

Andrew Kuehn Building

401 N. Phillips Avenue

For Lease: Retail/ Office Space

11,404 sq. ft. Available



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Andrew Kuehn Building
401 N. Phillips Avenue
Sioux Falls, SD 57104

BUILDING HISTORY

Andrew Kuehn built this quartzite building in 1903, located at 6th Street and Phillips Avenue, for a wholesale grocery distribution center. A native of Germany, Kuehn came alone to America in 1870 at age 15. After working his way across the Midwest, he settled in Sioux Falls where he opened the Andrew Kuehn Wholesale Grocery Company. Kuehn and his sons ran the business and the Sioux Falls Coffee and Spice Company until 1930. Afterwards, the building was used for commercial storage. In 1983, the building was converted into office, 23 apartments and commercial space, giving it new life through creative reuse.

LOCATION

This mixed-use building with available commercial space is in an ideal location in downtown Sioux Falls at 6th Street and Phillips Avenue. Area neighbors include Jones 421, Falls Centre, Wiley's, Albert House, Holiday Inn City Center, Hilton Garden Inn, Cherapa Place, CNA Surety, Arc of Dreams, Levitt Shell, Raven Industries Corporate Headquarters and the Sioux Steel Development.

AVAILABILITY

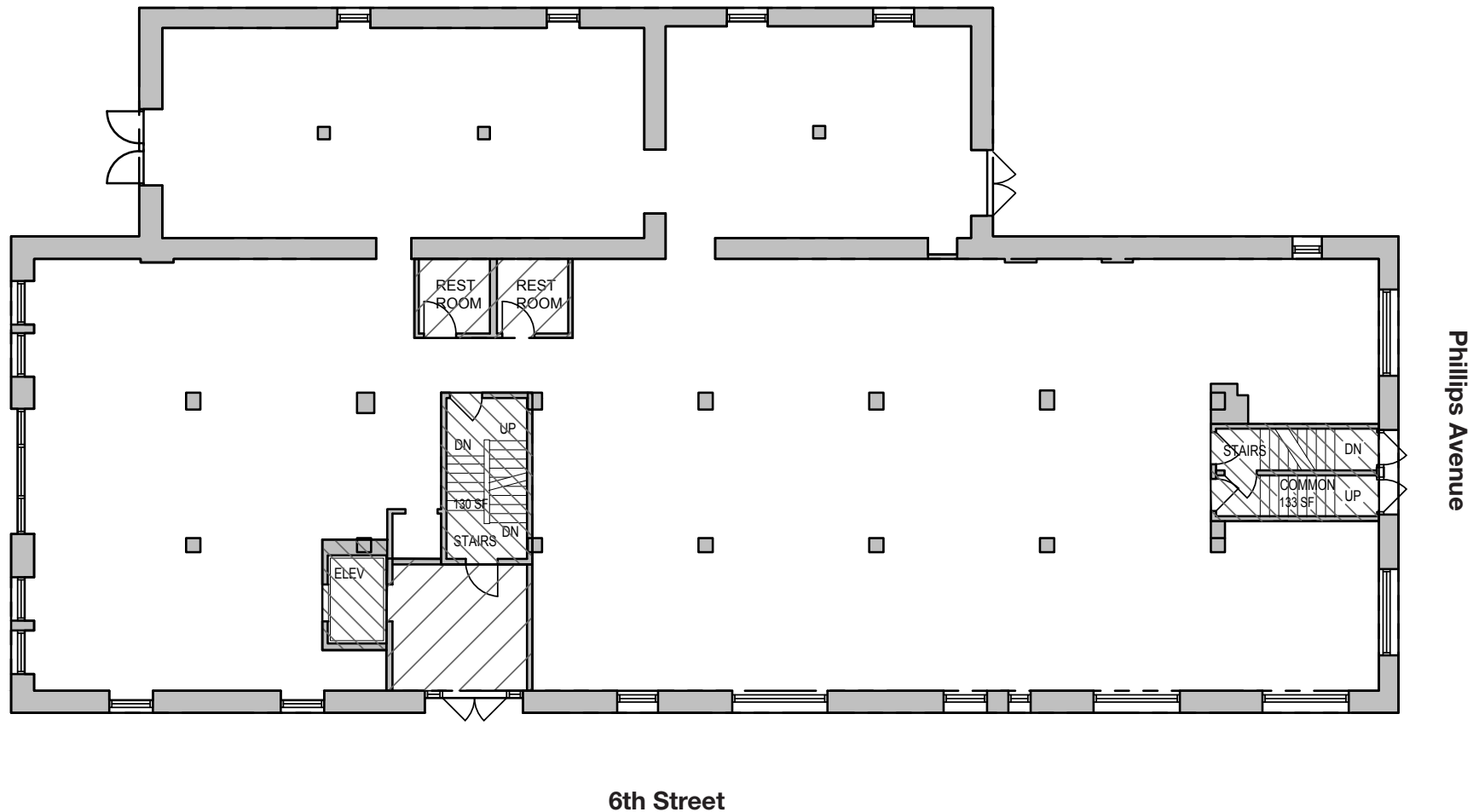
- Main level: 6,149 sq. ft can be sub divided
 - Lease rate: \$15.00/ sq. ft. NNN
 - Suite 101: 3,138 sq. ft.
 - Suite 102: 3,011 sq. ft.
- Lower level: 5,255 sq. ft. can be sub divided
 - Lease rate: \$10.00/ sq. ft. NNN
- Total space available: 11,404 sq. ft.
- Estimated NNN expenses: \$3.50/sq. ft.
- Tenant improvement allowance: \$20.00/sq. ft.
- Space will be delivered via warm-lit shell
- Space will be sub-metered, tenant to pay utilities
- Available immediately
- 8 parking spaces available on site at no cost
- Adjacent parking available, contact broker for details



