

VANTIS

COMMERCIAL REAL ESTATE

6,706 RSF

**Flex Space
for Sublease**

5000 S. MacArthur Lane, Suite 110
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Madison Hulscher
Broker Associate
605.520.6365

madison@vantiscommercial.com

For Lease

For Sublease

5000 S. MacArthur Lane, Suite 110
Sioux Falls, SD 57108

Property Highlights

Size: 5,588 USF
6,706 RSF

Lease Rate: \$15.00 PSF

Terms: NNN

NNN: \$5.00 PSF

Zoned: Commercial

Sublease through July 31, 2028

Property Details

- Space includes reception, five (5) offices, conference, breakroom, and large storage and packaging room
- Common area restrooms
- Underground parking available for rent
- Monument signage available
- Located near the corner of 57th Street and Cliff Avenue
- Co-tenants include Truks-N-Trykes 2, Great Plains Property Management, Progressive Insurance, Expanse Electrical Company, and more
- Area neighbors include HyVee, Burger King, Dominos Pizza, Juice Stop, Dacotah Bank, Get N' Go, Walgreens, and many more retail, restaurants, and residential rooftops



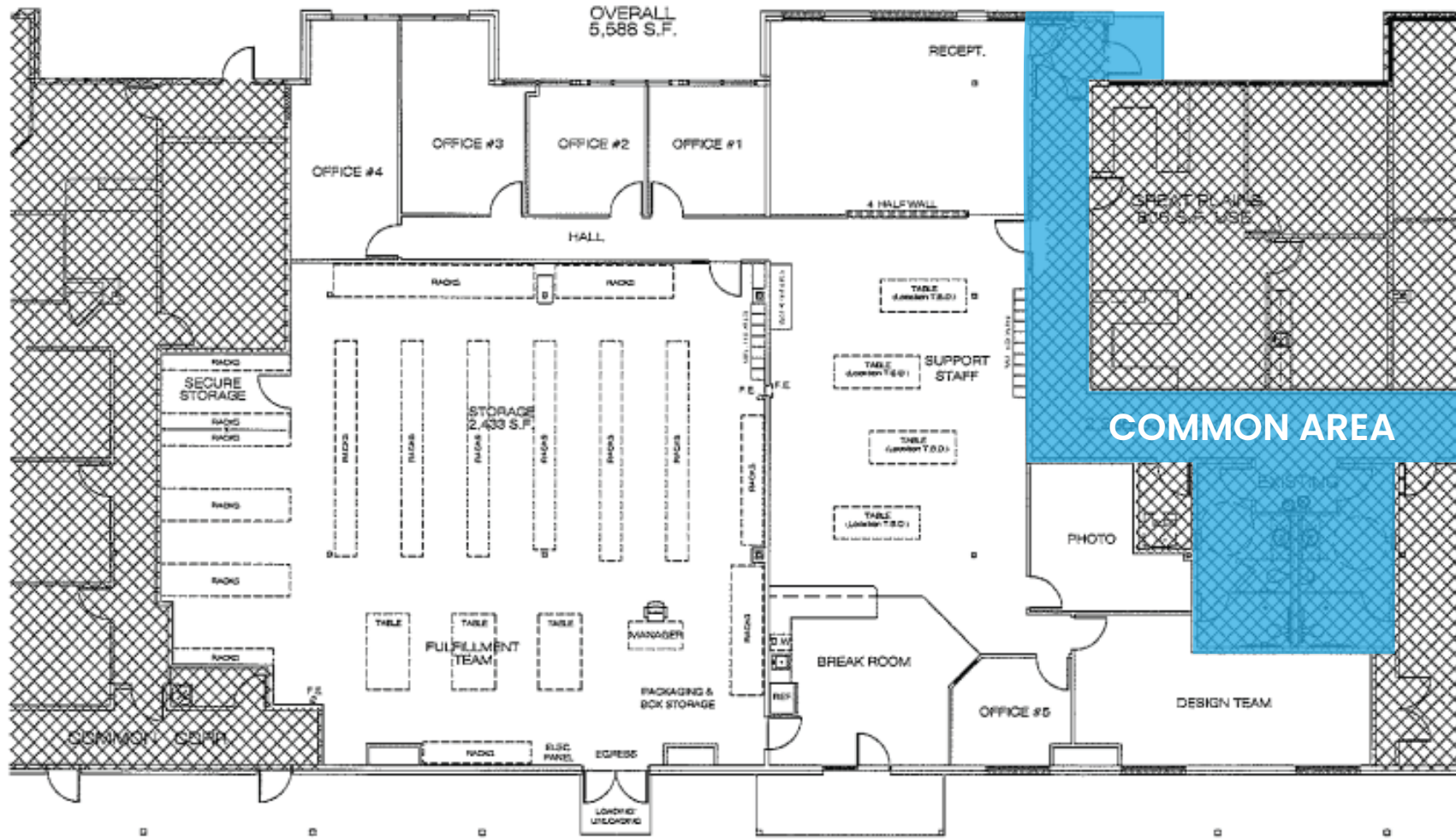
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Floor Plan

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Aerial Photo

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Market Overview Map

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