

VANTIS

COMMERCIAL REAL ESTATE



EXECUTIVE OFFICE SUITE FOR LEASE

2116 South Minnesota Ave, Suite 2B,
Sioux Falls, SD 57105

OFFERING MEMORANDUM

Madison Hulscher
Broker Associate
605.520.6365
madison@vantiscommercial.com

Executive Office Suite for Lease

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Space

Suite	Size (SF)	Rate (Monthly)	Available
2B	376	\$475	Immediately

Highlights

- Gross lease; Tenant pays internet
- Main level
- Multi-tenant office building
- Zoning: C-2, Commercial
- On-site parking
- Located on the corner of Minnesota Avenue and 30th Street
- High traffic counts - 22,100 vehicles per day
- Surrounded by professional offices, health care, and residential roof tops
- Immediate neighbors include DQ Grill & Chill, Boss' Pizza & Chicken, Tires Tires Tires, Coca-Cola Bottling, 605 Thrift, CorTrust Bank, and other professional retail users
- One or more owners is an SD licensed Real Estate Agent



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Aerial
Photo

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29th STREET

MINNESOTA AVE

30th STREET

31st STREET

VANTIS

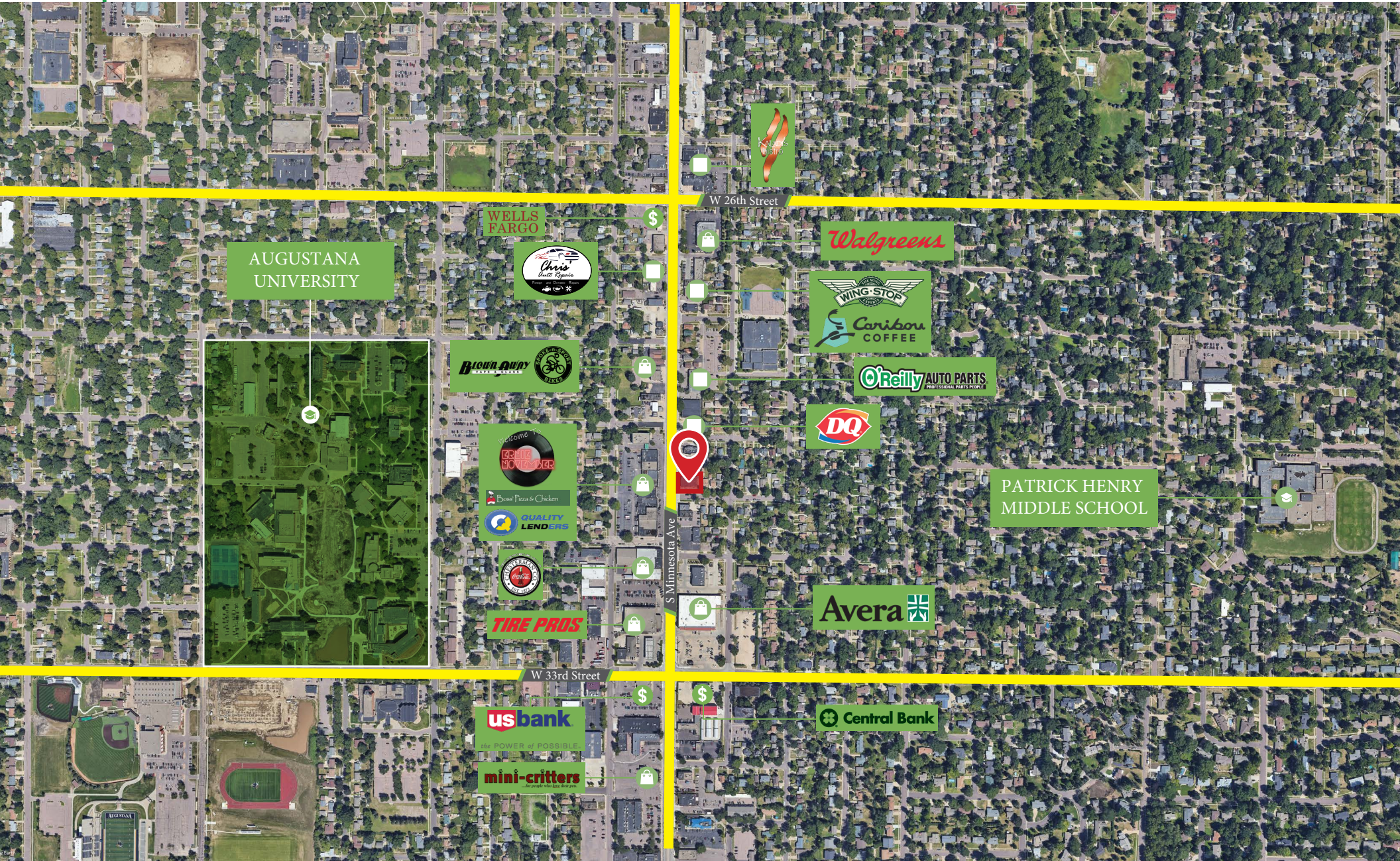
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Market Overview Map

Executive Office Suite 2B for Lease

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