MAIN FLOOR

Main level: 6,149 sq. ft see proposed floor plans on next page

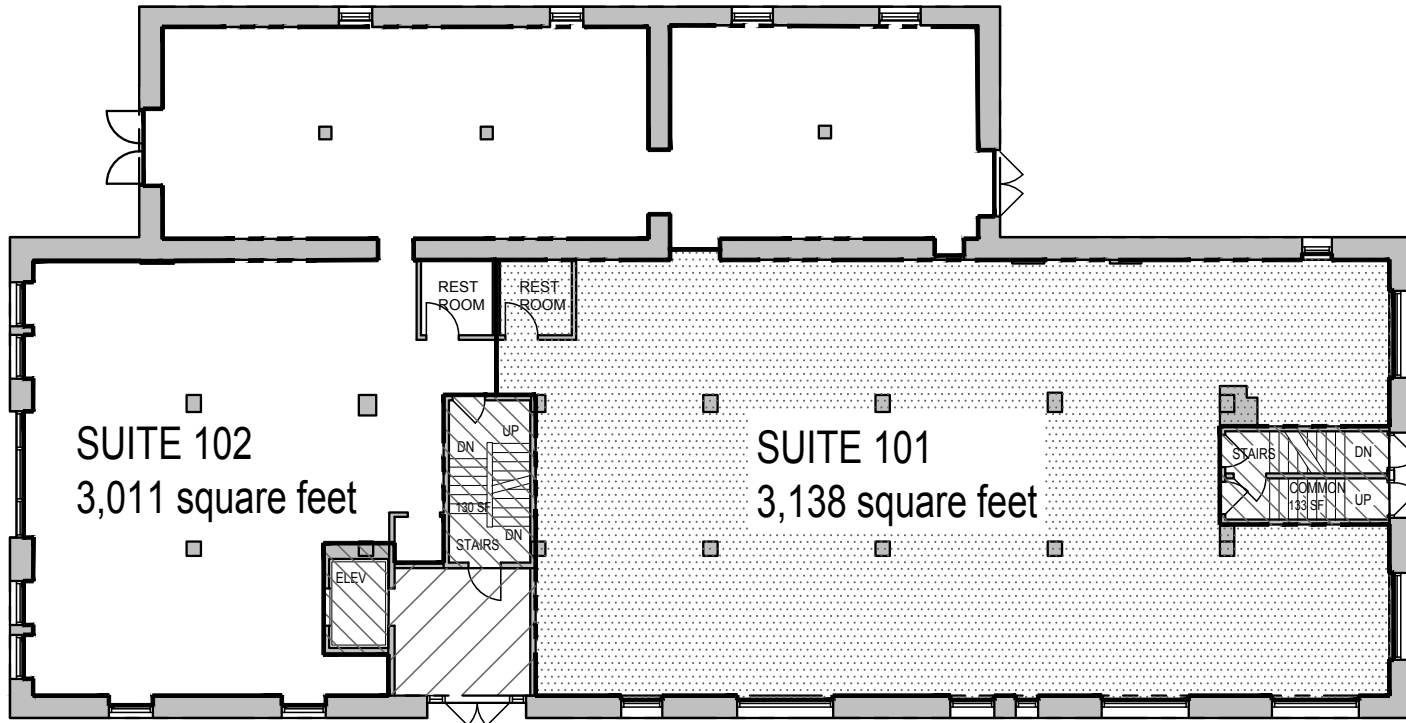
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MAIN LEVEL




