



### 622 S. Minnesota Avenue Sioux Falls, SD 57104

#### Property Features

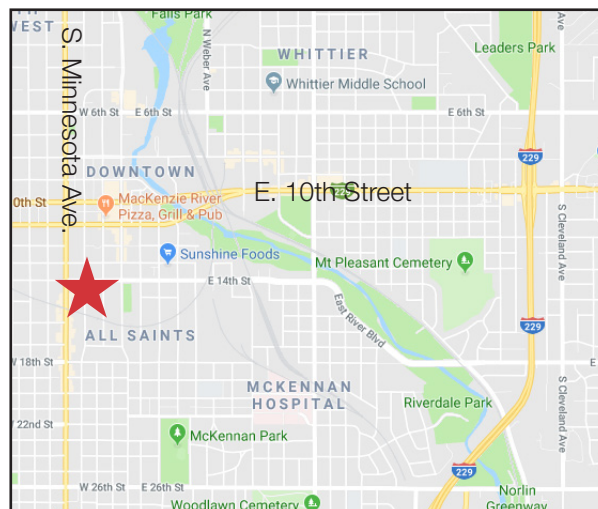
- Building size: 8,744 sq. ft.
- Lot size: 0.40 acres on two parcels
- Year built: 1983
- Remodeled: 2000 - including HVAC
- Roof replaced: 2015
- Zoning: C2
- Upper suite: 4,301 RSF
- Lower suite 1: 2,296 RSF
- Lower suite 2: 1,878 RSF
- Total available: 8,475 RSF
- Lift to lower level
- 40+ concrete parking spots
- One stall garage with storage space

#### Pricing

- List price: \$1,095,000 (\$125.23/ sq. ft.)
- Lease rate: \$15.00/ sq. ft. gross plus utilities
- 2021 Real Estate Taxes: \$14,738.86
- Estimated operating cost: \$4.50/ sq. ft.

#### Location

- Located 1/2 block south of 14th Street on S. Minnesota Avenue
- High traffic location with 24,000 vpd
- Area neighbors include First PREMIER Bank, First Capital Trust, BP Get n Go, Sioux Falls Housing & Redevelopment Commission, First International Bank & Trust

