



## The Sherman Building

1320 S. Minnesota Avenue, Sioux Falls, SD 57105

### Property Features

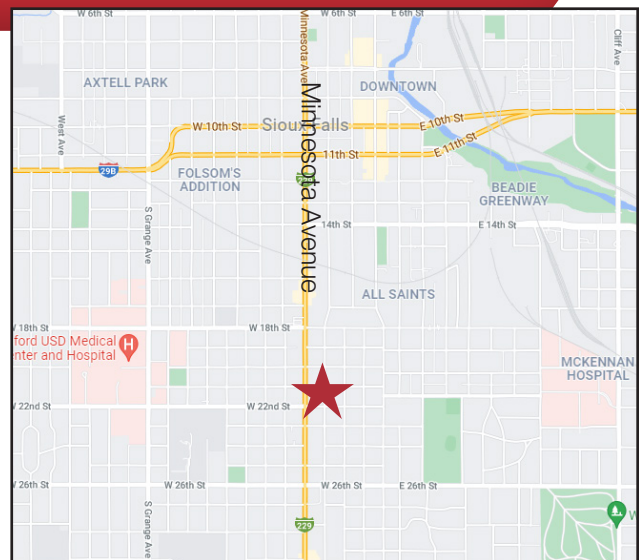
- Building size: 17,920 sq. ft. on two levels
- Second floor is shell condition
- Basement; 1,735 sq. ft.
- Lot size: 0.84 acres (36,670 sq. ft.)
- Year built: 1956
- Renovated: 2022
- Various suite sizes available

### Pricing

- Lease rate: \$15.50/ sq. ft. NNN
- Estimated NNN expenses: \$6.00/ sq. ft.
- TI Allowance: \$25.00/ sq. ft.

### Location

- Located just north of 22nd Street on Minnesota Avenue south of downtown
- Area neighbors include: Empire Auto, CarHop Auto, Risty Benefits, Sanford Health



For more information:

**Gregg Brown, MBA, SIOR**

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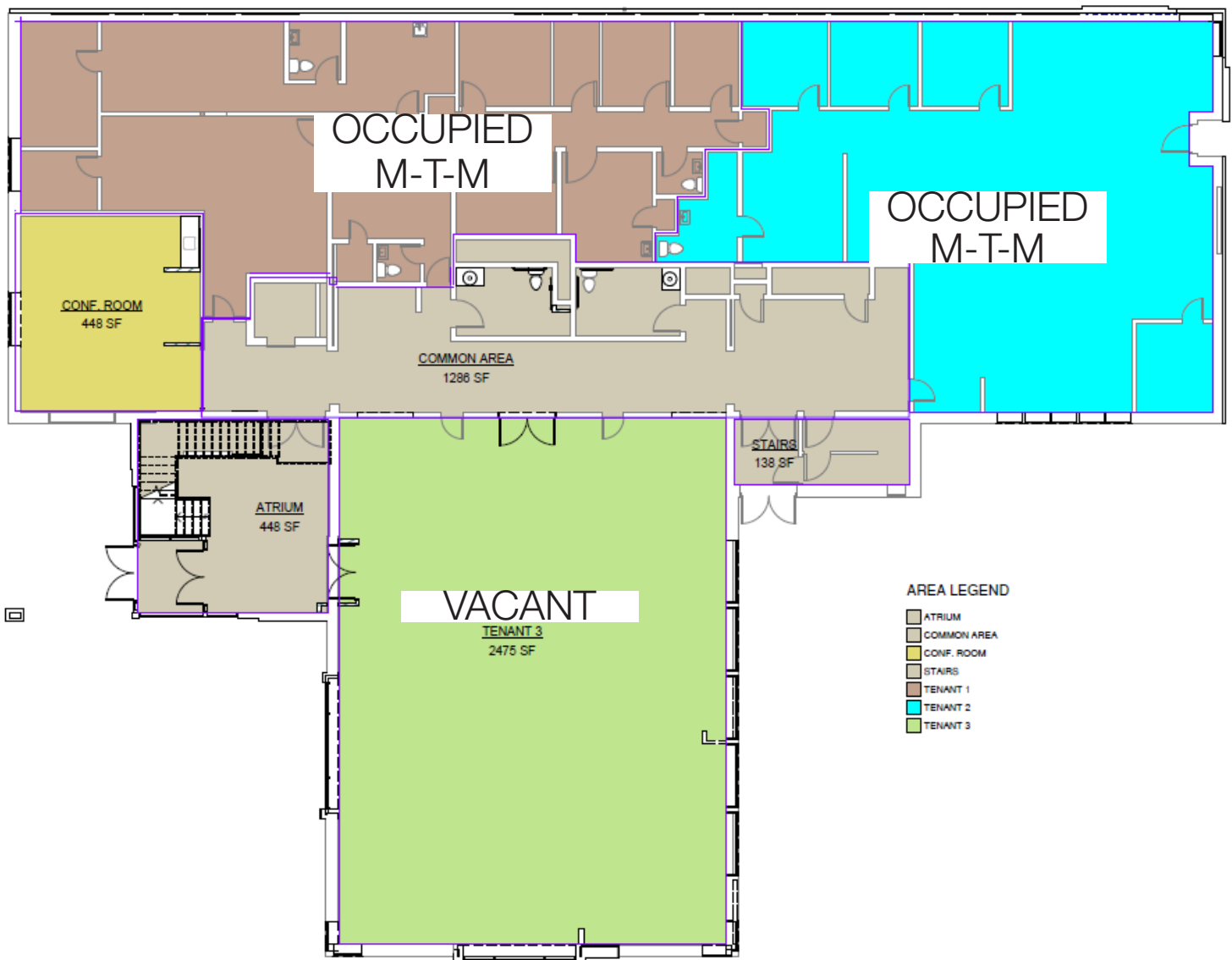
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FOR LEASE

