



# VANTIS

COMMERCIAL REAL ESTATE

## Office Space for Lease

106 W 69th Street  
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Scott Van Ginkel  
Broker  
605.351.7907



# For Lease

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106 W 69th Street  
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### Highlights

Size:	3,082 +/- Sq Ft
Zoned:	Office
Lease Rate:	\$22.00 PSF
Terms:	NNN
Est. NNN:	\$6.00 PSF

### Features:

- Estimated Traffic count is 19,100 VPD
- 15 onsite Parking Spaces
- Excellent location near the intersection of 69th Street and Minnesota Avenue
- Close proximity to Look's Marketplace, Urology Specialists, Subway, First Premier Bank, Sanford, Tinner's, US Bank, and Prairie Green Golf Course
- Tenant improvements negotiable
- Private offices, break room, large reception, and open work area



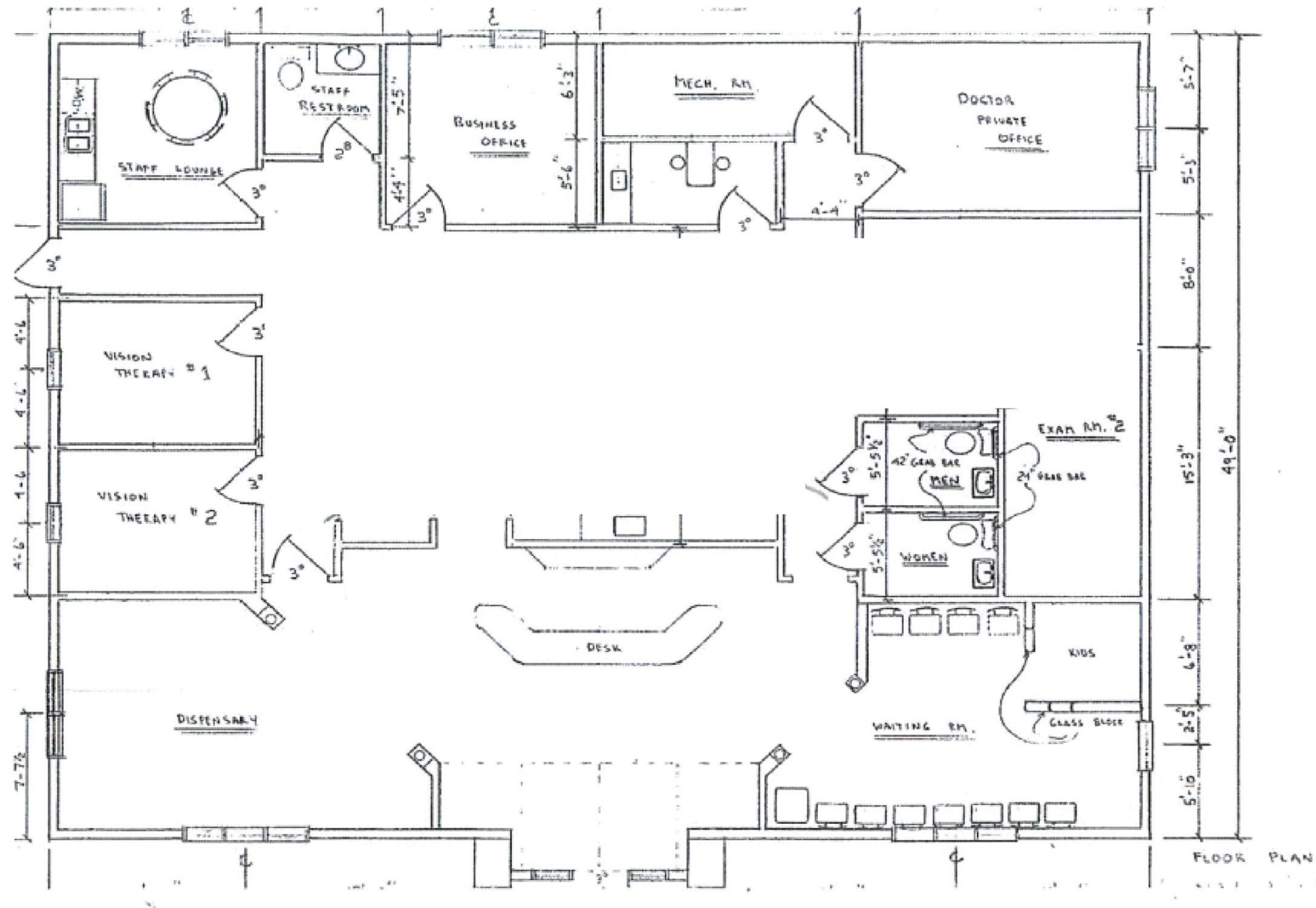
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# Floor Plan

