



The Gas Co.

114 S. Main Avenue, Sioux Falls, SD 57104

Property Features

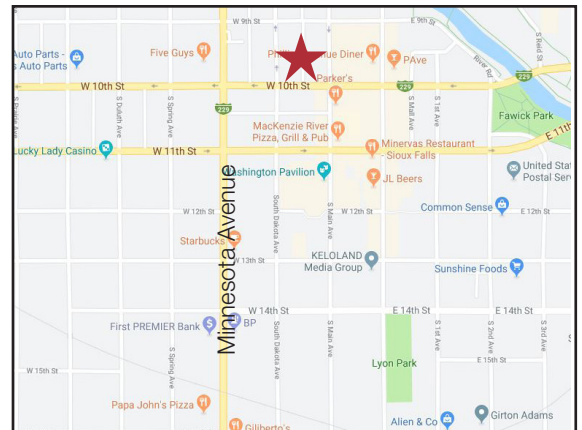
- Available immediately
- Office or retail space in historic Gas Company Building
- 1st Floor, Suite 2: 8,051 RSF
- 2nd Floor, Suite 2D: 3,019 RSF
- 2nd Floor, Suite 2E: 2,670 RSF
- Lower Level: 4,961 RSF (via internal staircase & alley entrance)
- Year built: 1941 by Sioux Falls Construction Company and designed by Harold Spitznagel
- Private parking garage with 12 spaces
- City parking ramp located adjacent to building

Pricing

- First Floor: \$21.00/ sq. ft. gross including util.
- Second Floor: \$18.00/ sq. ft. gross including util.
- Lower Level: \$16.00/ sq. ft. gross including util.
- Negotiable tenant improvement allowance

Location

- Located in the heart of downtown Sioux Falls
- Area neighbors include: Wells Fargo, Experity, CCC Information Services, US Bank, First Dakota National Bank



