

FOR
SUBLEASE

VERVENT OFFICE

TWO STORY OFFICE BUILDING ON LAKE LORRAINE



2700 S LORRAINE PLACE,
SIOUX FALLS, SD 57106



SIZE

Total: 40,282 sq ft
First Floor: 20,141 sq ft
Second Floor: 20,141 sq ft

Can Sublease the
Second Floor or the
Entire Building



PRICE

\$20 PSF (NNN),
furniture is negotiable

Estimated NNN is \$9.25 PSF
(includes Utilities)



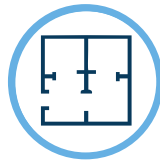
LOCATION

On Lake Lorraine with
Interstate 29 frontage.



AVAILABILITY

Subtenant can either
sublease the Second
Floor or the entire
building.



LAYOUT

First Floor: Open office space
with two offices, two conference
rooms, cafeteria, mailroom,
IT/Server room + restrooms

Second Floor: Open office space
with three offices, 10 executive
offices, two conference rooms, two
training rooms (can be combined),
finance room, file room, clerical
area, IT/Server room + restrooms



COTENANCY

Hobby Lobby, Dave &
Buster's, HomeGoods,
Marshall's, Kirkland's,
Moe's Home Collection,
Dollar Tree, Ross, Carter's,
DSW and A Perfect 10.

Information deemed reliable, but not guaranteed.