Sub Divided Suite Options

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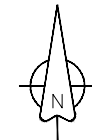
Phillips Avenue

LEGEND

-  VERTICAL PENETRATIONS
(AREAS NOT INCLUDED IN COMMON)
-  COMMON AREAS
-  LEASE AREA

AREAS

GROSS FLR. AREA (outside ext wall)	7,500 SF	101	3,138 SF
USABLE FLR. AREA (inside ext. wall)	6,659 SF	102	3,011 SF
STAIRS & ELEV	345 SF		
COMMON SPACES	165 SF		
LEASABLE AREA (USABLE - VERT. TRAVEL & COMMON SPACES)	6,149 SF	total LEASE	6,149 SF



SUITE 101
FIRST FLOOR

SCALE: 3/32" = 1'-0"

6th Street

RENDERINGS

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Concept Only

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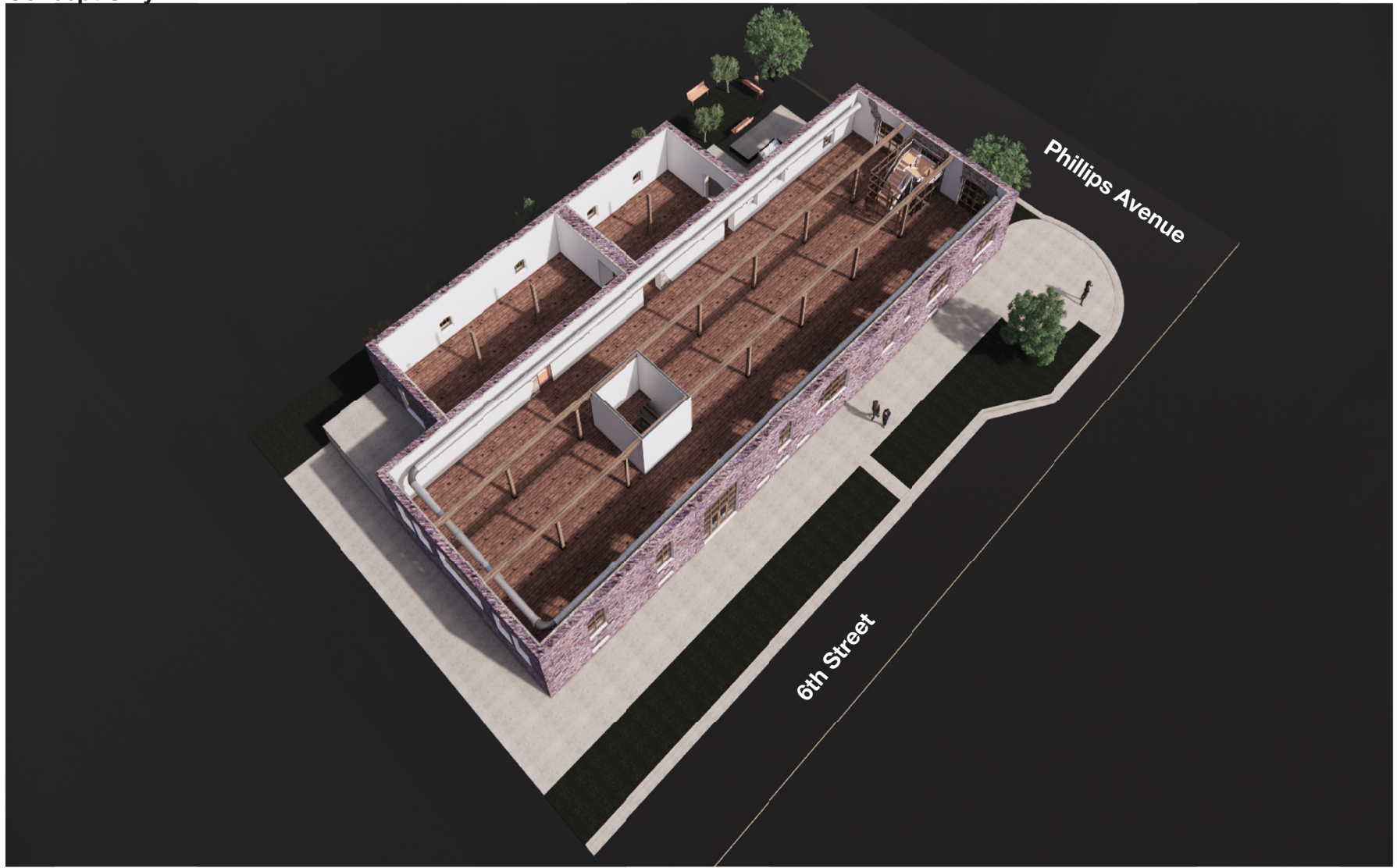


