

VANTIS

COMMERCIAL REAL ESTATE

AVAILABLE

Professional Office Space

2909 East 57th Street #101,
Sioux Falls SD 57108

OFFERING MEMORANDUM

Amy Ibis
Broker Associate
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Scott Van Ginkel
Broker
605.351.7909
scott@vantiscommercial.com

For Lease

Property Details

Price:	\$20.00 PSF
Terms:	NNN
Size:	2,945 Rentable SF
Zoned:	Office

Building Features

- New renovation - Move-in ready - May 1, 2026
- Space includes open front area, 7 private offices, large open area for work station and private bathroom.
- Existing condition includes cubicles for approximately 8 to 10 work stations.
- Renovations include new flooring, paint, and light fixtures.
- Area neighbors include VANTIS Commercial Real Estate, State Farm, Bartlett West, American Red Cross, and Embrace Church.
- Excellent location at the intersection of 57th Street and Southeastern Avenue.
- Monument signage available on 57th Street.
- Ample parking.

**One or more owners are SD Licensed Real Estate Agents*

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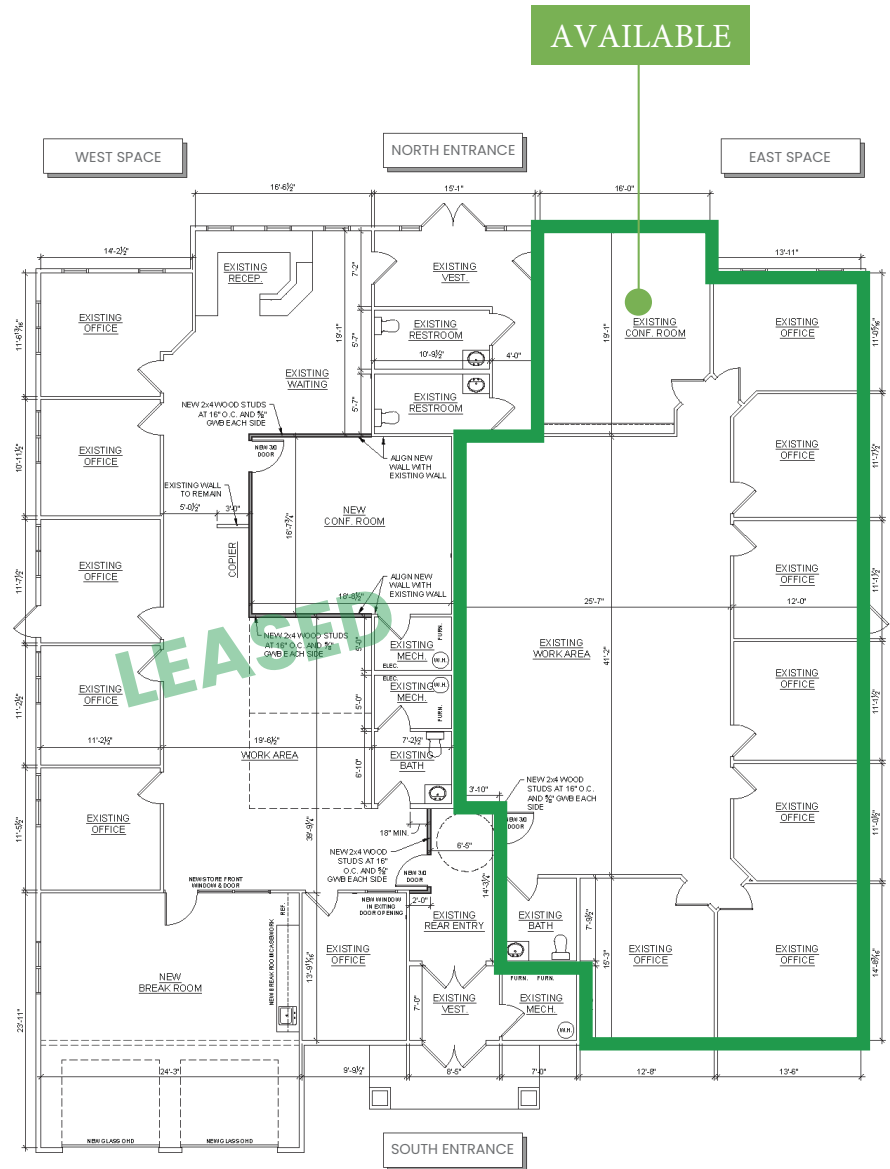
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Floor Plan