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# Property Photos

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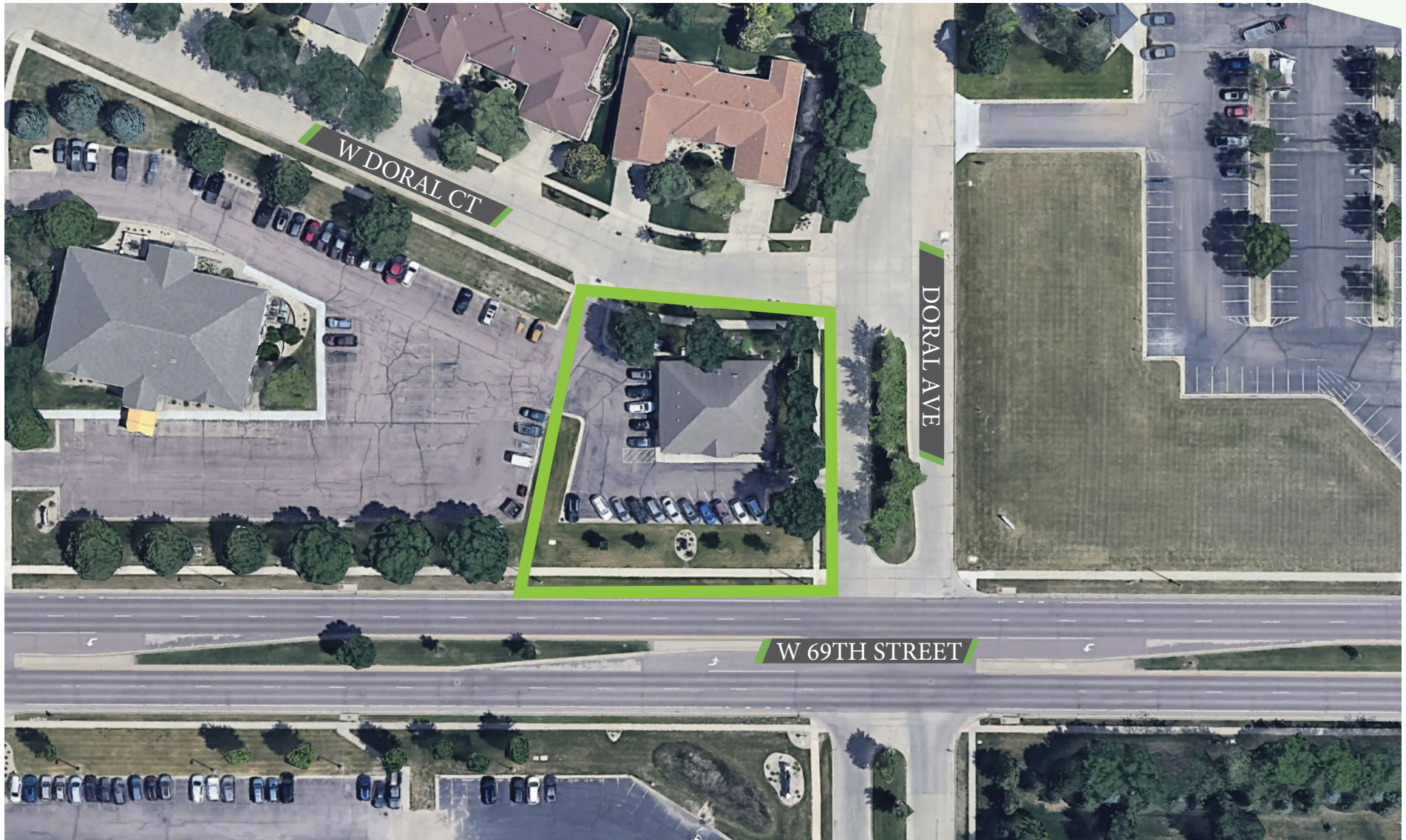
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# Site Plan

