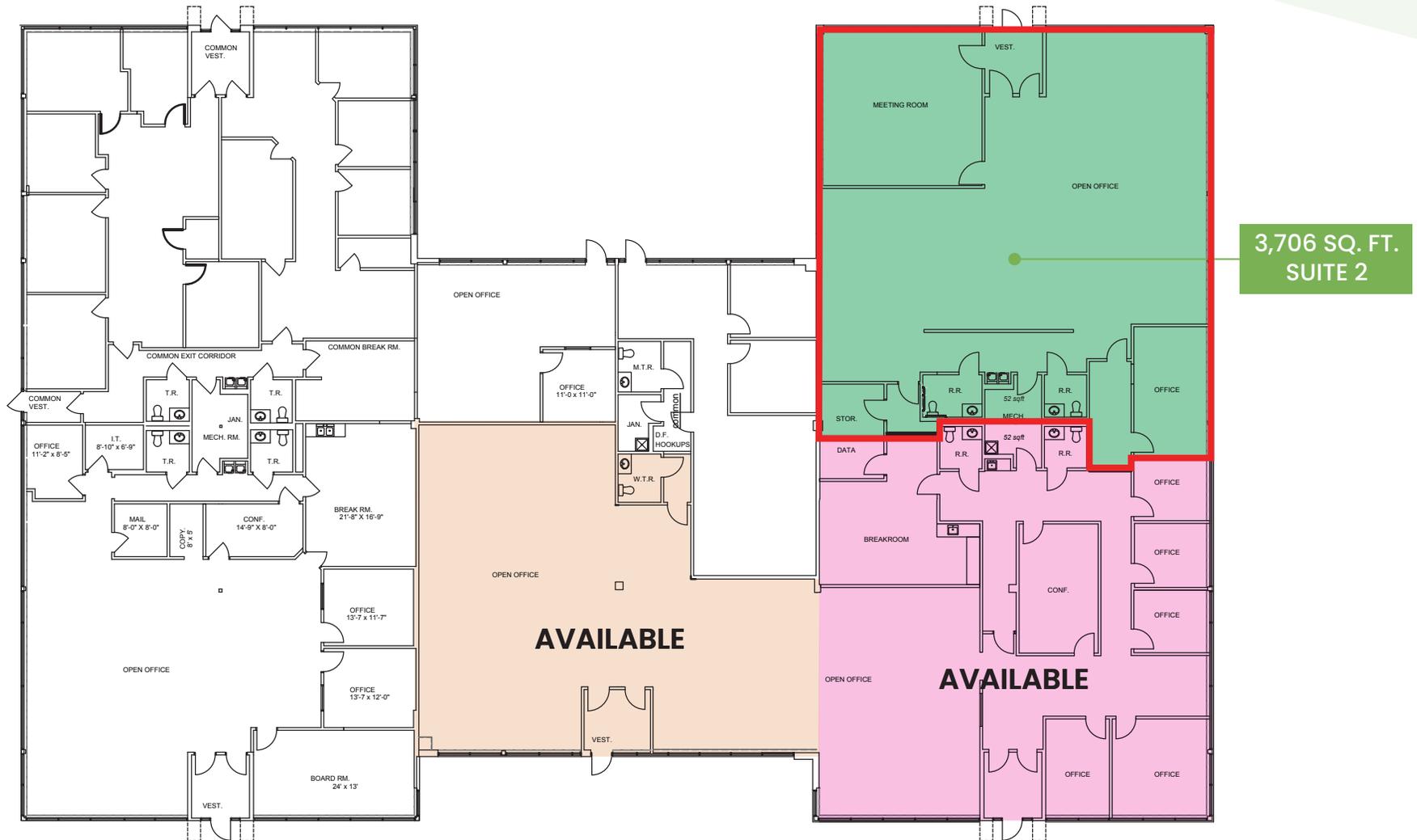
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Floor Plan