Gregg Brown, MBA, SIOR
Senior Vice President

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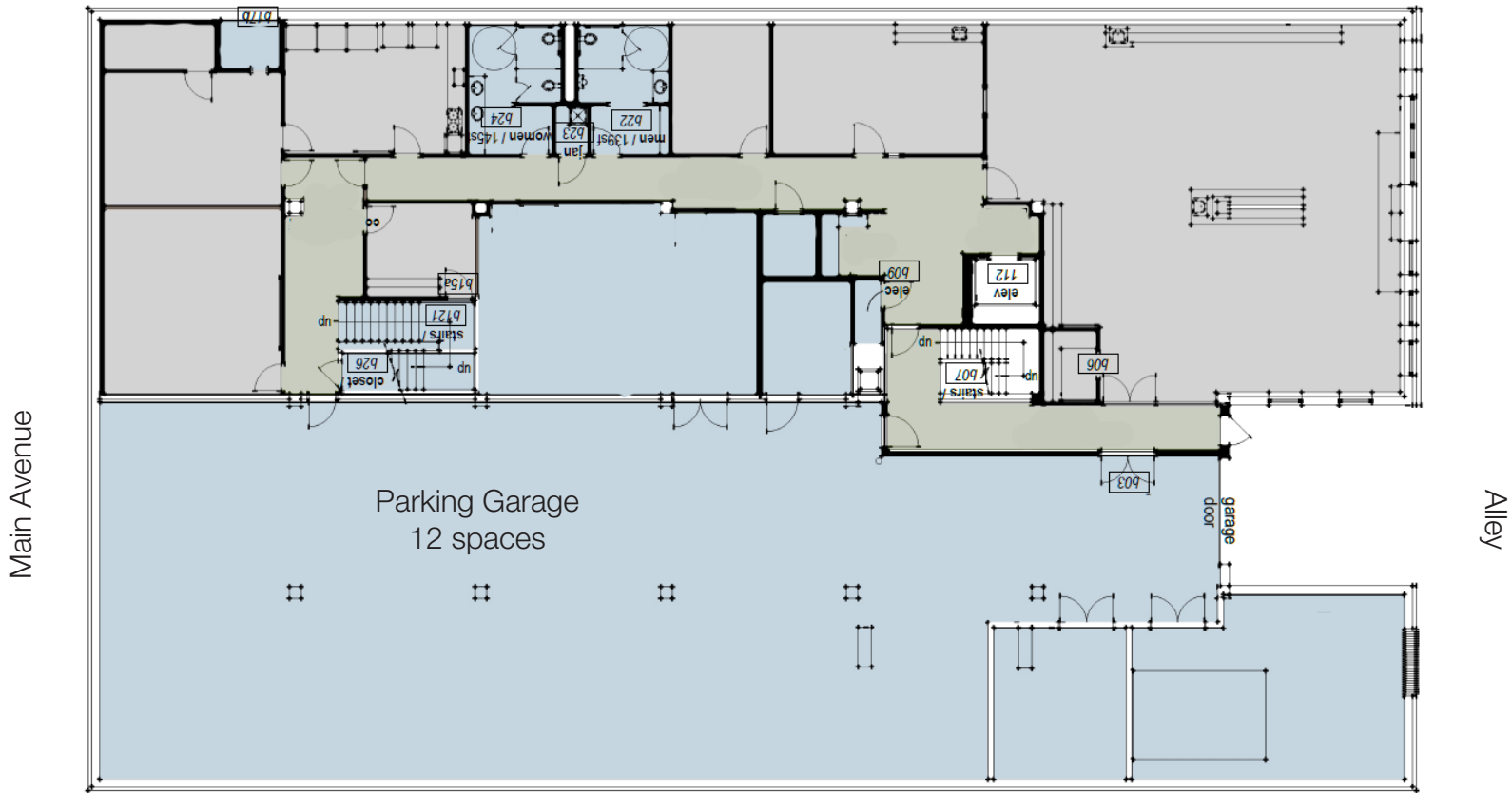
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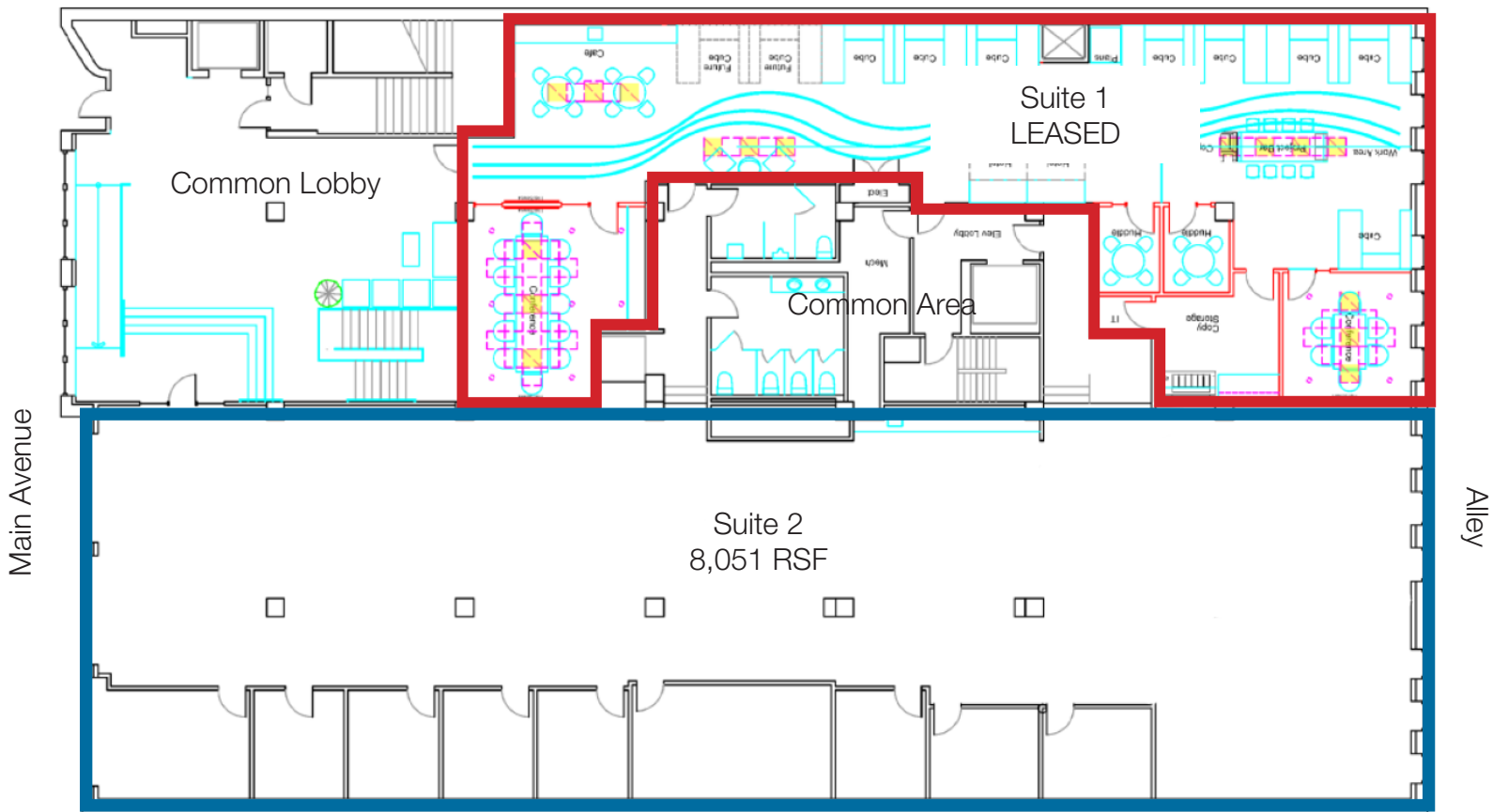
