

VANTIS

COMMERCIAL REAL ESTATE



The Executive Premium Office Suites for Lease

4904 S. Minnesota Avenue | Sioux Falls, SD 57108

OFFERING MEMORANDUM

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Premium Executive Suites For Lease

Property Highlights

Suite Sizes:	84 – 254 SF
Lease Rate:	\$595 – \$1,300 / Month
Terms:	Gross, including utilities, and internet
Available:	Fall 2026

Features

- Excellent location near intersection of Minnesota Avenue and 57th Street
- Staffed reception area – A full-service reception desk welcomes visitors, directs guests, and supports tenants with day-to-day office operations
- Amenities include common area waiting room, shared conference room, restrooms, coffee bar, and break room
- Virtual mailboxes available
- Conference room includes Verum Tech with 75" TV, integrated Zoom & Teams, ability to 'cast' directly from devices
- Building has fiber optics with CAT 6 cabling throughout
- Wireless data provided
- Ample on-site parking right outside your door
- Furnished offices
- Fully secured building with camera surveillance and FOB access.
- Monument signage available for rent
- 21,100 VPD (2025) on Minnesota Avenue
- Area neighbors include Hoy Law, Dakota Dermatology, Farm Bureau Financial Services, Looks Marketplace, Tinner's Public House, Prairie Green Golf Course, and Sanford Health

executivepremiumoffices.com

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Conceptual Renderings

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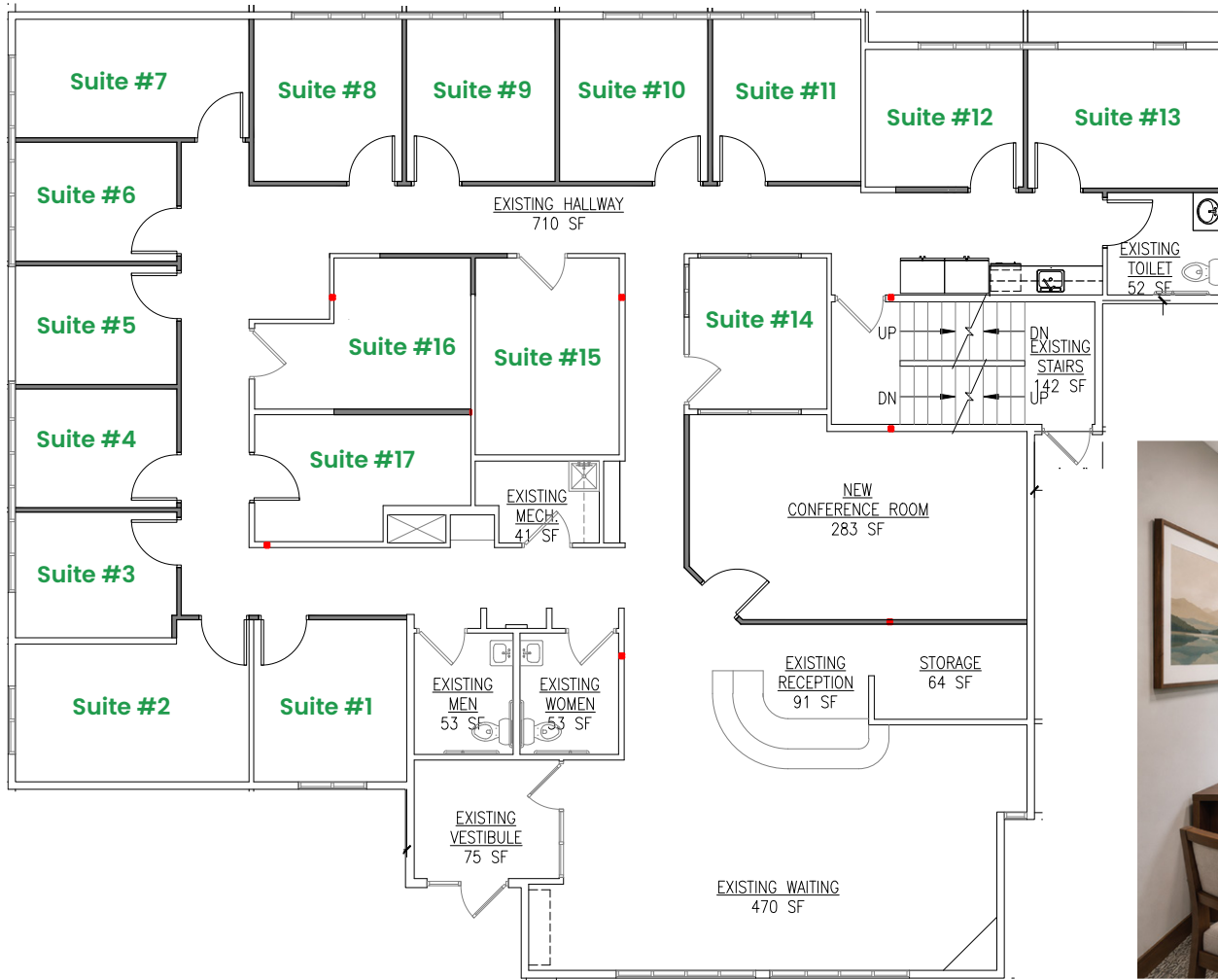
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Main Level Floor Plan