TYSDAL
COMMERCIAL

7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

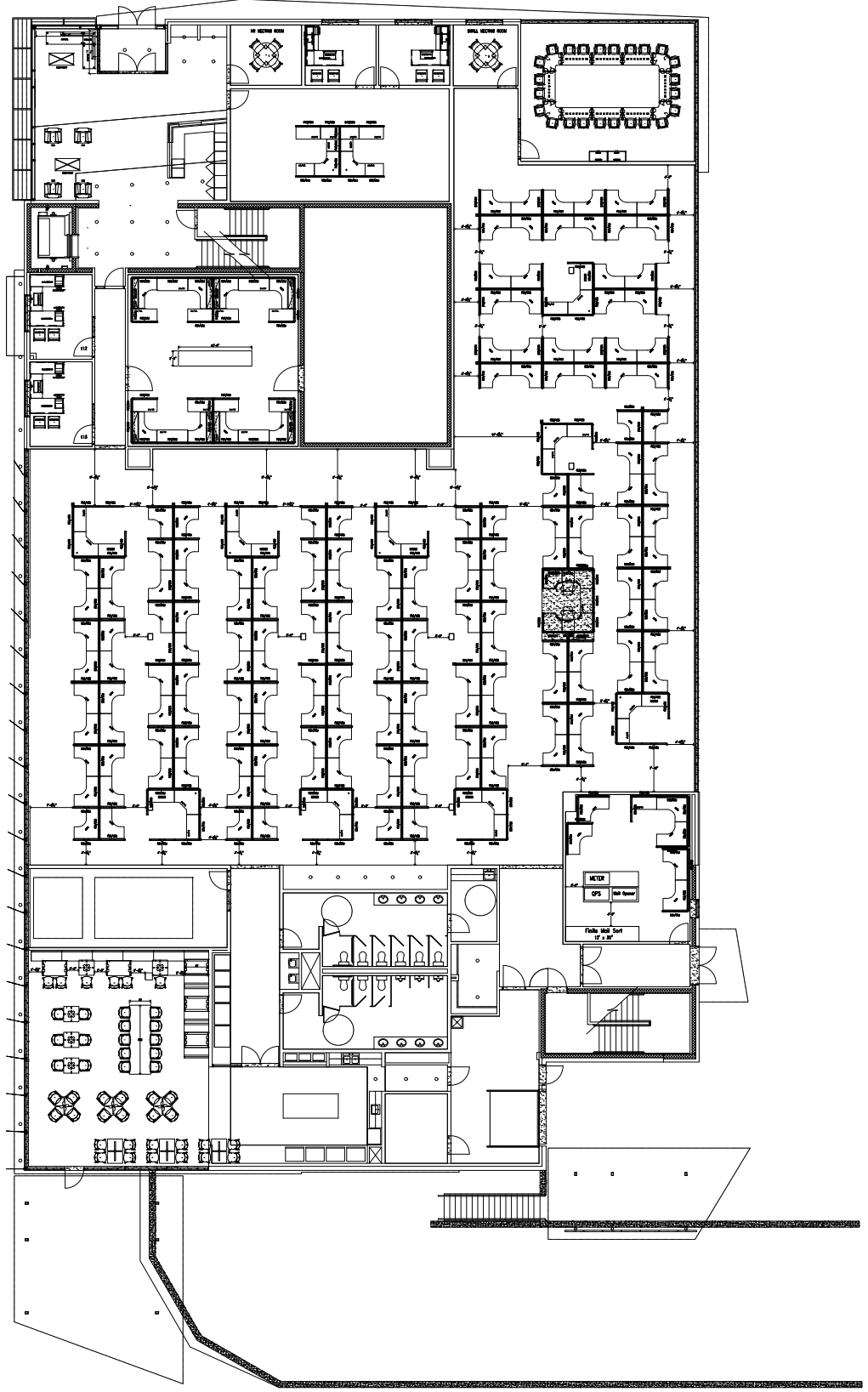


605 **310-4509**
mike@tysdalcommercial.com

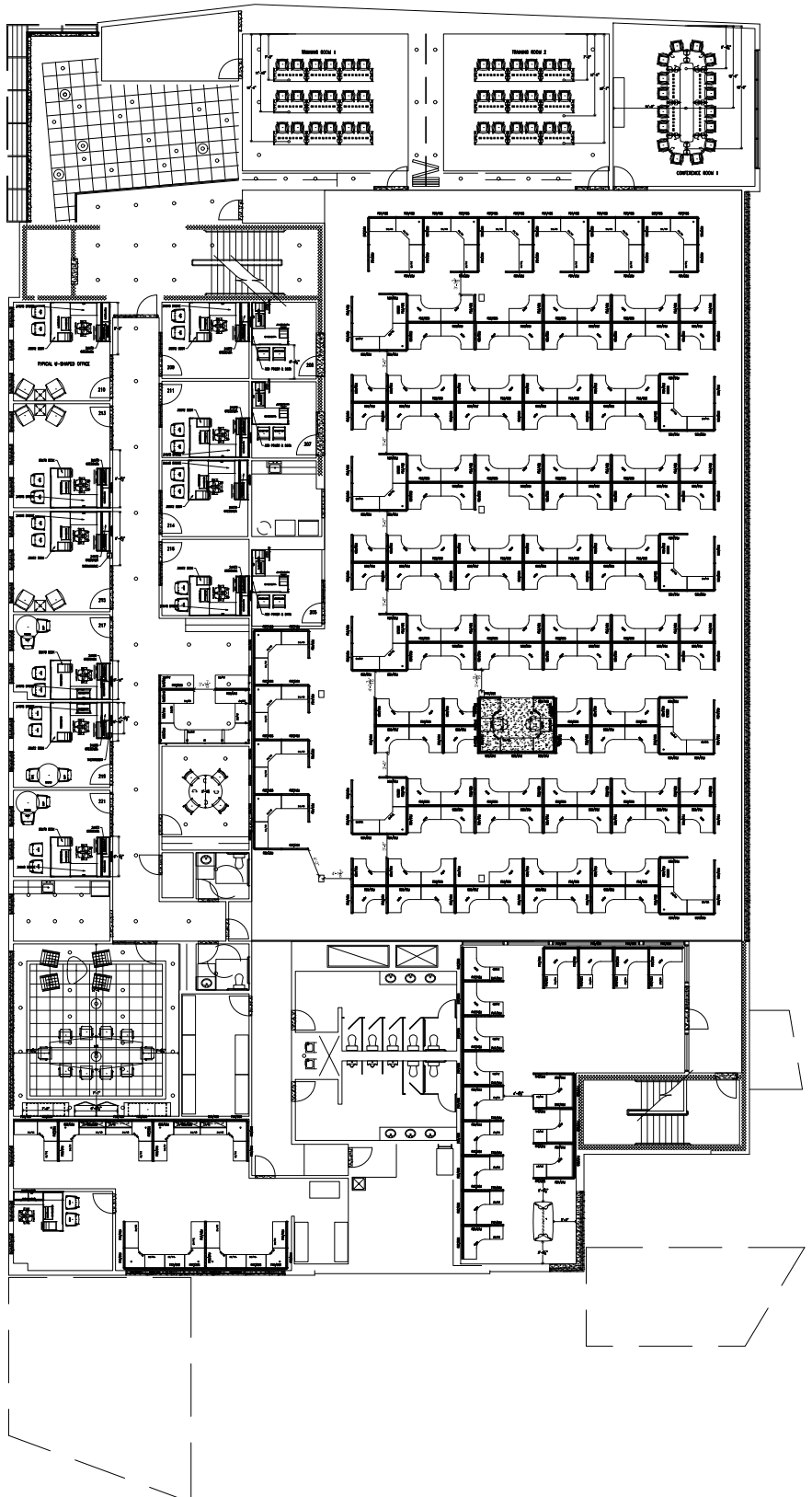
LAKE LORRAINE



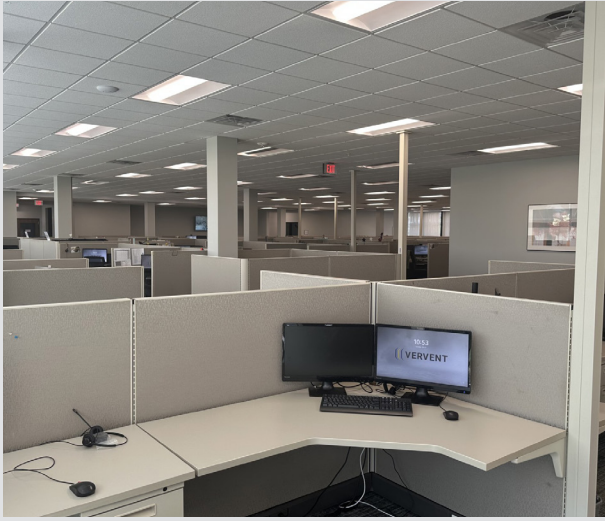
FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



PHOTOS



PHOTOS



PHOTOS