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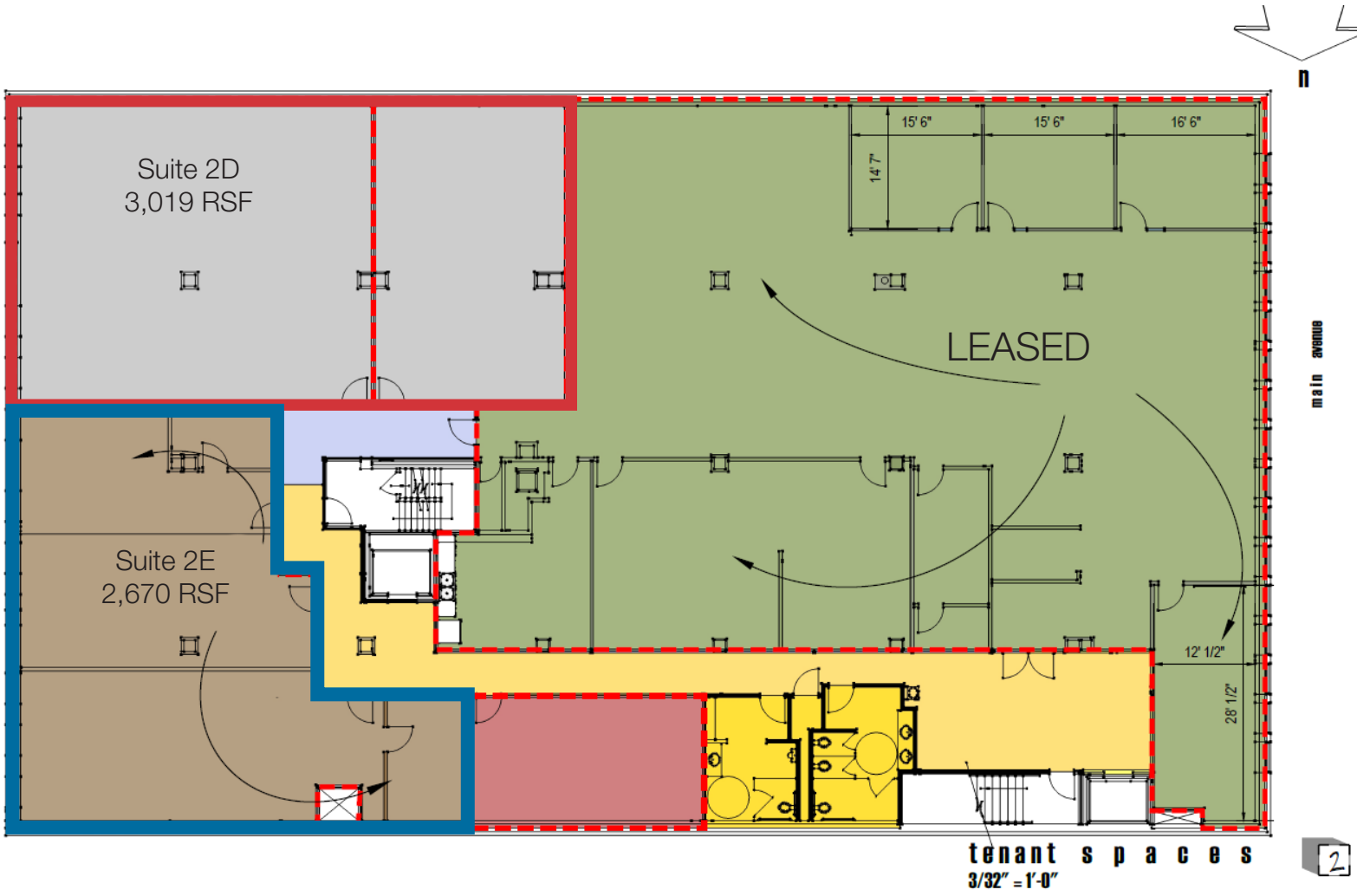
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Lower Level approx. 4,961 RSF



First Floor 8,051 RSF





For Lease
Office Space

