



VANTIS

COMMERCIAL REAL ESTATE



Class A Office Space for Lease

2401 W. Trevi Place, Suite 204
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Madison Hulscher
Broker Associate
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For Lease

Class A Office Space for Lease

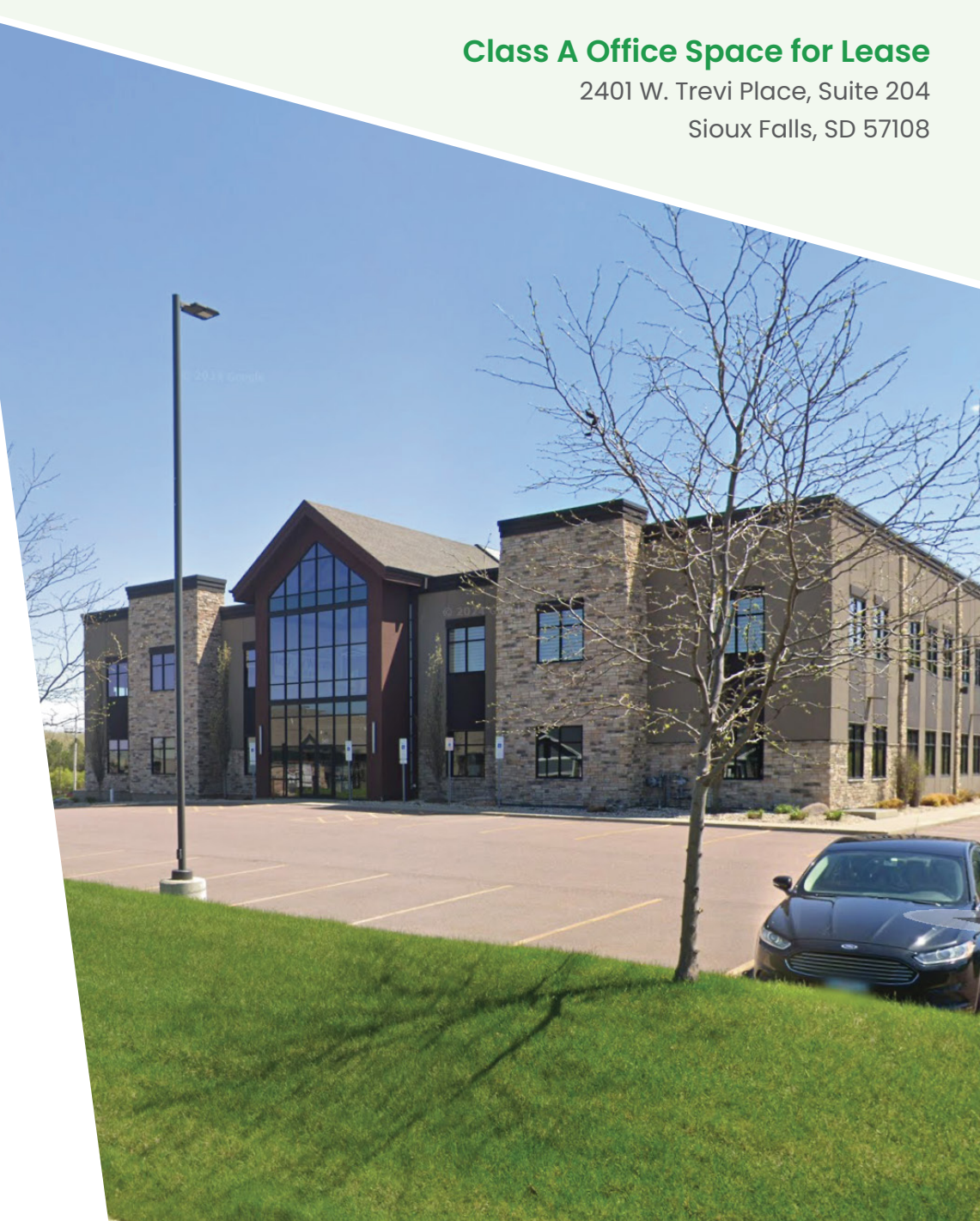
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Property Highlights:

Size:	1,485 USF 1,782 RSF
Lease Rate:	\$22.00 PSF
Terms:	NNN
Zoned:	Commercial
Available:	Immediately

Property Features:

