



## 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
- Easy access to Minnesota Avenue

### Pricing

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

### 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

<b>Suite L100</b> Lower level suite	1,198 sq. ft. \$10.00/ sq. ft. gross
<b>Suite L102</b> Lower level suite	1,183 sq. ft. \$10.00/ sq. ft. gross
<b>Suite 200</b> Upper level suite	955 sq. ft. \$12.00/ sq. ft. gross
Three private offices, conference room, and reception area.	
<b>Suite 201</b> Upper level suite	1,210 sq. ft. \$12.00/ sq. ft. gross
Kitchenette, four offices, reception area	
<b>Suite 202</b> Upper level suite	955 sq. ft. \$12.00/sq. ft. gross
Two private offices and large reception area	
<b>Suite 203</b> Upper level suite	443 sq. ft. \$12.00/ sq. ft. gross
Two private offices	

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For Lease  
Office Suites



Entrance



Suite L100



Suite 201



Suite 201



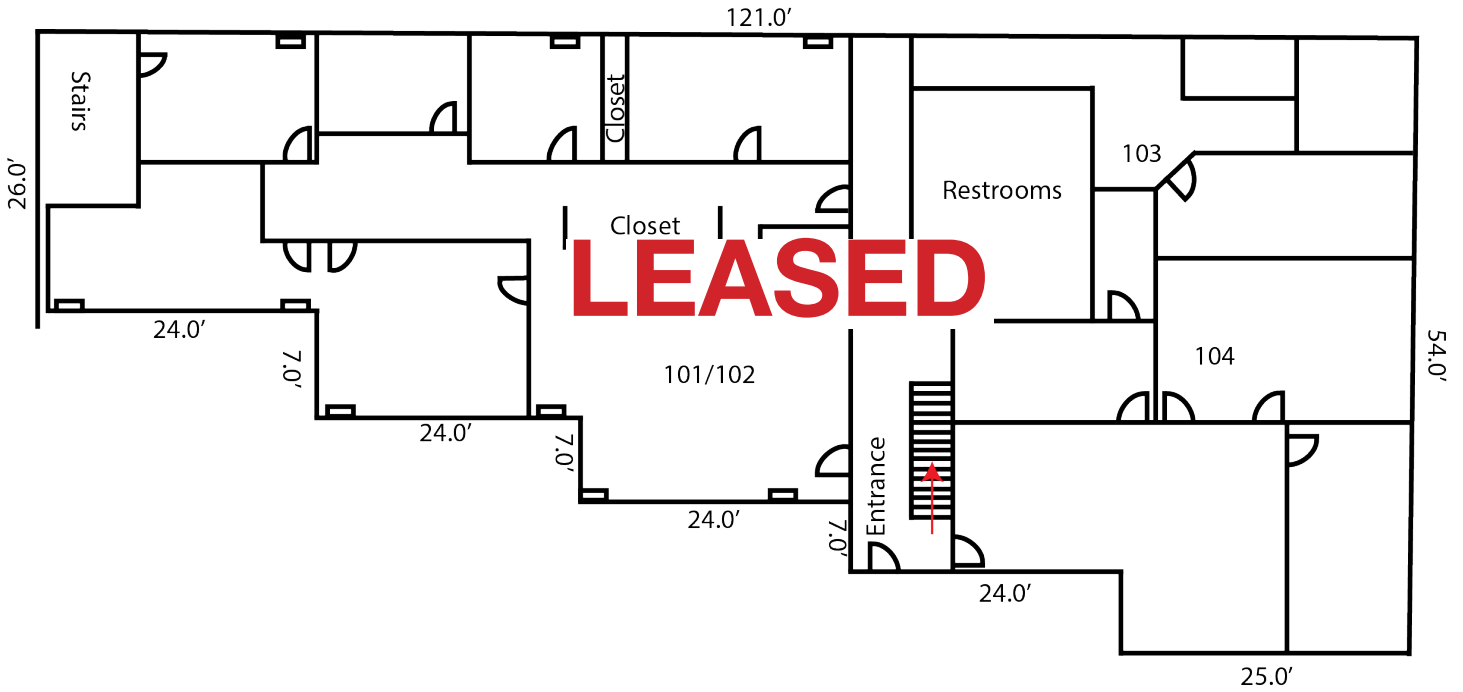
Suite 200



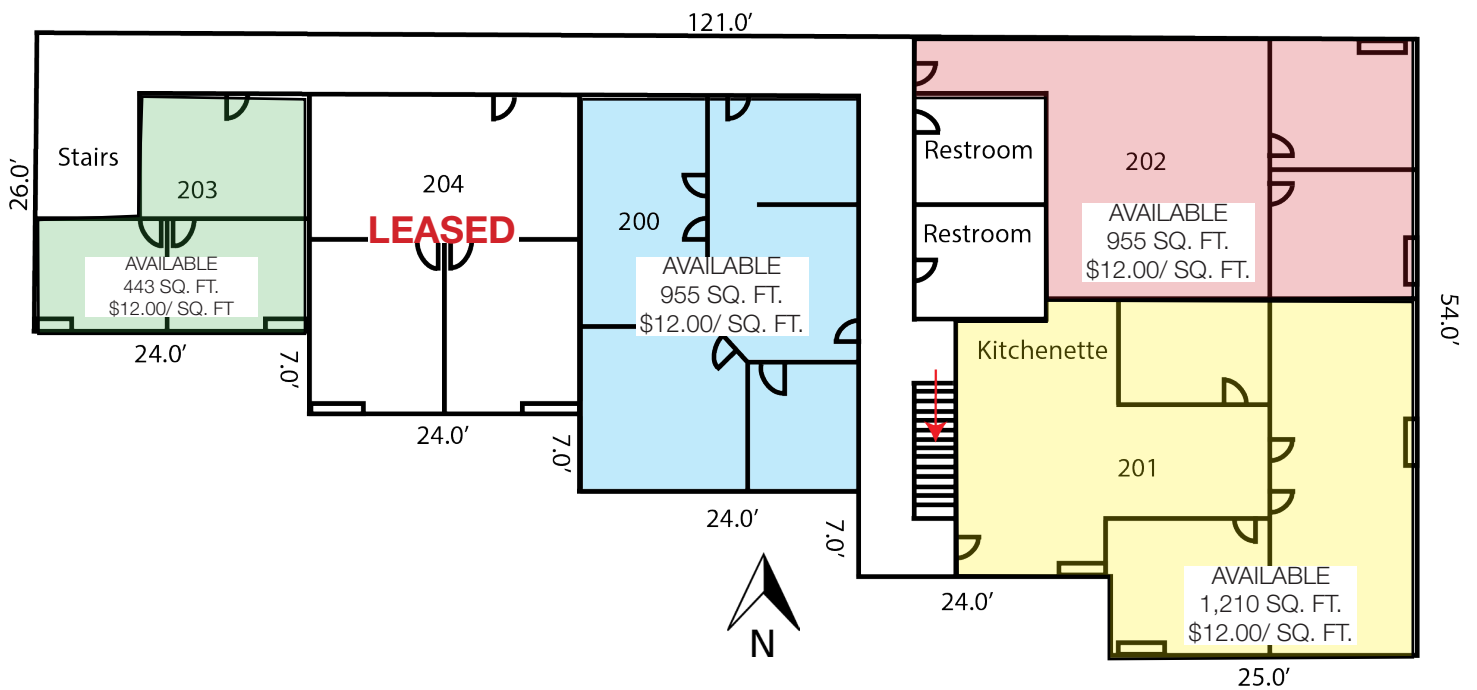
Suite 203

For Lease  
Office Suites

First Floor

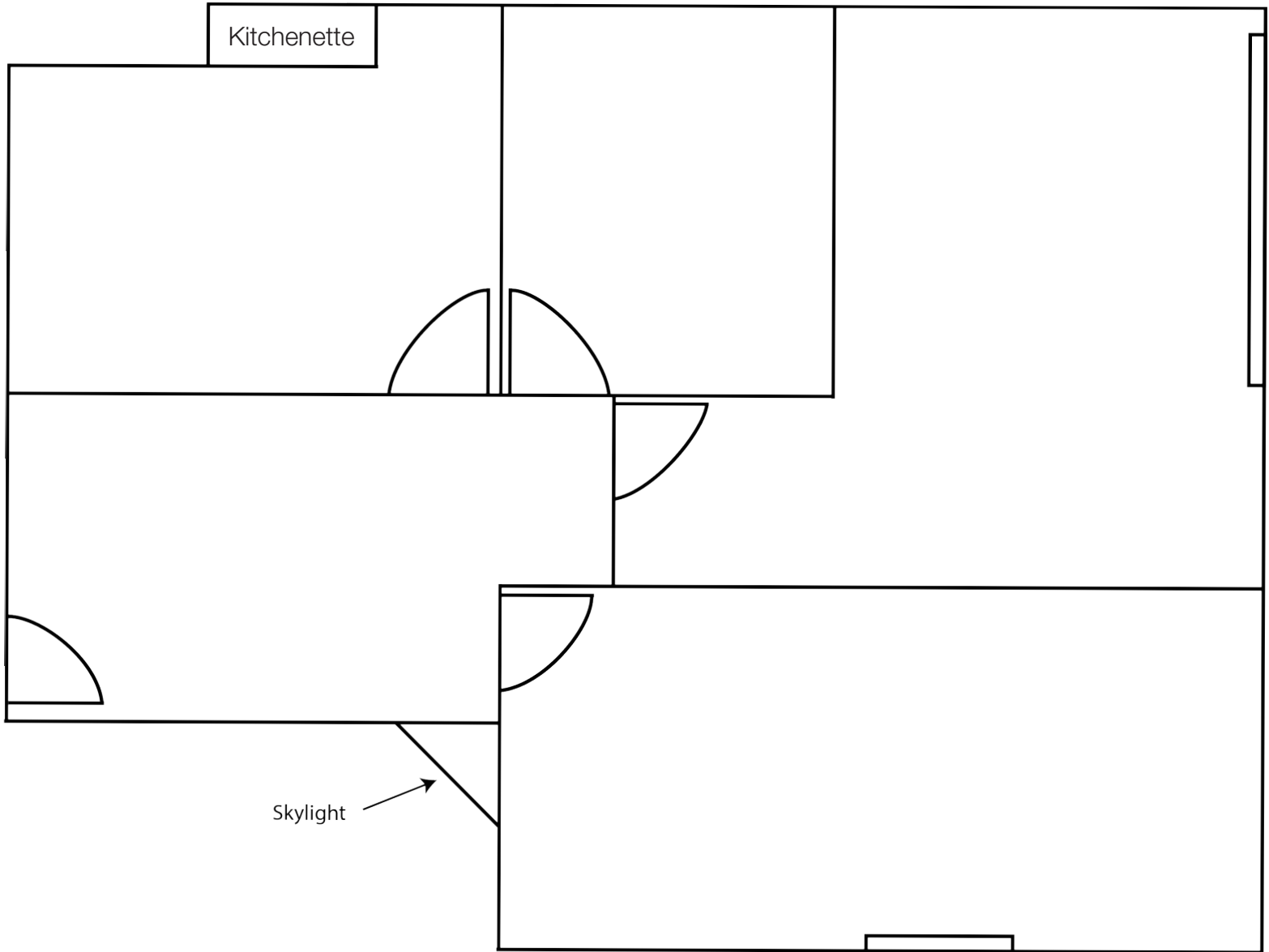


Second Floor



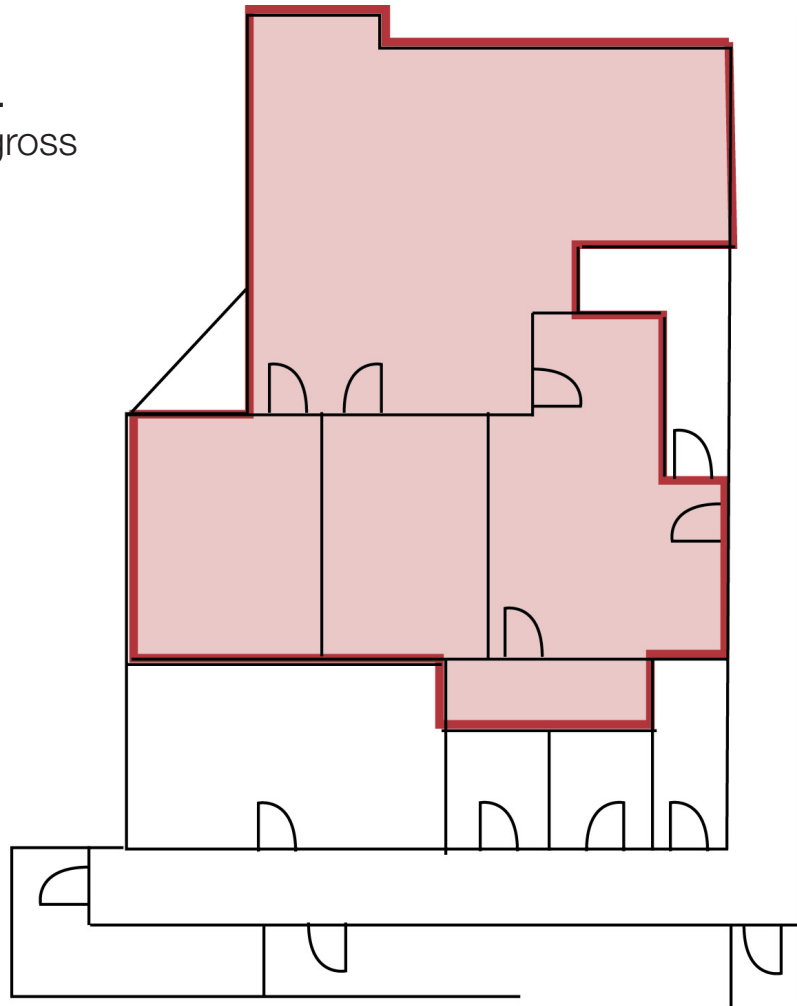
For Lease  
Office Suites

Suite L100  
1,198 sq. ft.  
\$10.00/sq. ft. gross



For Lease  
Office Suites

Suite L102  
1,183 sq. ft.  
\$10.00/ sq. ft. gross



PARKING LOT

For Lease  
Office Suites

