

VANTIS

COMMERCIAL REAL ESTATE

EXECUTIVE OFFICE SUITES FOR LEASE

2116 South Minnesota Ave,
Sioux Falls, SD 57105

OFFERING MEMORANDUM

Madison Hulscher
Broker Associate
605.520.6365

madison@vantiscommercial.com

Executive Office Suites for Lease

Space

Suite	Size (SF)	Rate (Monthly)	Available
2B	376	\$475	Immediately
9	196	\$280	November 2026

Highlights

- Gross lease; Tenant pays internet
- Multi-tenant office building
- Zoning: C-2, Commercial
- On-site parking
- Located on the corner of Minnesota Avenue and 30th Street
- High traffic counts - 35,300 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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MINNESOTA AVENUE

29th STREET

30th STREET

31st STREET

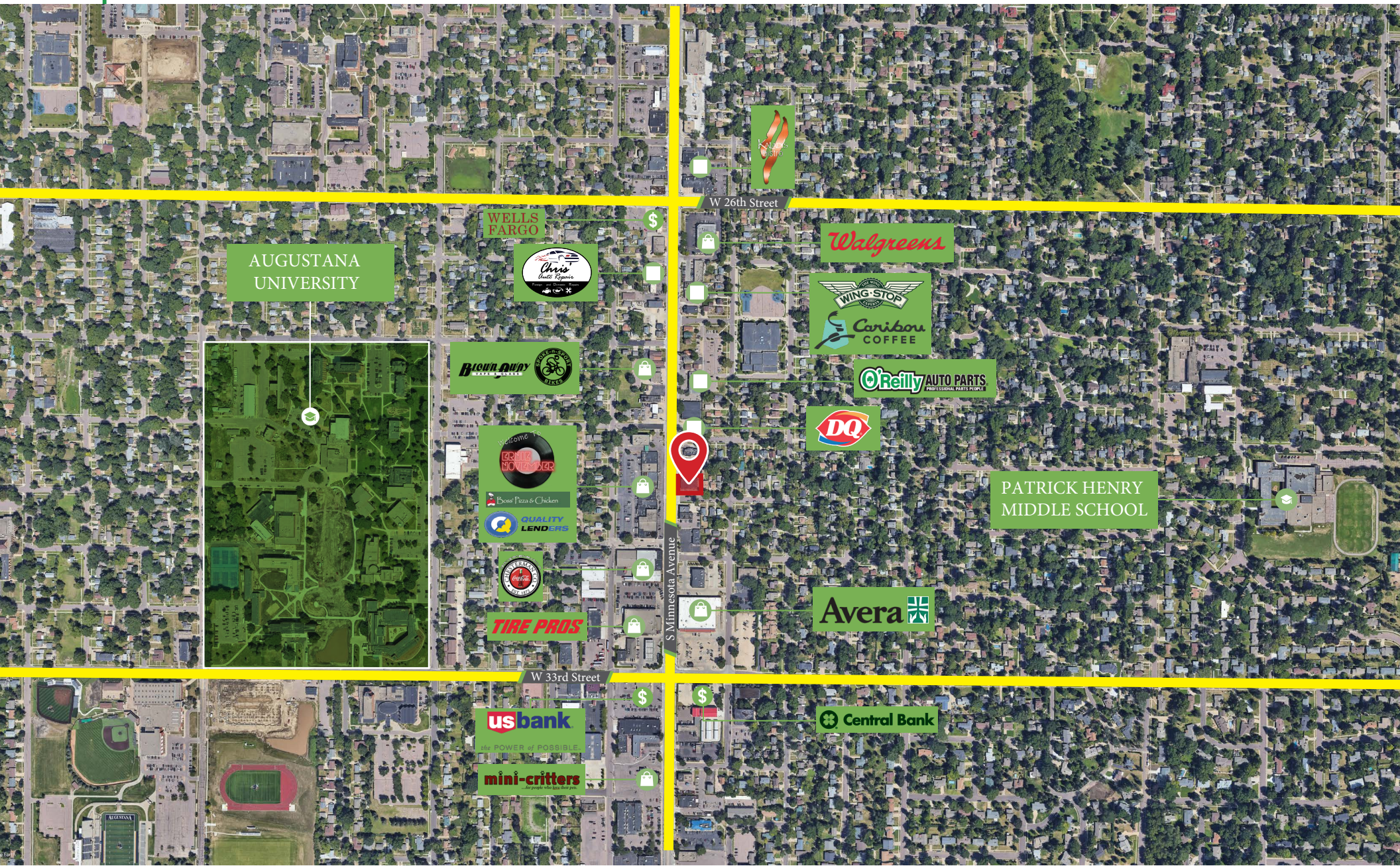


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Market Overview Map

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