

Prospect Plaza South

629 S. Minnesota Avenue, Sioux Falls, SD

Property Features

- **One month free rent with qualifying lease terms**
- Office suites available for lease in a multi-tenant office building located on South Minnesota Avenue
- Within blocks of the Downtown Business District
- Paved, on-site parking
- Monument signage on Minnesota Avenue
- 2017 Traffic count is 24,000 vehicles per day
- Easy access to Minnesota Avenue

Pricing

- Lease Rate: \$10.00-\$12.00/sq. ft. gross

Location

- Located 1/2 block south of 14th Street on S. Minnesota Avenue
- Area neighbors include First PREMIER Bank, First Capital Trust, Brandt Solomon & Anderson Accountants, and Sioux Falls Housing & Redevelopment Commission

Suite 201

Upper level suite **1,067 sq. ft.**
\$12.00/ sq. ft. gross
Kitchenette, four offices, reception area

Suite 200

Upper level suite **1,050 sq. ft.**
\$12.00/ sq. ft. gross
Three private offices, conference room, and reception area.

Suite L102

Lower level suite **1,266 sq. ft.**
\$10.00/ sq. ft. gross



Troy Fawcett, CCIM, SIOR

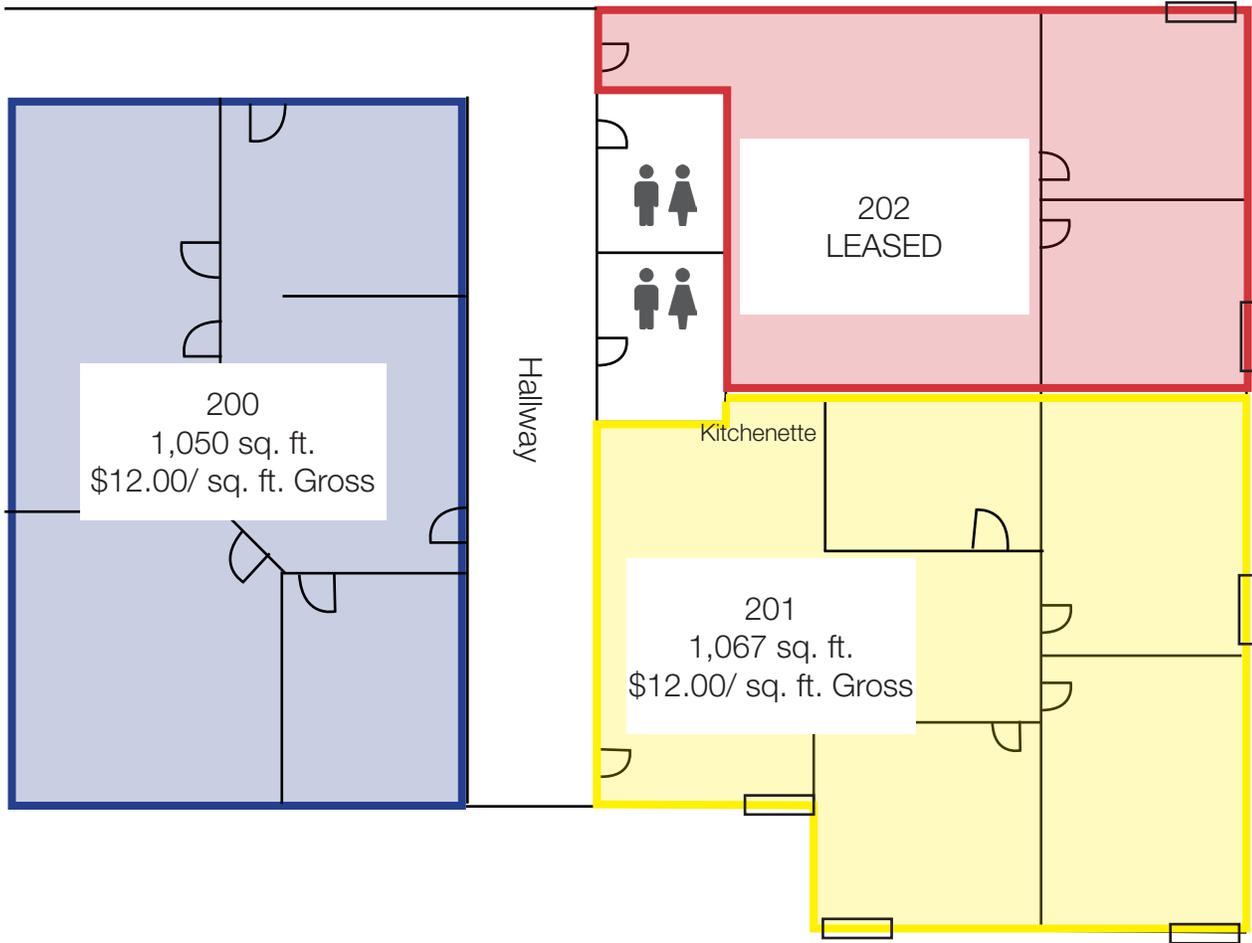
+1 605 444 7120 direct
+1 605 321 2199 mobile
tfawcett@naisiouxfalls.com