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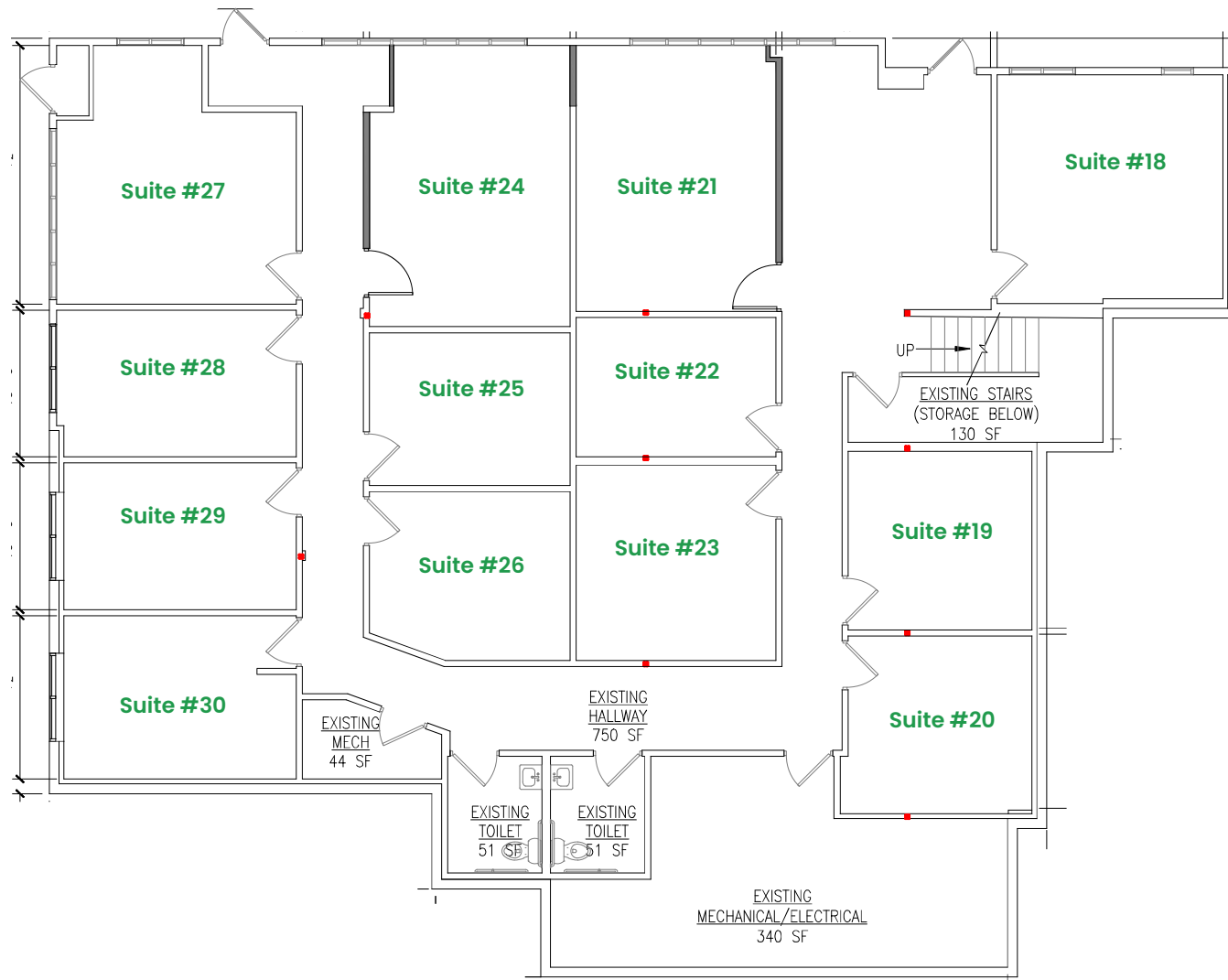
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Garden Level Floor Plan

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Aerial
Photo

The Executive Building Suites for Lease

4904 S. Minnesota Avenue

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57th Street

Minnesota Avenue



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Market Overview Map

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