

# VANTIS

COMMERCIAL REAL ESTATE



## Bitterroot Executive Office Suite

7401 S Bitterroot Place, Suite 201  
Sioux Falls, SD 57108

**OFFERING MEMORANDUM**

Scott Van Ginkel  
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# For Lease

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### Property Details

Price: \$410 per month  
Terms: Gross  
Size: 95 ± SF  
Turn Key: Class A Space

### Property Features

- Class A corner office space in one of Sioux Falls' newer office parks
- Great access to major arterial streets
- Coveted South-side location on South Western Avenue and Bitterroot.
- Neighboring tenants include Longview Financial, Legacy Law, Costello, Kading, Kunstle & Goodhope, Thrivent, and Cornerstone Financial Solutions
- Close proximity to 69th & Western and 85th & Minnesota neighborhood commercial hubs.



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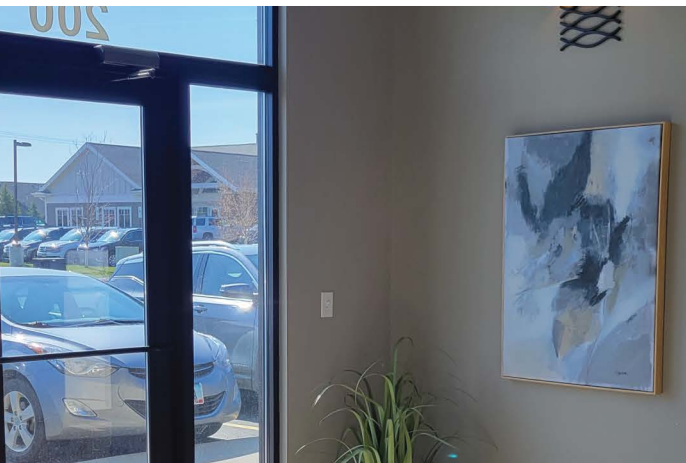
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# Property Photos

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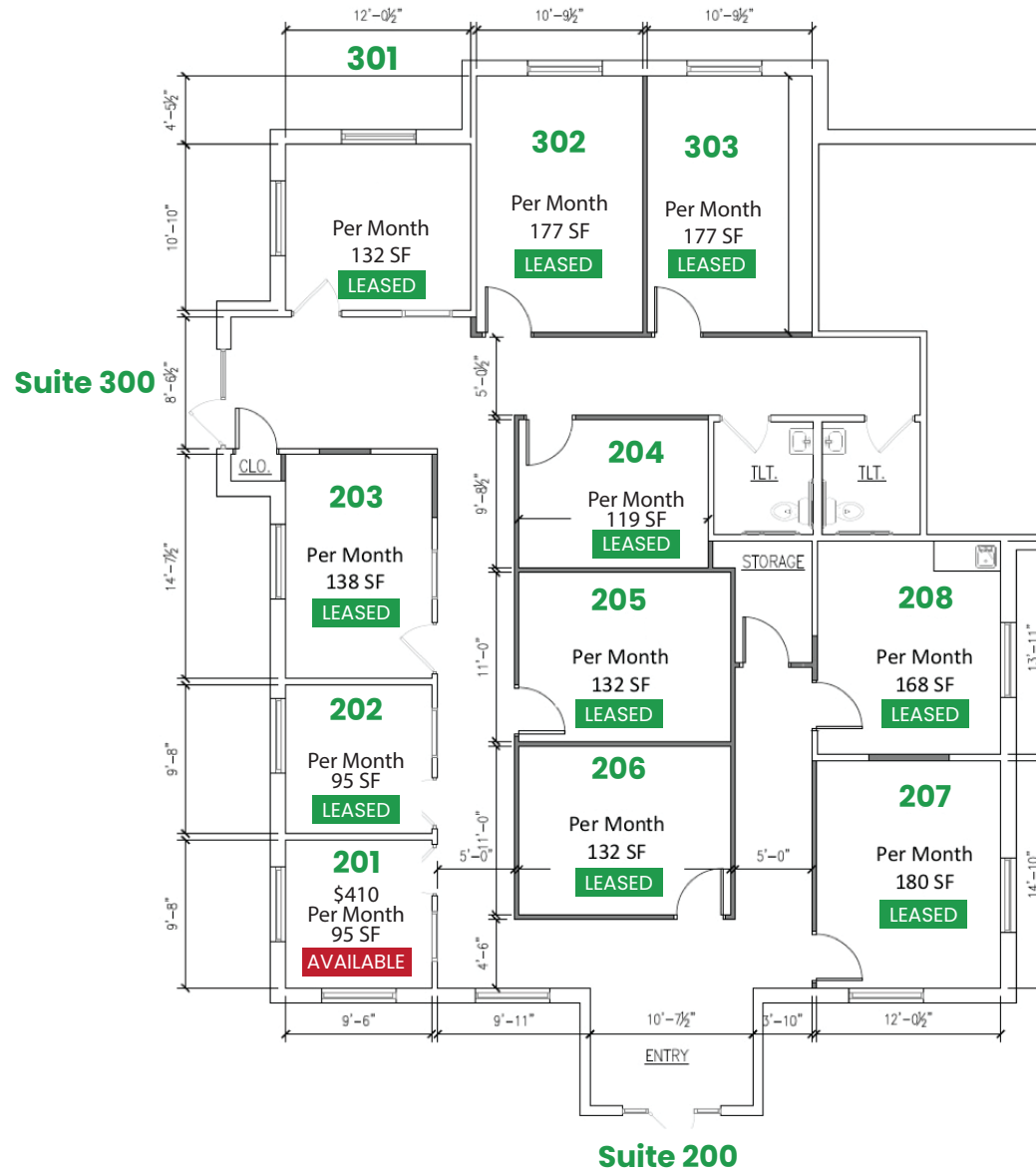
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# Floor Plan

