

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)



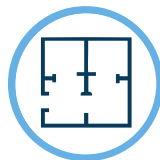
LOCATION

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.

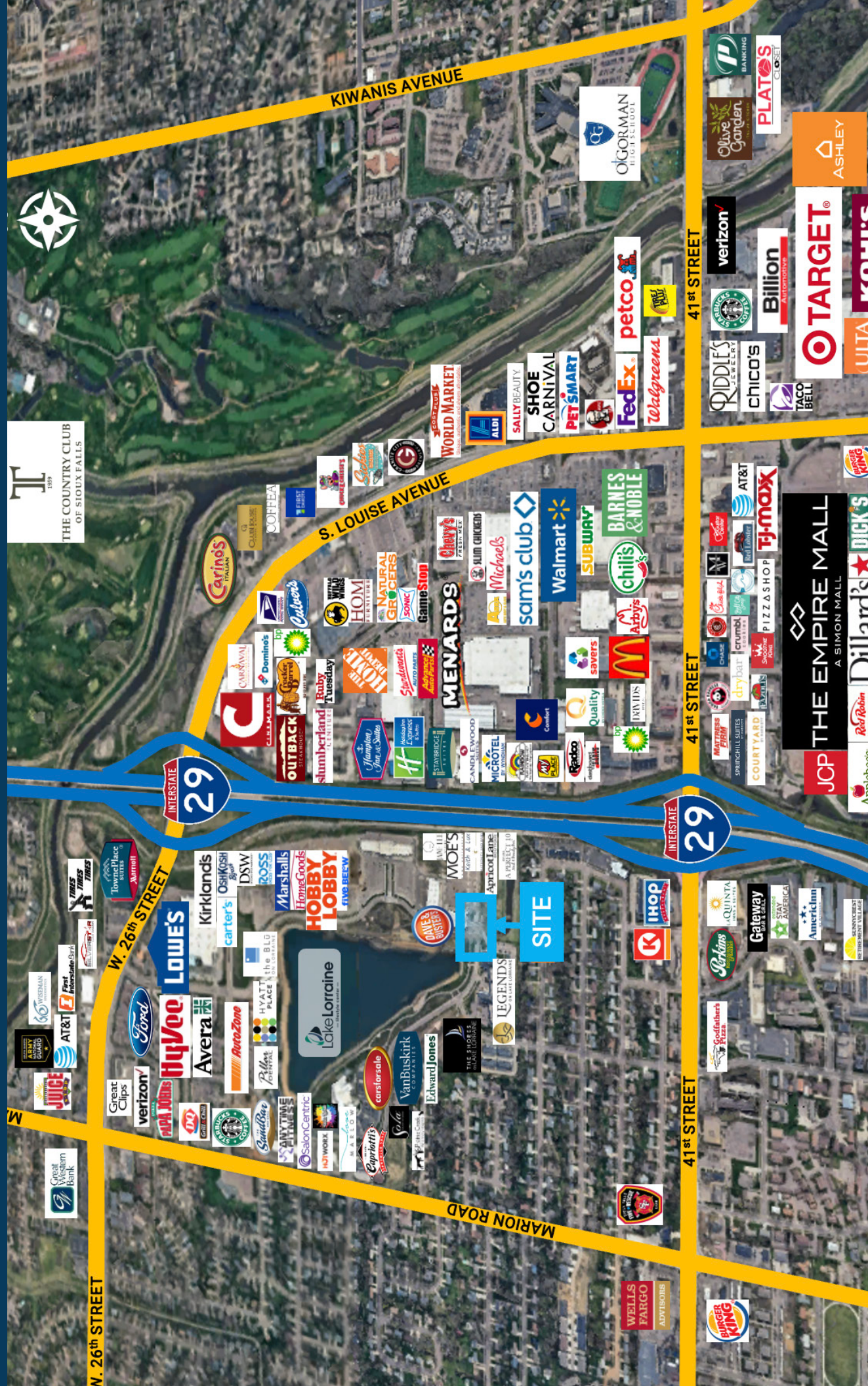


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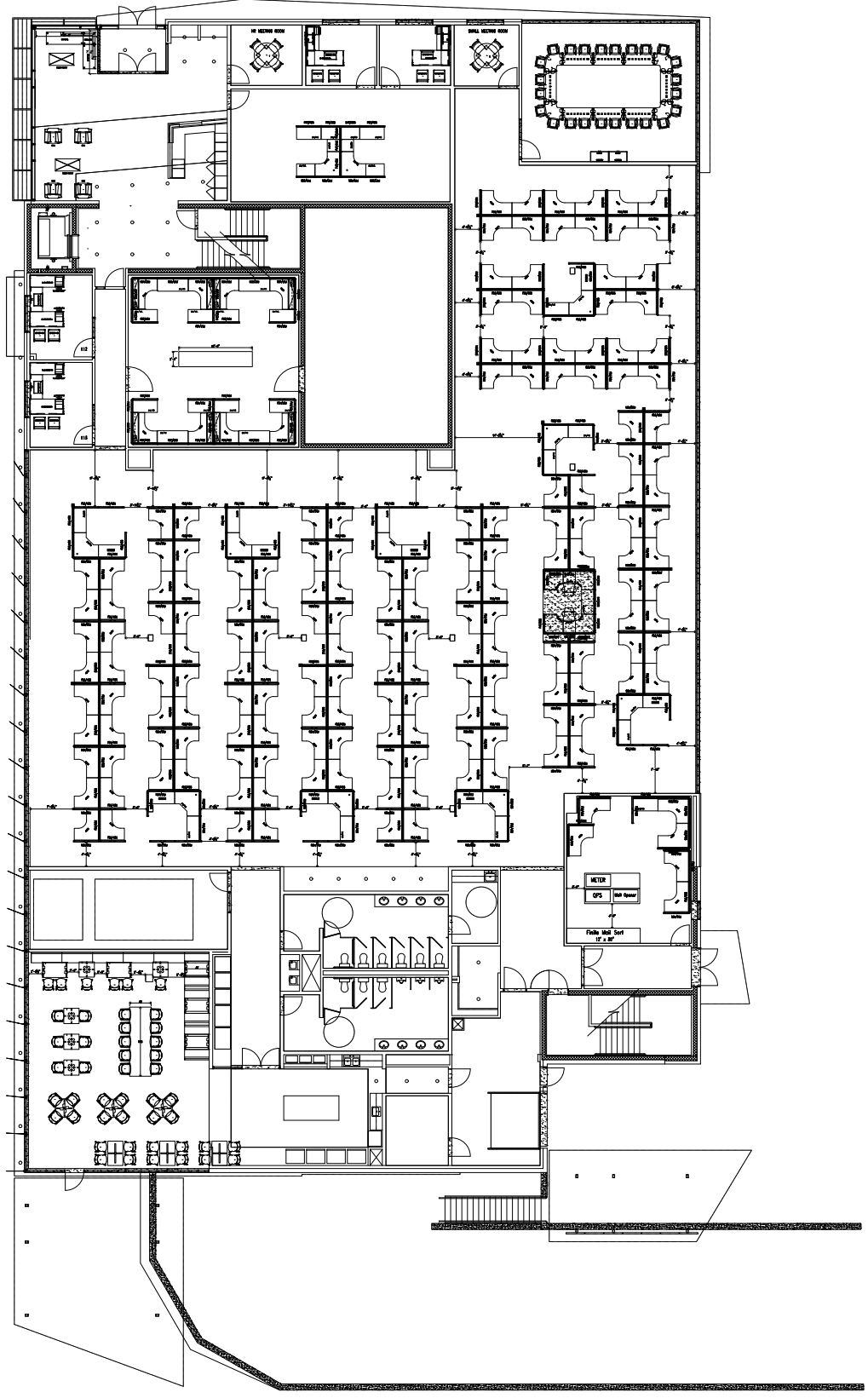
The map displays the Sioux Falls, South Dakota area, highlighting the proposed site location. The site is marked with a blue box and the word "SITE" near the intersection of W. 26th Street and Marion Road. The map includes major roads such as N. 26th Street, W. 26th Street, Marion Road, S. Louise Avenue, and Kiwanis Avenue. Interstate 29 is also shown. Various business logos are overlaid on the map, representing local and national retailers and services. A compass rose is located in the top left corner.