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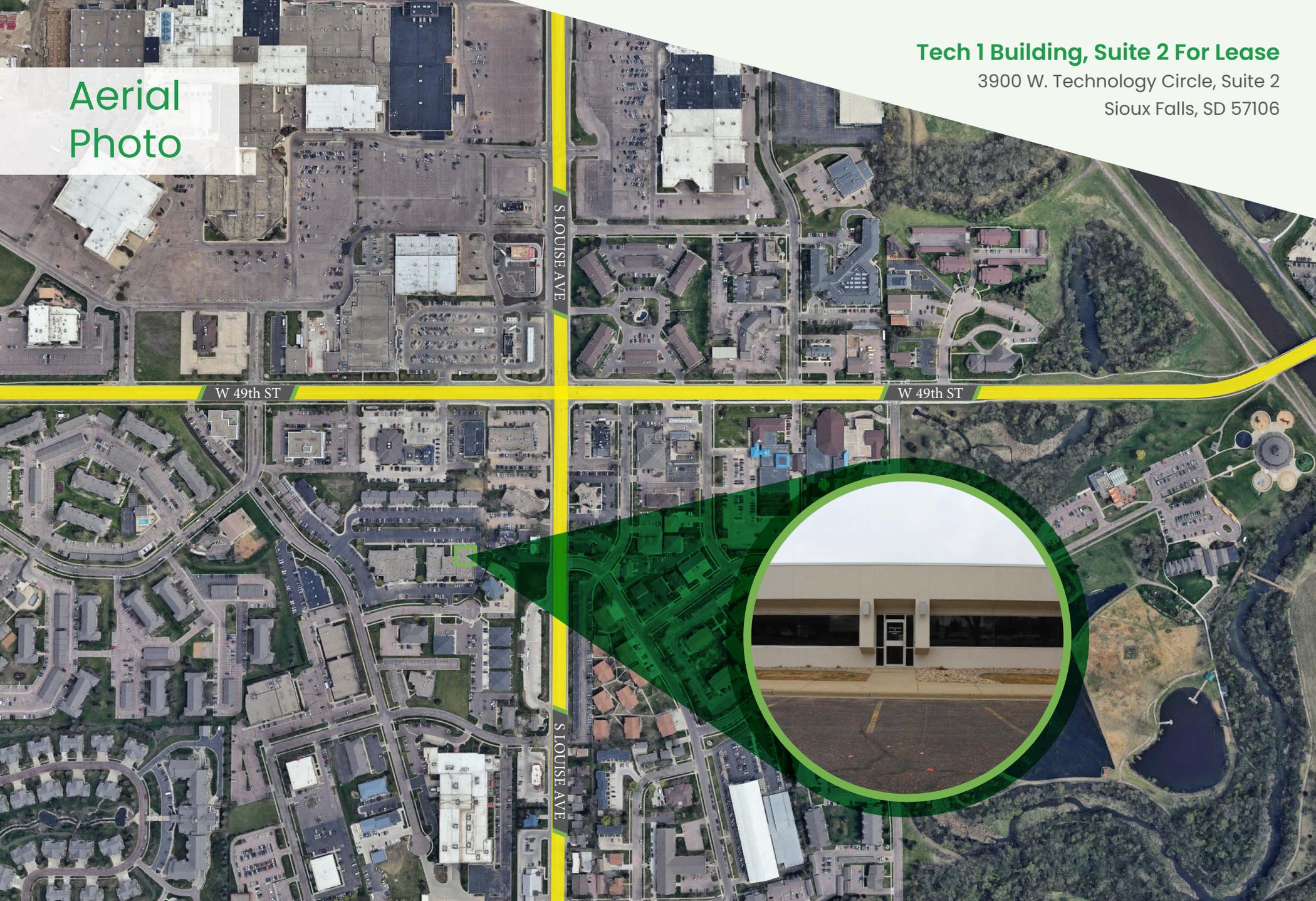
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Aerial
Photo

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Market Overview Map



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