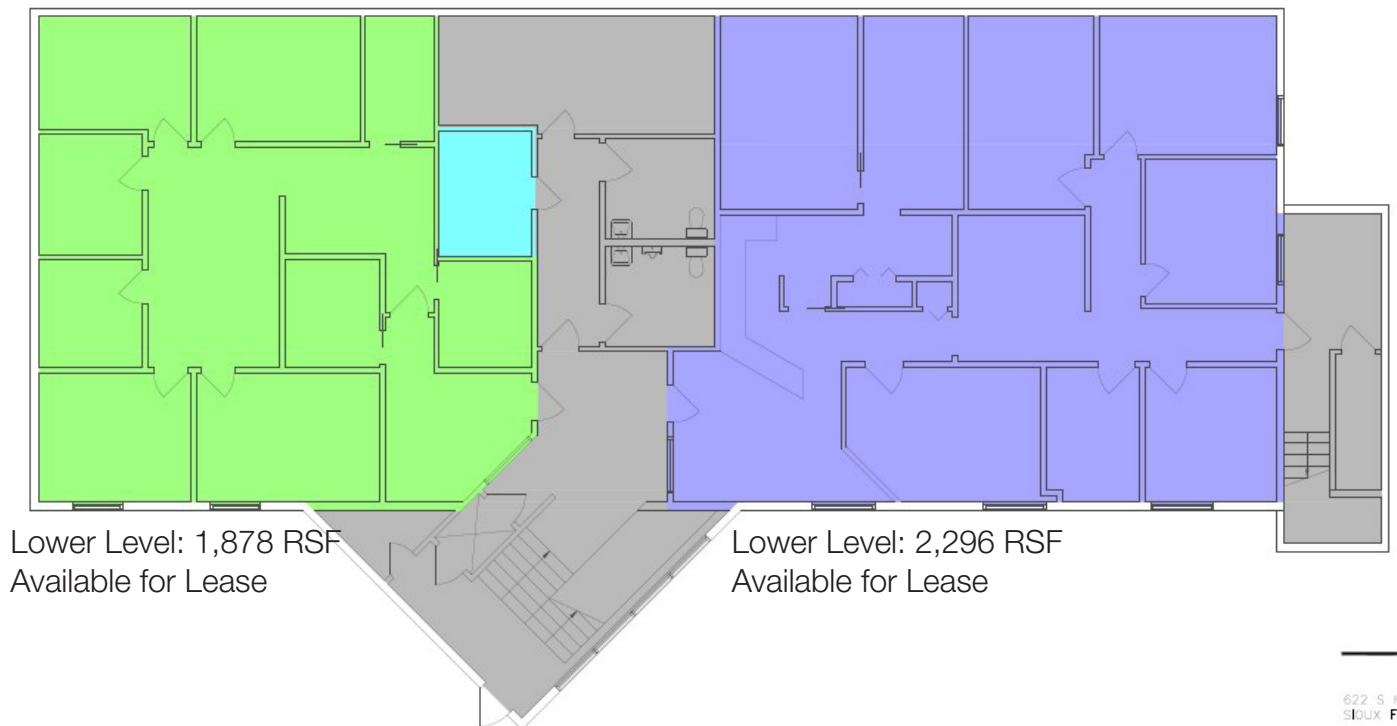
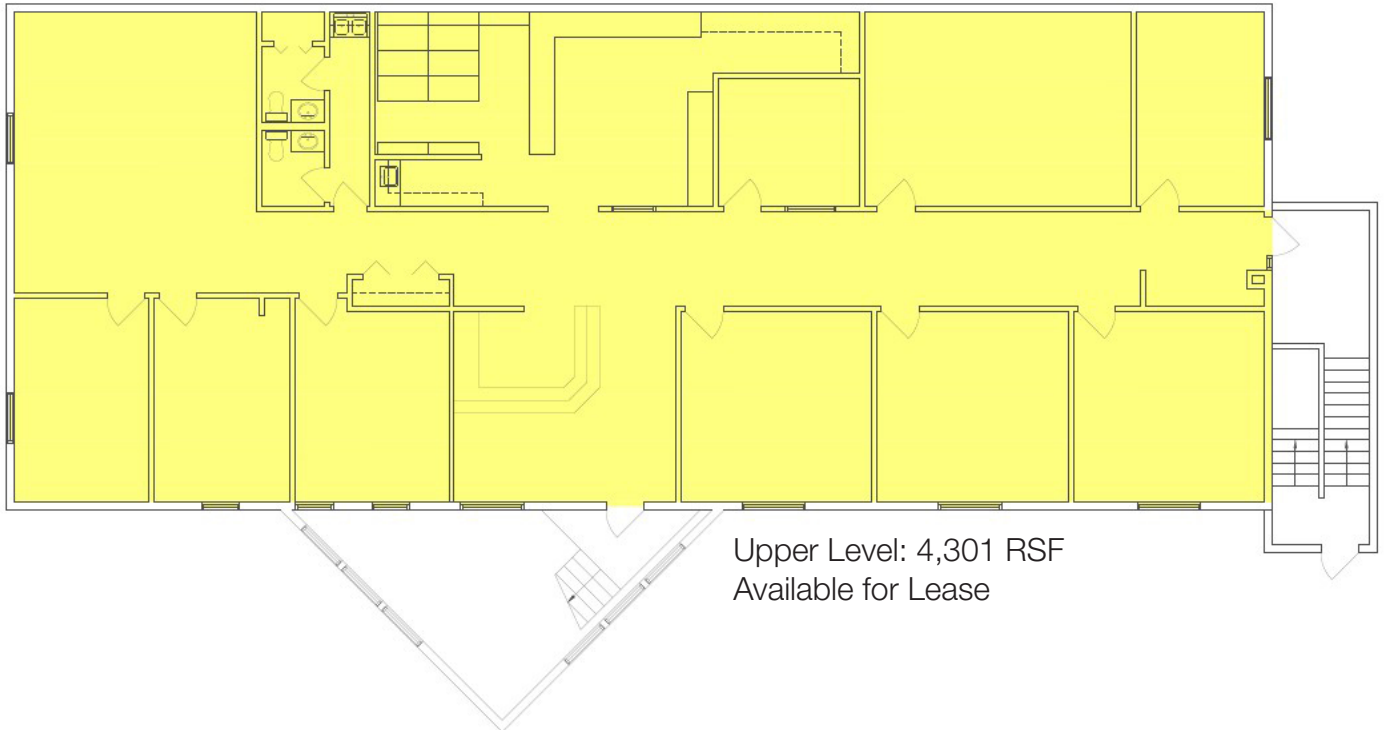


For more information:

**Gregg Brown, MBA, SIOR**  
605 906 0394  
gbrown@naisiouxfalls.com

# FLOOR PLANS

For Sale or Lease  
Office Building



① LOWER LEVEL PLAN  
SCALE: 1/8" = 1'-0"

622 S. MIAMI  
SIOUX FALLS  
**Pakote**  
DRAFTING & DESIGN  
17488

**NA** Sioux Falls

2500 W. 49th Street, Suite 100  
Sioux Falls, SD 57105  
605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)



# PHOTOS

## Upper Level

For Sale or Lease  
Office Building





# PHOTOS

## Lower Level Suite 1

For Sale or Lease  
Office Building





# PHOTOS

## Lower Level Suite 2

For Sale or Lease  
Office Building





# PHOTOS

For Sale or Lease  
Office Building





# AERIAL

For Sale or Lease  
Office Building



# NAI Sioux Falls

2500 W. 49th Street, Suite 100  
Sioux Falls, SD 57105  
605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)