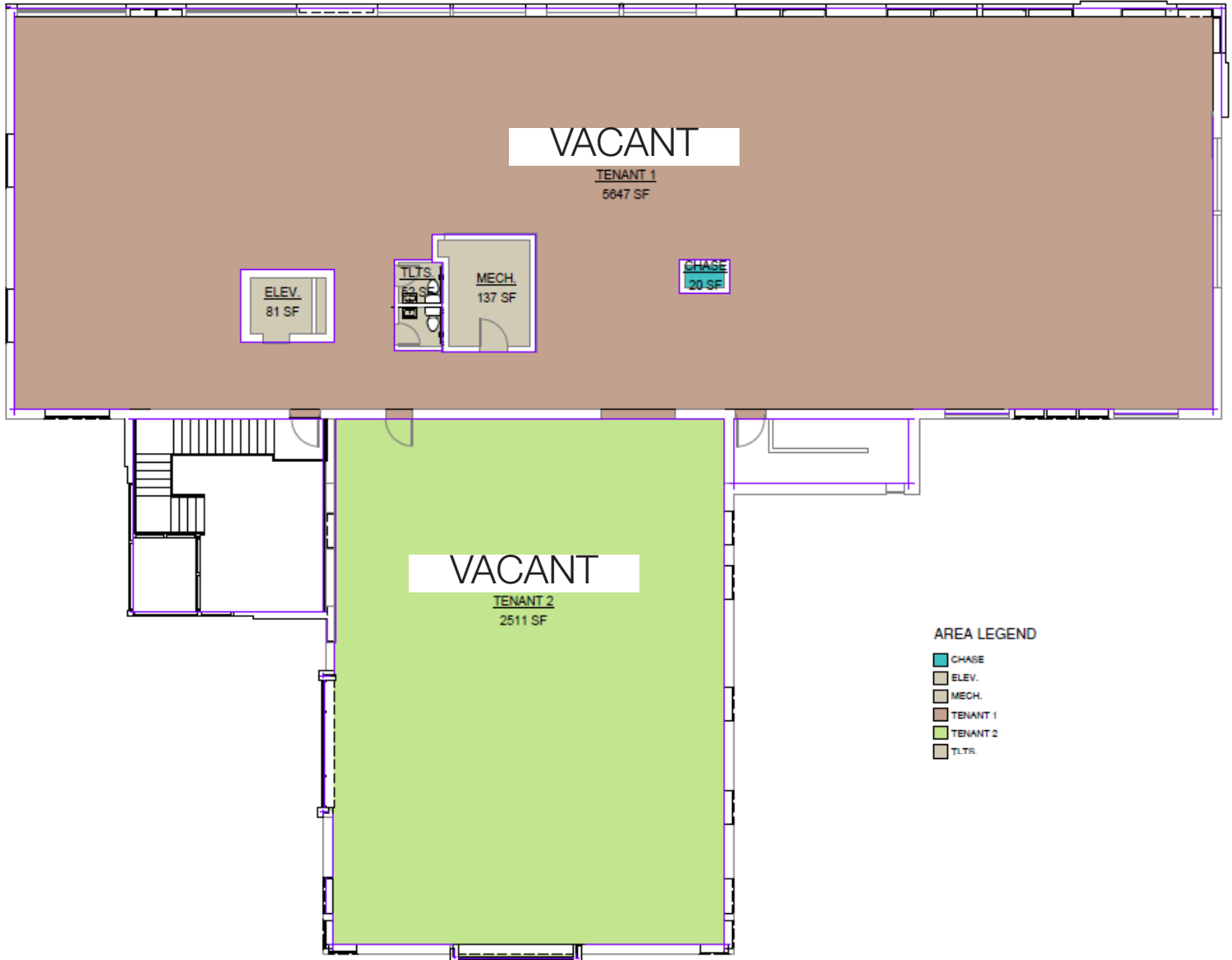


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**FIRST FLOOR AREA PLAN**

1/8" = 1'-0"

FOR LEASE



1 SECOND FLOOR AREA PLAN  
1/8" = 1'-0"

FOR LEASE