- Class A office space
- Space includes reception, three (3) offices, kitchenette, copy room, storage, and conference
 - One spacious office has ability to divide and create four (4) total offices
- Common area restrooms and elevator
- Two underground parking spaces included with rent
- Monument signage available
- Located near the corner of 85th Street and Western Avenue
- 7,900 VPD (2025) along 85th Street
- Co-tenants include AE2S Engineering, Senator Thune's Office, Stifel, Legacy Wealth Group, Farm Bureau Financial Services, Twetten's Interior Design and RMB Associates
- Area neighbors include Kids 'R' Kids, The Parkwood Senior Living, Infinity Medical Aesthetics, SoDak Soda, Lawless Pilates, Top Fitness, and many residential rooftops



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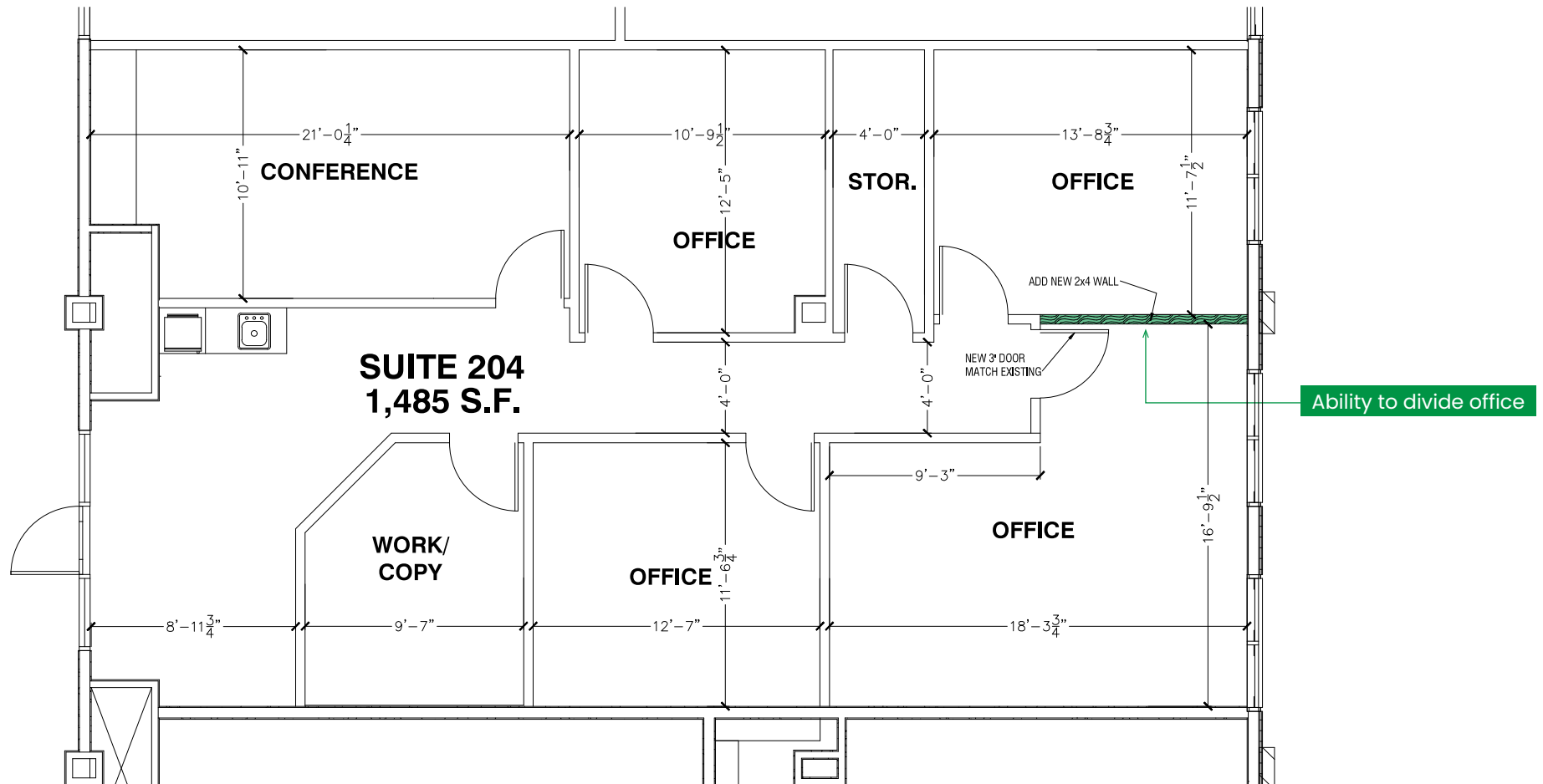
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Floor Plan