Concept Only

RENDERINGS

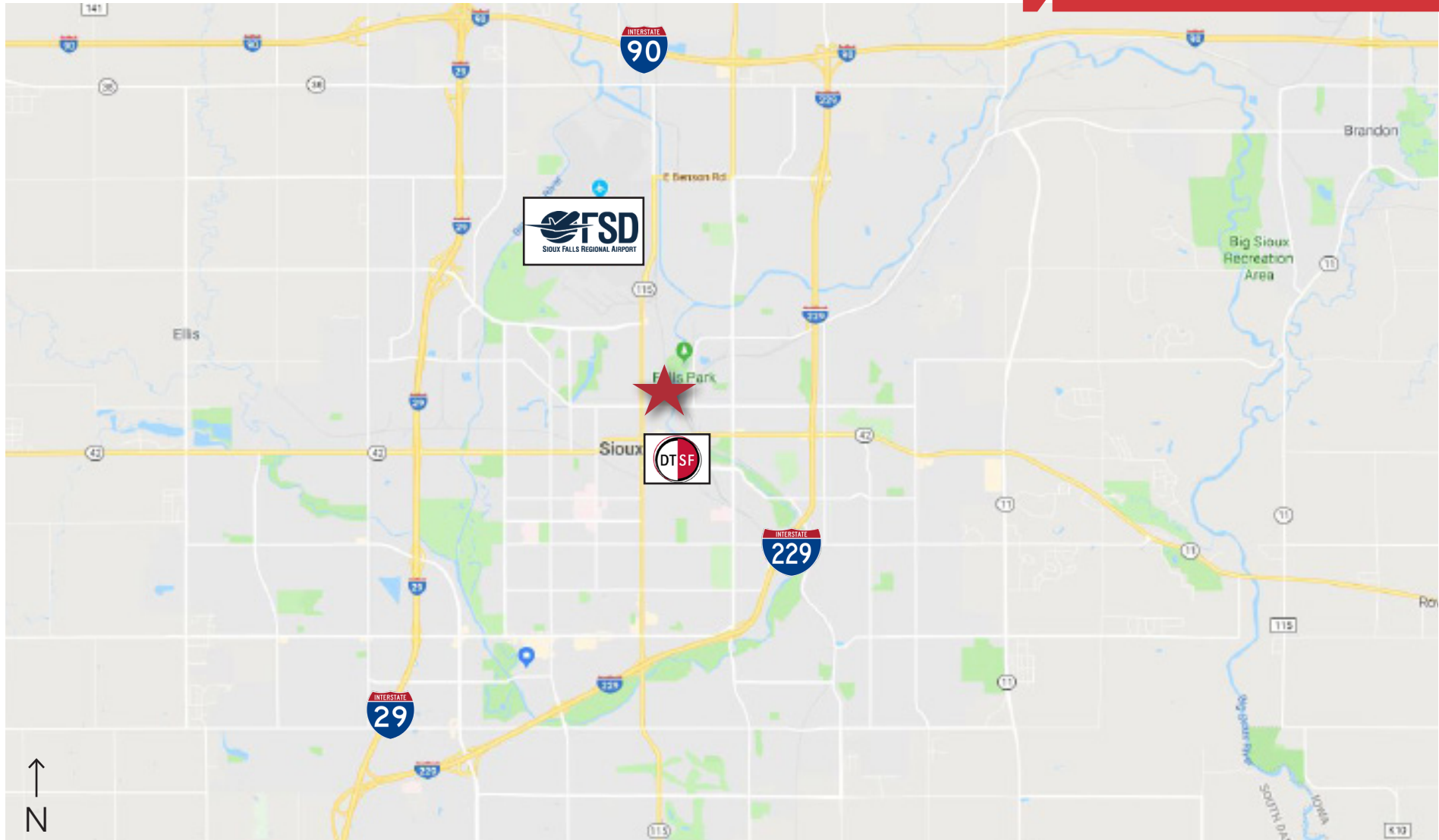
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AREA MAP

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Transit Distances

3.5 Miles
I-90

1.5 Miles
I-229

4.25 Miles
I-29

5 Miles
Airport

AERIAL



DOWNTOWN STATS

- 2019 daily foot traffic at 6th & Phillips: 342 average
- Estimated annual pedestrians: 2,920,000
- Estimated annual visitors to Falls Park & Downtown: 930,923
- 2019 Downtown Employees: 9,230
- 2019 Downtown Residents: 2,533

Information provided by DTSF 2019 Annual Report