

# 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](mailto:madison@vantiscommercial.com)

# For Lease

## Property Highlights

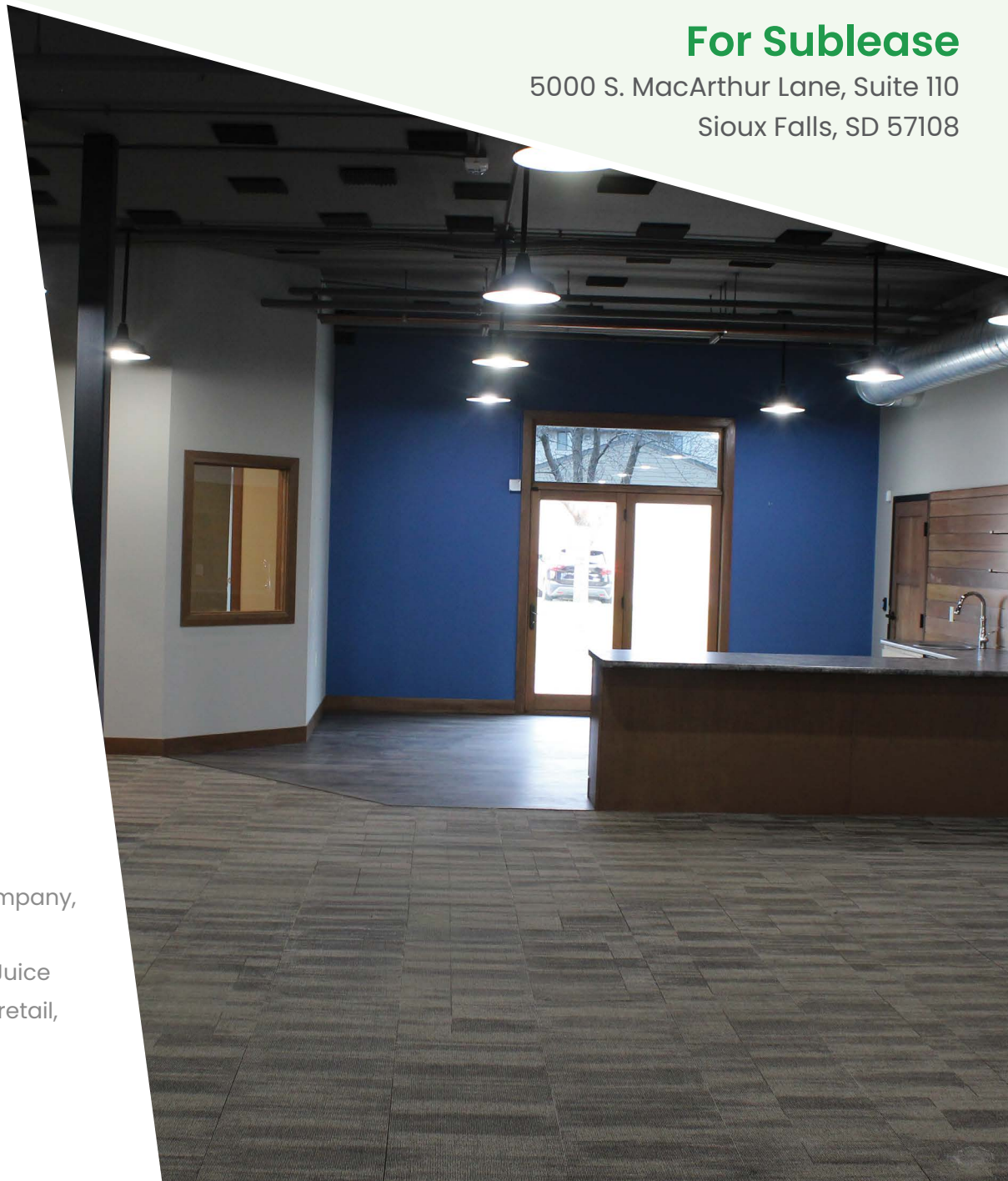
Size:	5,588 USF
	6,706 RSF
Lease Rate:	\$15.00 PSF
Terms:	NNN
NNN:	\$5.00 PSF
Zoned:	Commercial
Sublease through July 31, 2028	