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Suite 204 Photos

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Building Photos

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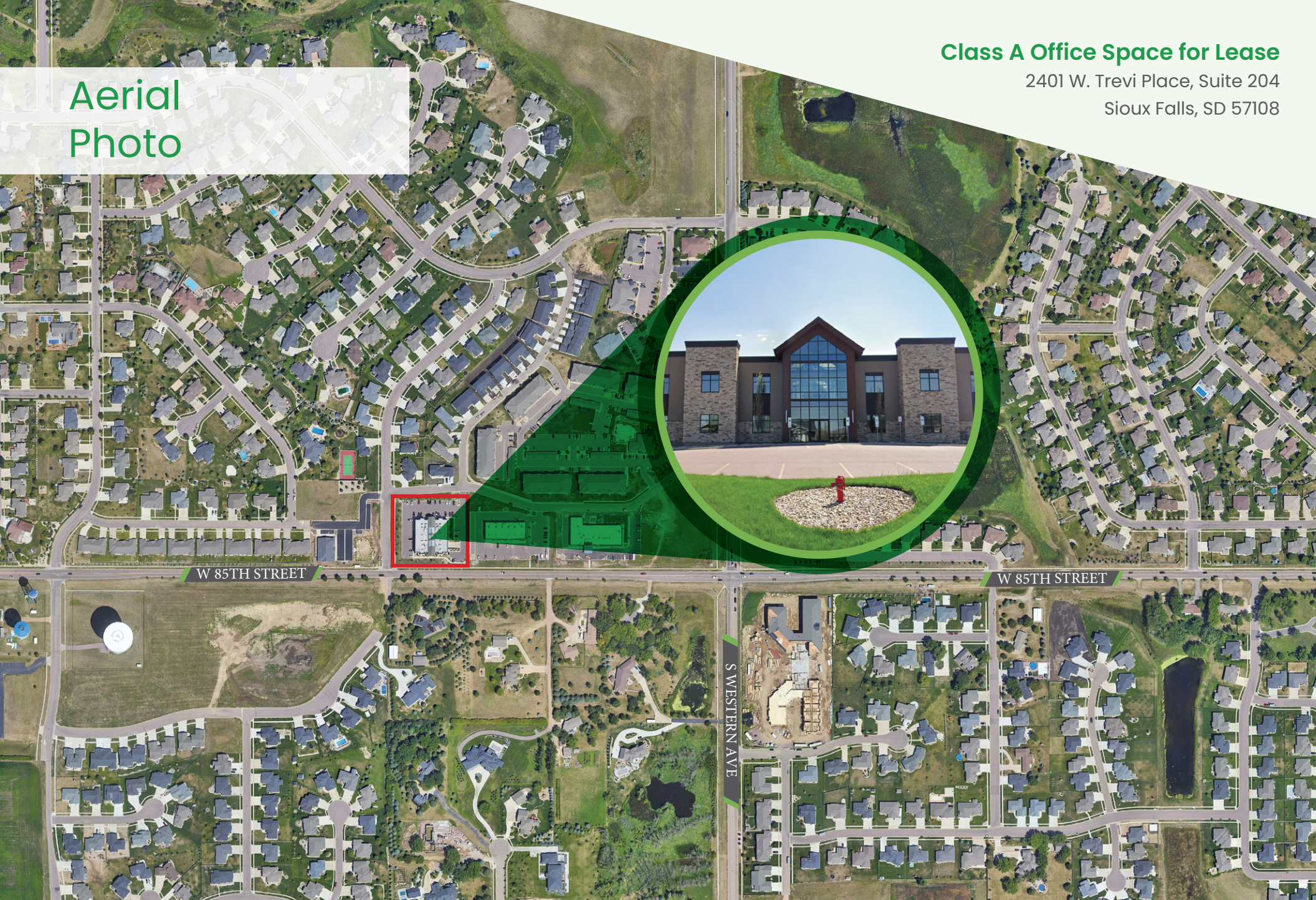
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Aerial Photo

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Market Overview Map



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