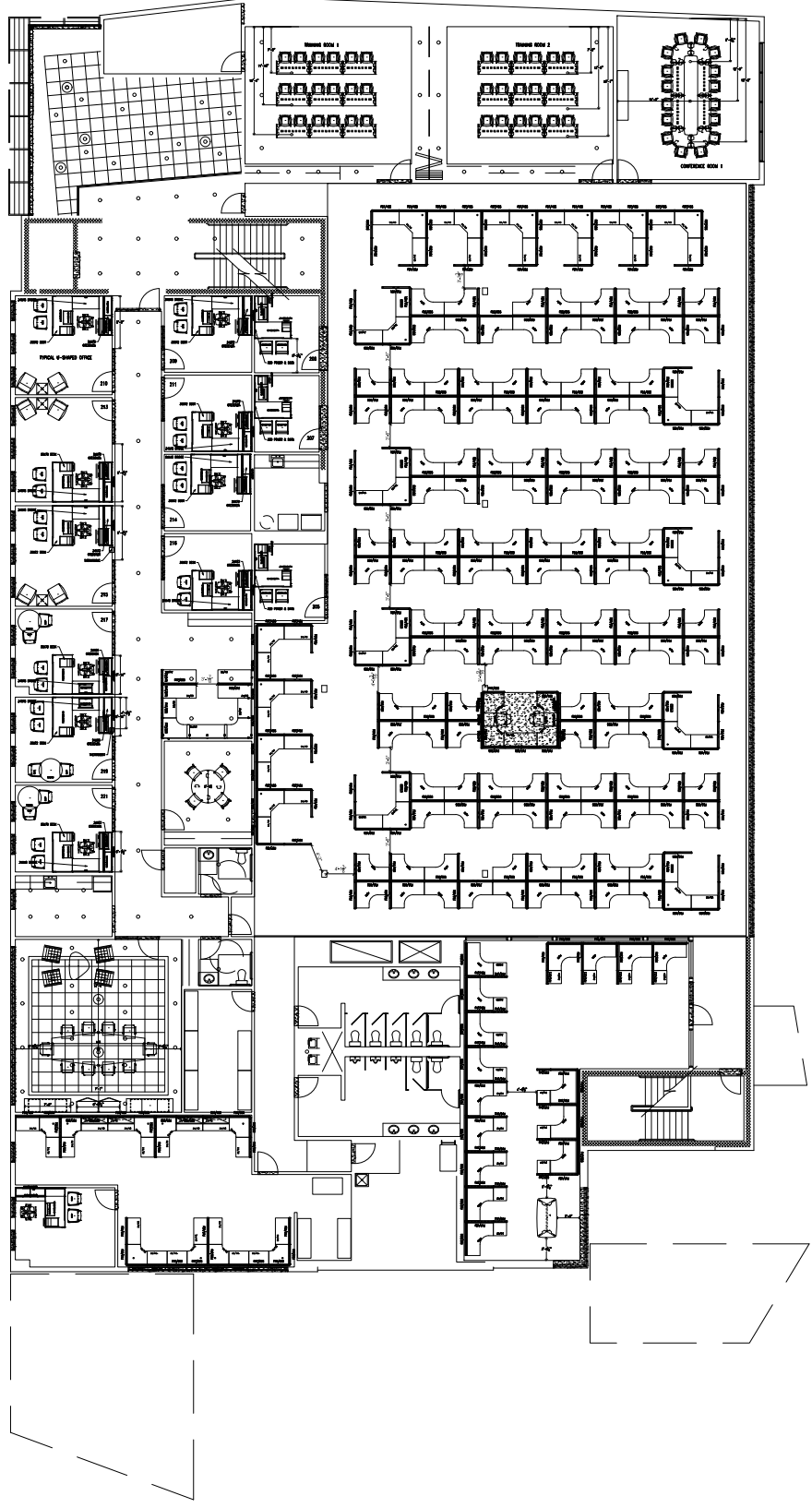
LAKE LORRAINE



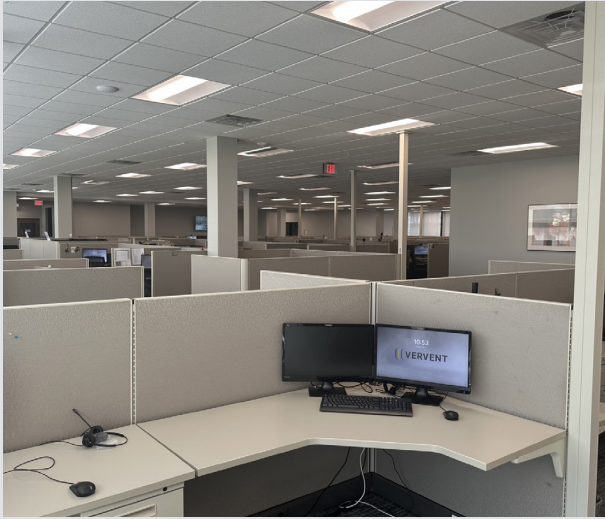
FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



PHOTOS



PHOTOS



PHOTOS