## 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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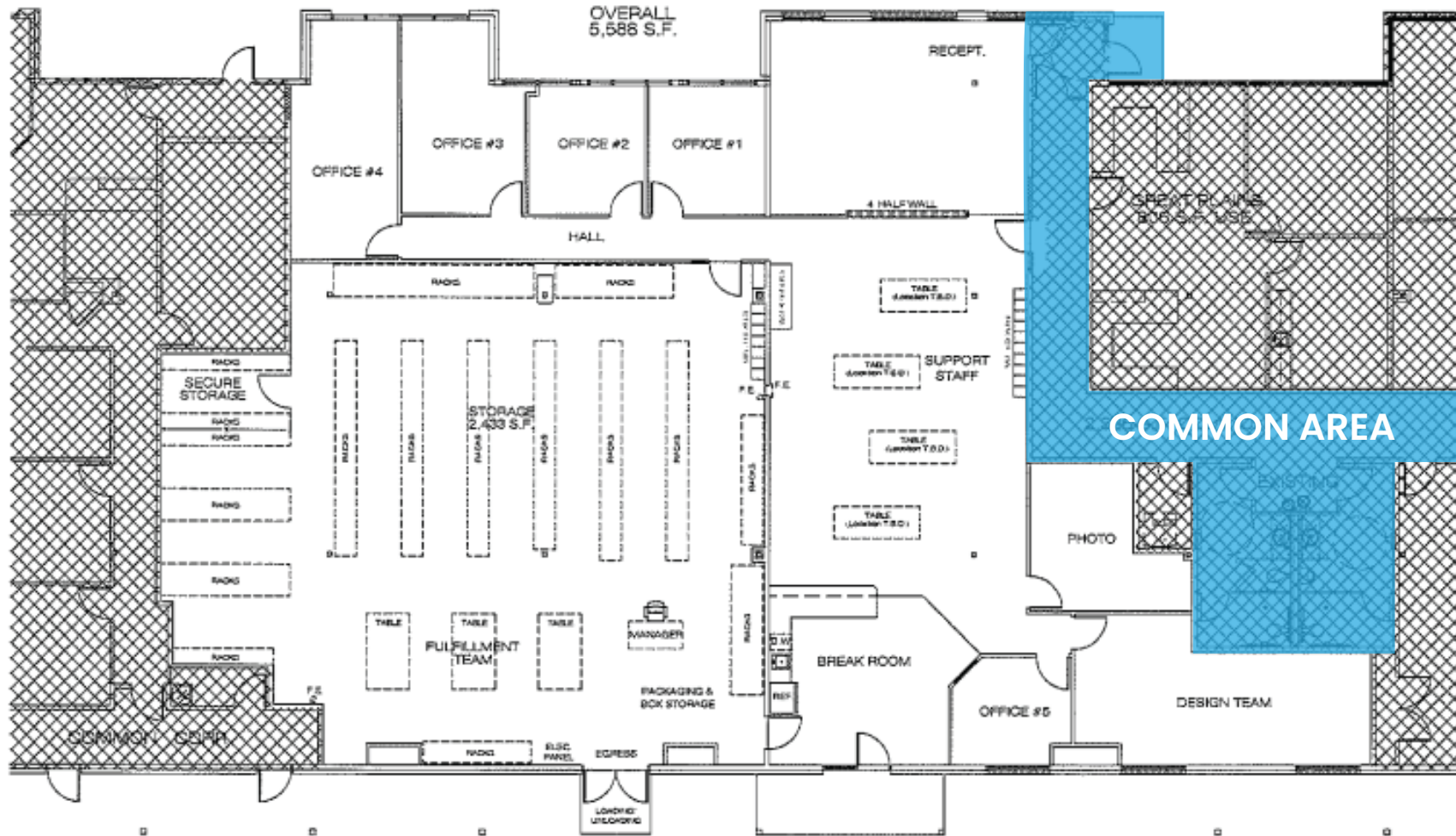
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# Floor Plan

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# Property Photos

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# Aerial Photo

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# Market Overview Map

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