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Aerial  
Photo

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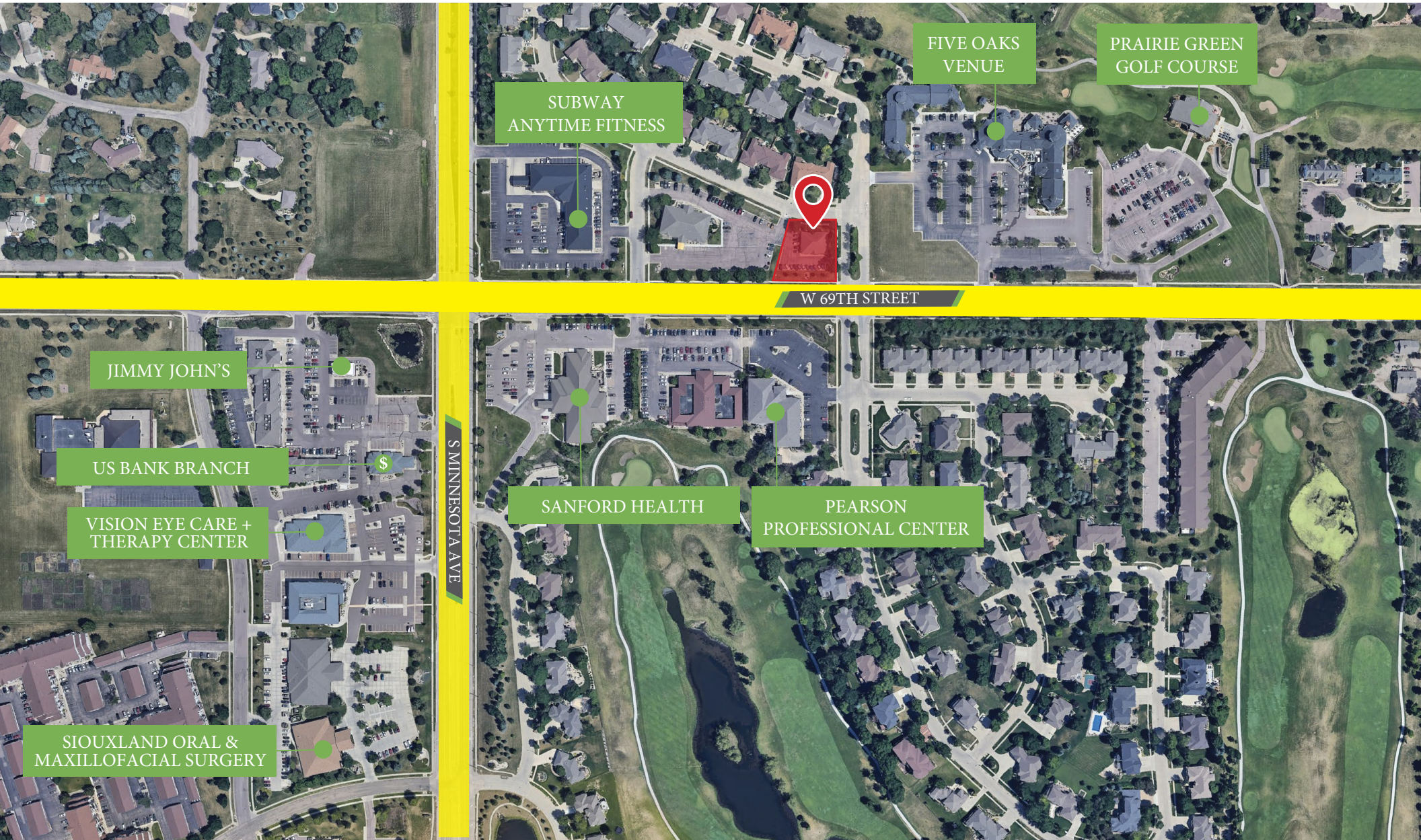


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# Market Overview Map



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