



## Argus Leader Building

200 S. Minnesota Avenue, Sioux Falls, SD 57104

### Property Features

- +/- 16,260 sq. ft. per floor
- +/- 32,520 sq. ft. available on both floors
- Lease single floor or whole building
- 10' ceilings
- Parking available in private lot across the street
- Separate entrances for single floor tenants
- Building signage available
- Immediate occupancy
- Year built: 1955

### Pricing

- Lease rate is \$14.00/sq. ft. gross including utilities

### Location

- Located on the corner of S. Minnesota and W. 10th Street
- 2019 Traffic Count is 17,00 vehicles per day on Minnesota Avenue and 10,000 vehicles per day on W. 10th Street
- Central Business District
- Area neighbors include: Five Guys, Starbucks, Century Link, Washington Pavilion, Mahlander's, YMCA, Great Western Bank, EmBe



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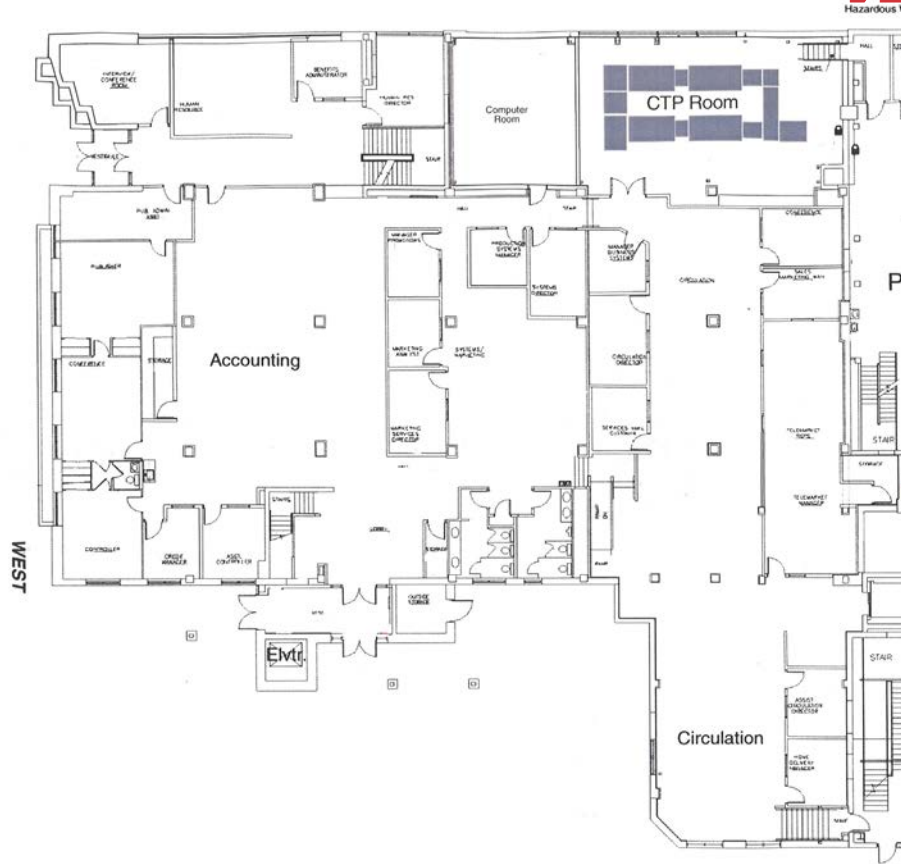
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For Lease  
Office Space

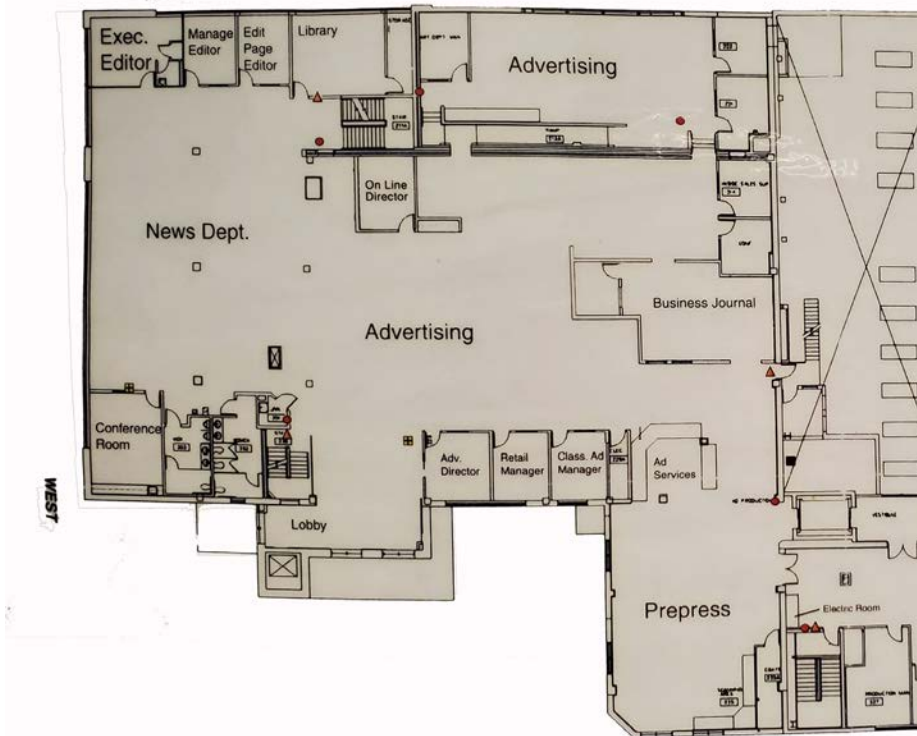
10th Street

First Floor

Minnesota Avenue



Second Floor



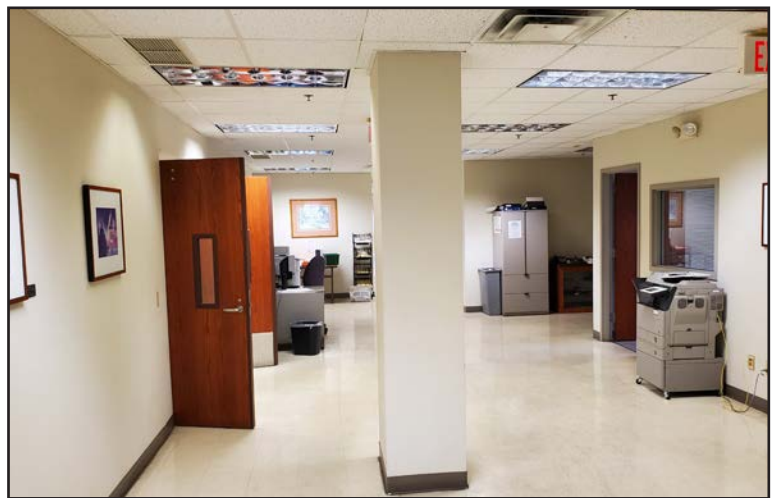
For Lease  
Office Space

First Floor



For Lease  
Office Space

Second Floor



For Lease  
Office Space

