



VANTIS

COMMERCIAL REAL ESTATE

Hamlet Building Office Space for Lease

4001 W. Valhalla Blvd, Suite 203,
Sioux Falls, SD

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
605.351.7907

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Madison Hulscher
Broker Associate
605.520.6365

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Office Building For Lease

Highlights

Lease Rate:	\$1,350 per month
Terms:	Gross
Size:	565 SF
Available:	Immediately

Features

- Traffic count on 49th Street is 18,800 VPD (2025)
- Zoned C-3
- All utilities included
- 58 onsite parking spaces
- Space includes three offices
- Excellent location near the corner of 49th and Valhalla Boulevard
- Immediate neighbors include The Empire Mall, Hyvee, Roam Kitchen and Bar, Penbrooke Place Apartments, and Vibrant Minds Learning Center.
- Quick access to I-29 and I-229
- Close proximity to Plains Commerce Bank, Target, Avera Specialty Hospital and the US Postal Service Carrier
- Monument signage available
- Furniture negotiable, contact broker

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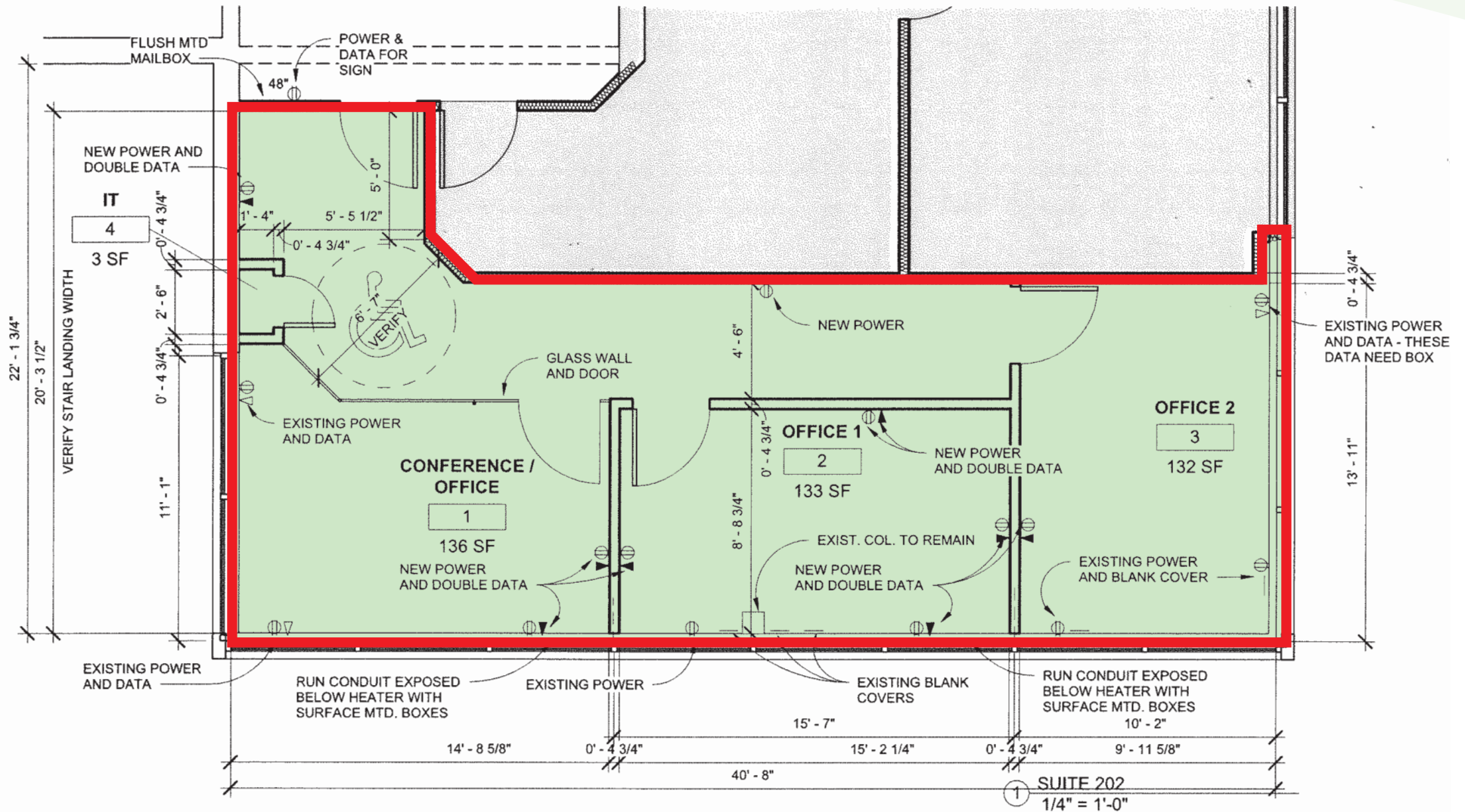
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Floor Plan