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Aerial  
Photo

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85TH STREET

WESTERN AVENUE

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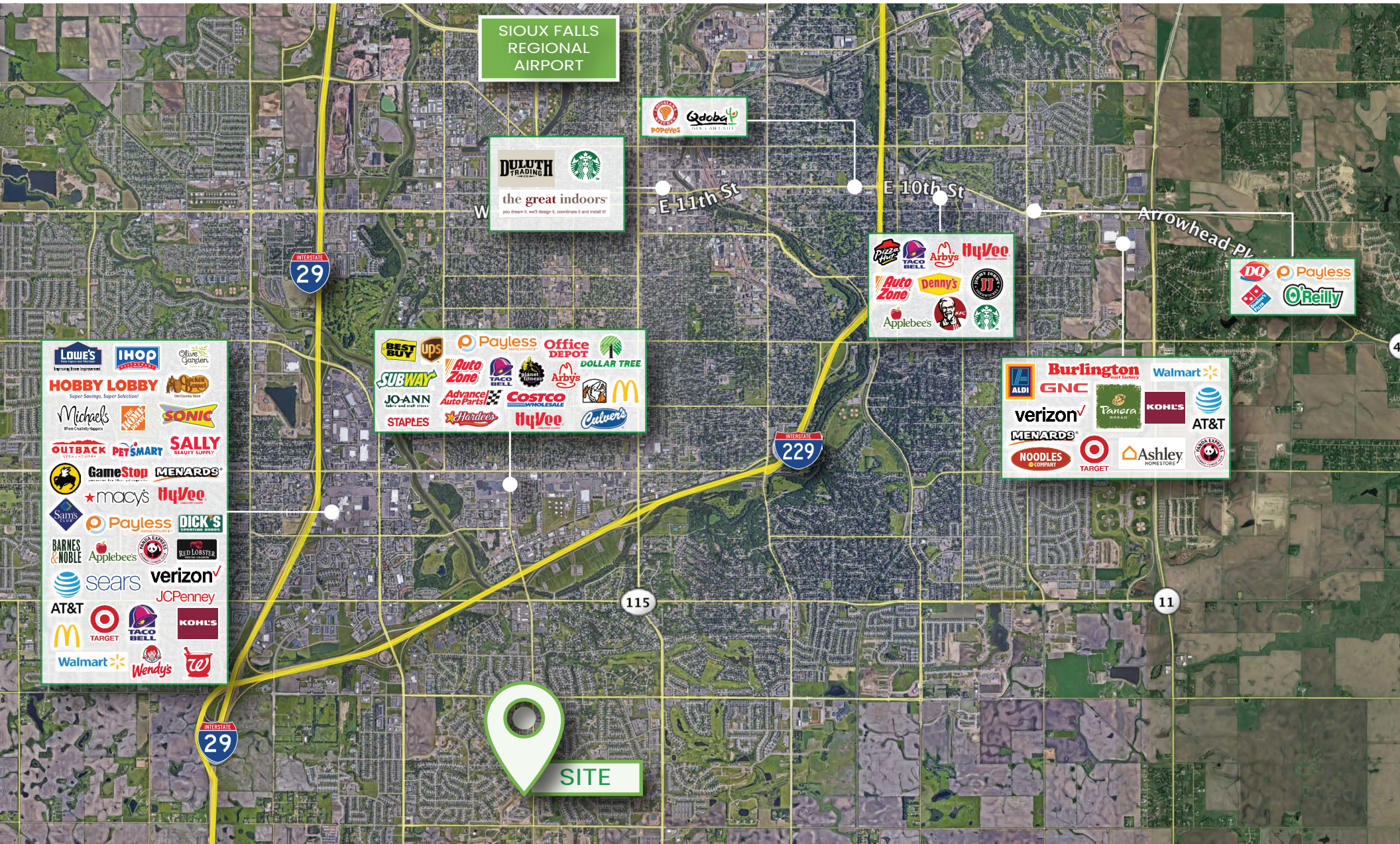
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# Market Overview Map

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