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Renovation Plan



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Aerial
Photo

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E 57TH STREET

SOUTHEASTERN AVENUE

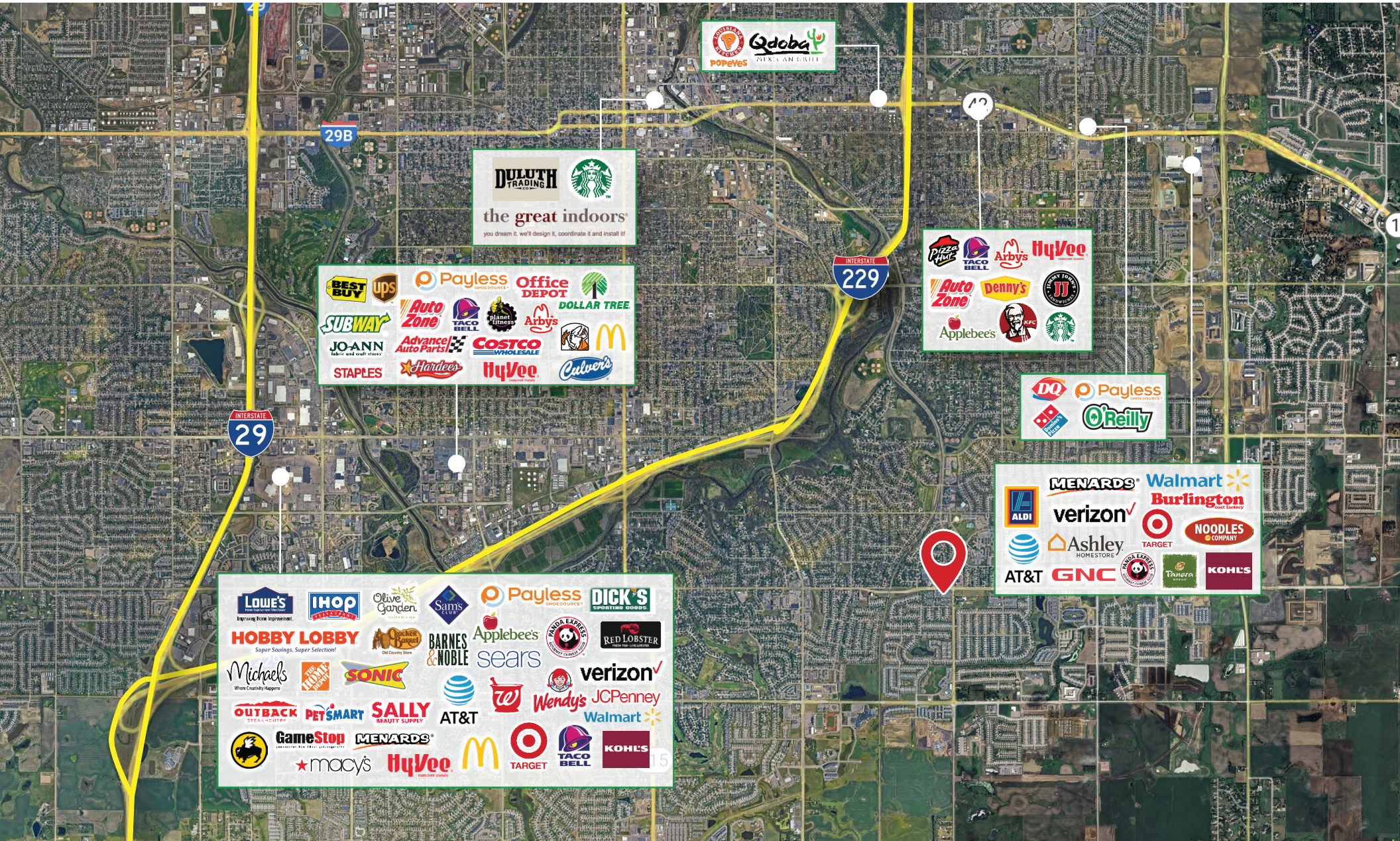
E 57TH ST

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Market Overview Map



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