Michael Martin

+1 605 444 7105 direct
+1 605 261 2777 mobile
mmartin@naisiouxfalls.com

For Lease
Office Suite



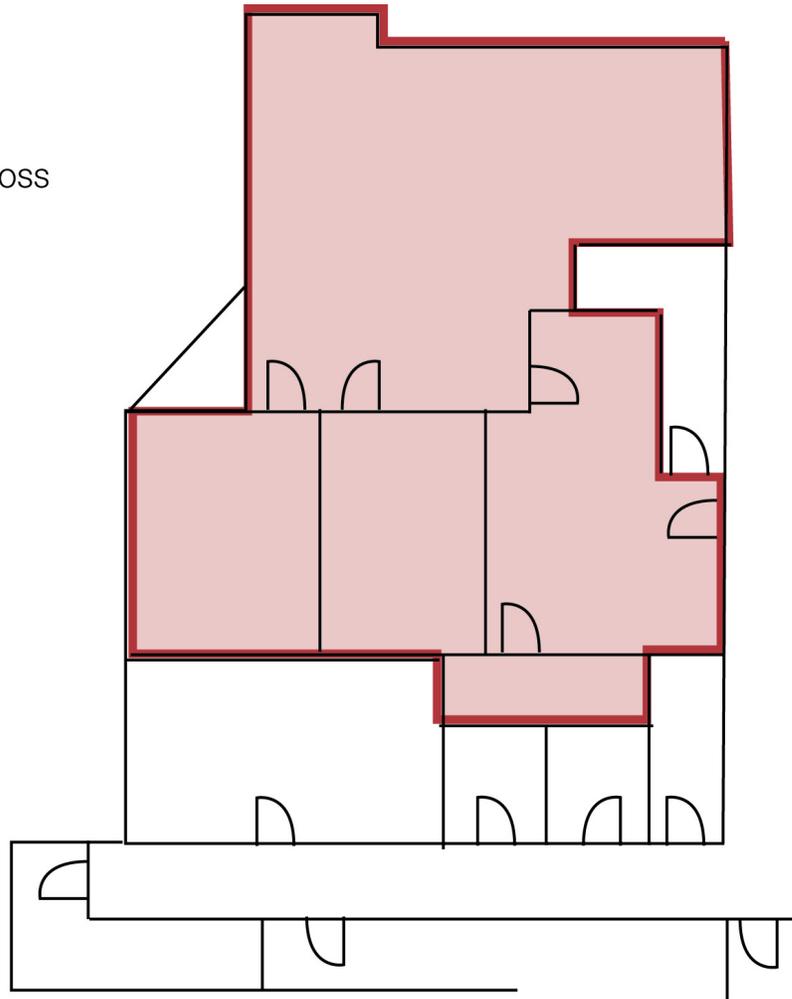
S. Minnesota Avenue

PARKING LOT



For Lease
Office Suite

L102
1,266 sq. ft.
\$10.00/ sq. ft. Gross



PARKING LOT

For Lease
Office Suite