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Suite Photos

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Aerial
Photo

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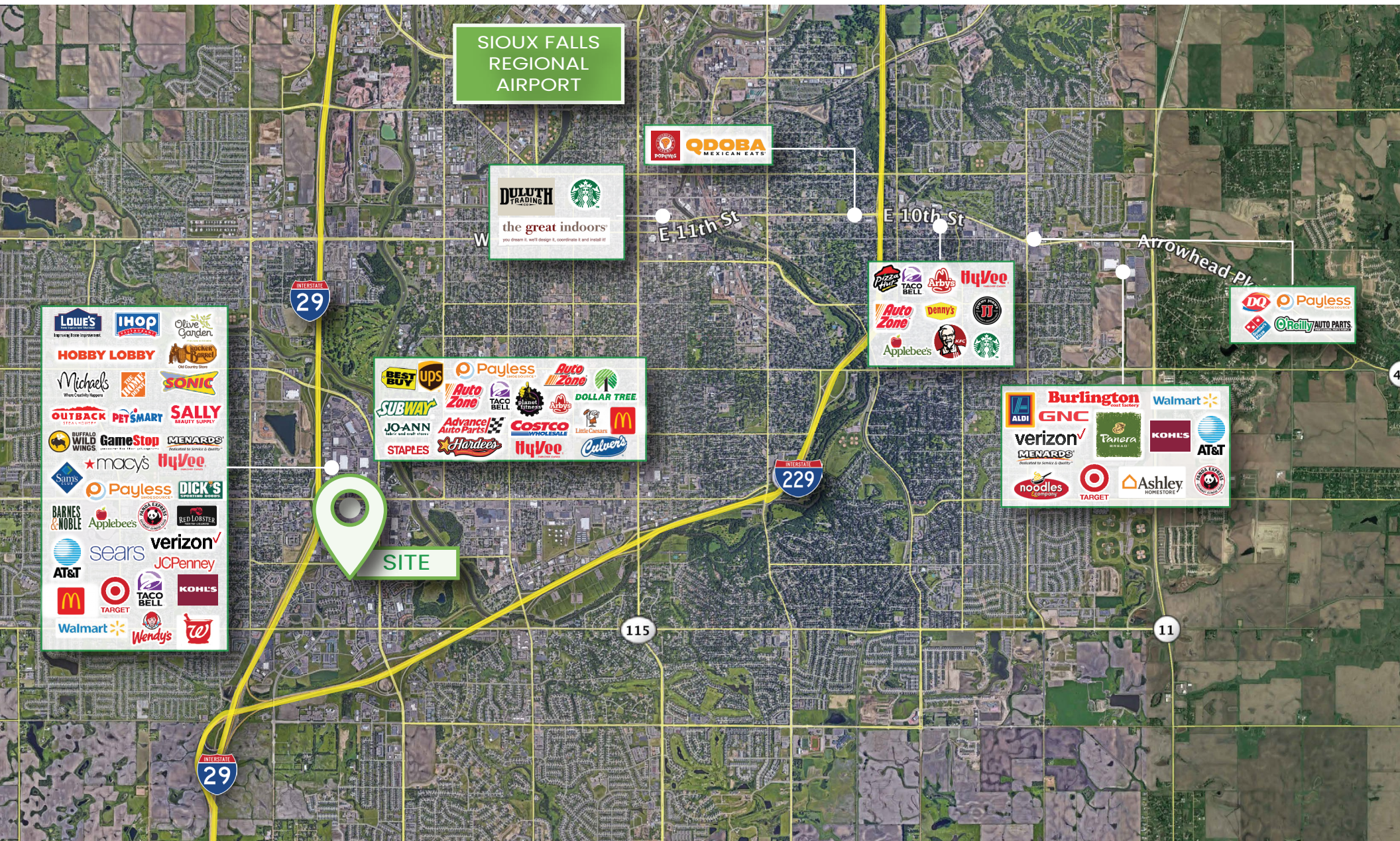
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Market Overview Map

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