

 THE
GAS CO.
BUILDING

114 S. Main Avenue, Sioux Falls, SD

 McGOUGH
CONSTRUCTION

SIGNAGE



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NAI Sioux Falls

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PROPERTY FEATURES

- Available immediately - shell condition
- Exposed brick and concrete flooring
- Dedicated street entrance
- Office or retail space in historic Gas Company Building
- 1st Floor, 8,051 sq. ft. available
- 2nd Floor: 2,467 sq. ft. available
- 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 (350+ spaces)
- Building facade signage on Main Avenue
- New main lobby

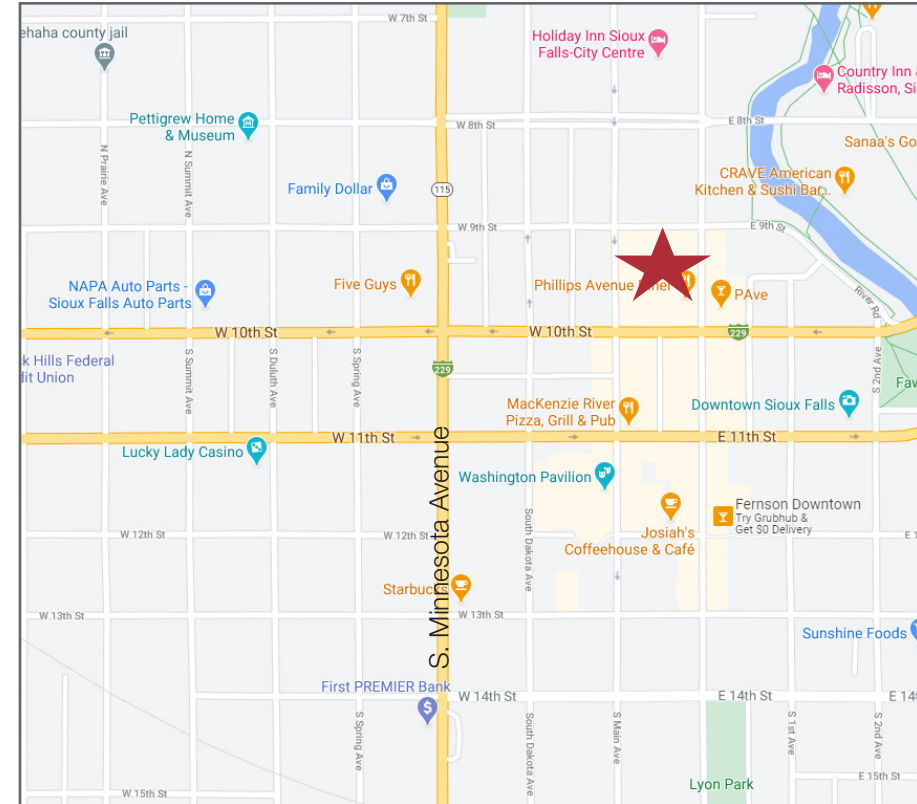


PRICING

- 1st Floor = \$22.00/sq. ft. gross including utilities
- 2nd Floor = \$16.00/sq. ft. gross including utilities
- Tenant improvement allowance: Negotiable
- 5 - 10 year lease term

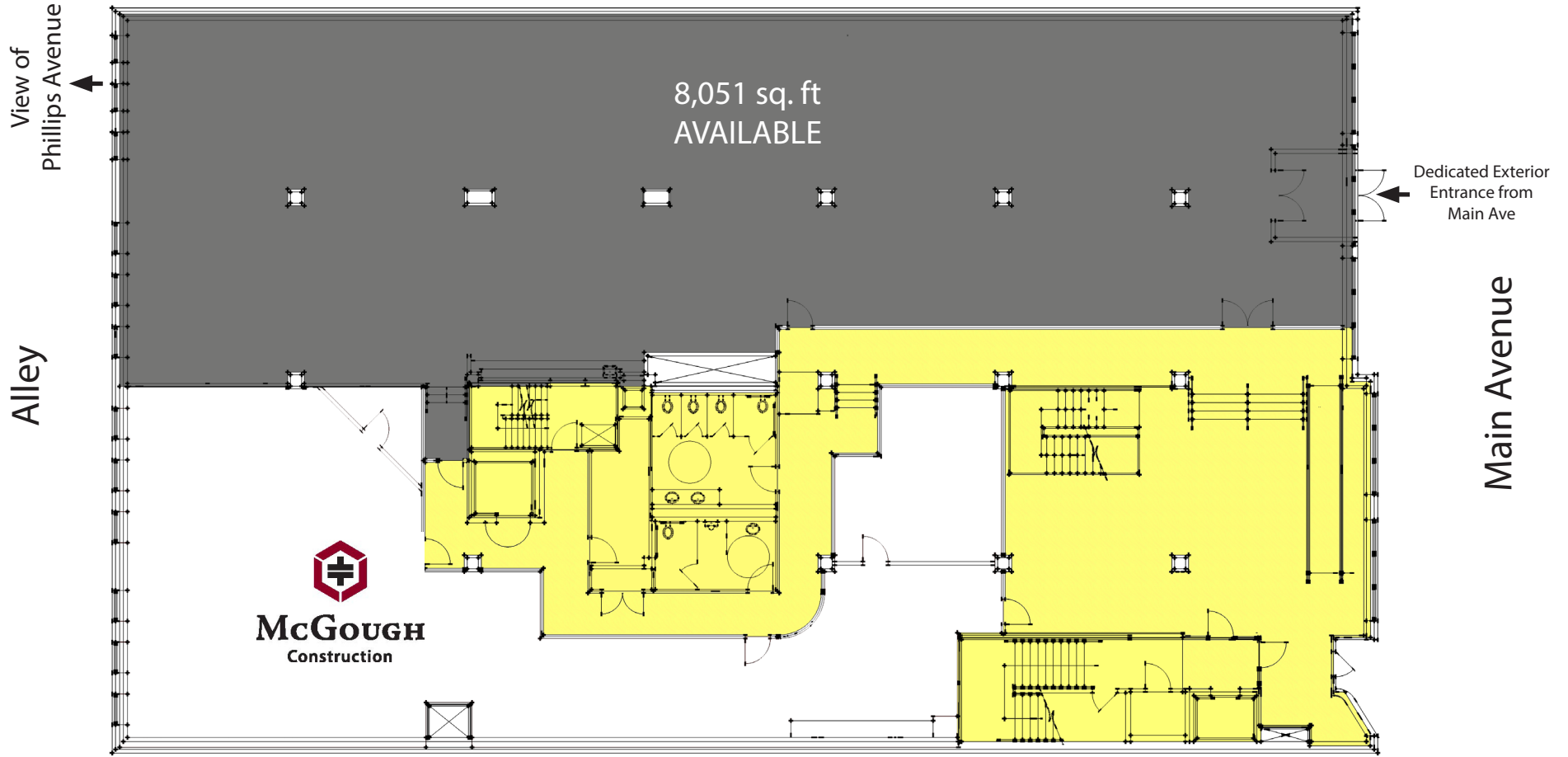
LOCATION



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



FLOOR PLANS

First Floor - 116 S Main Ave



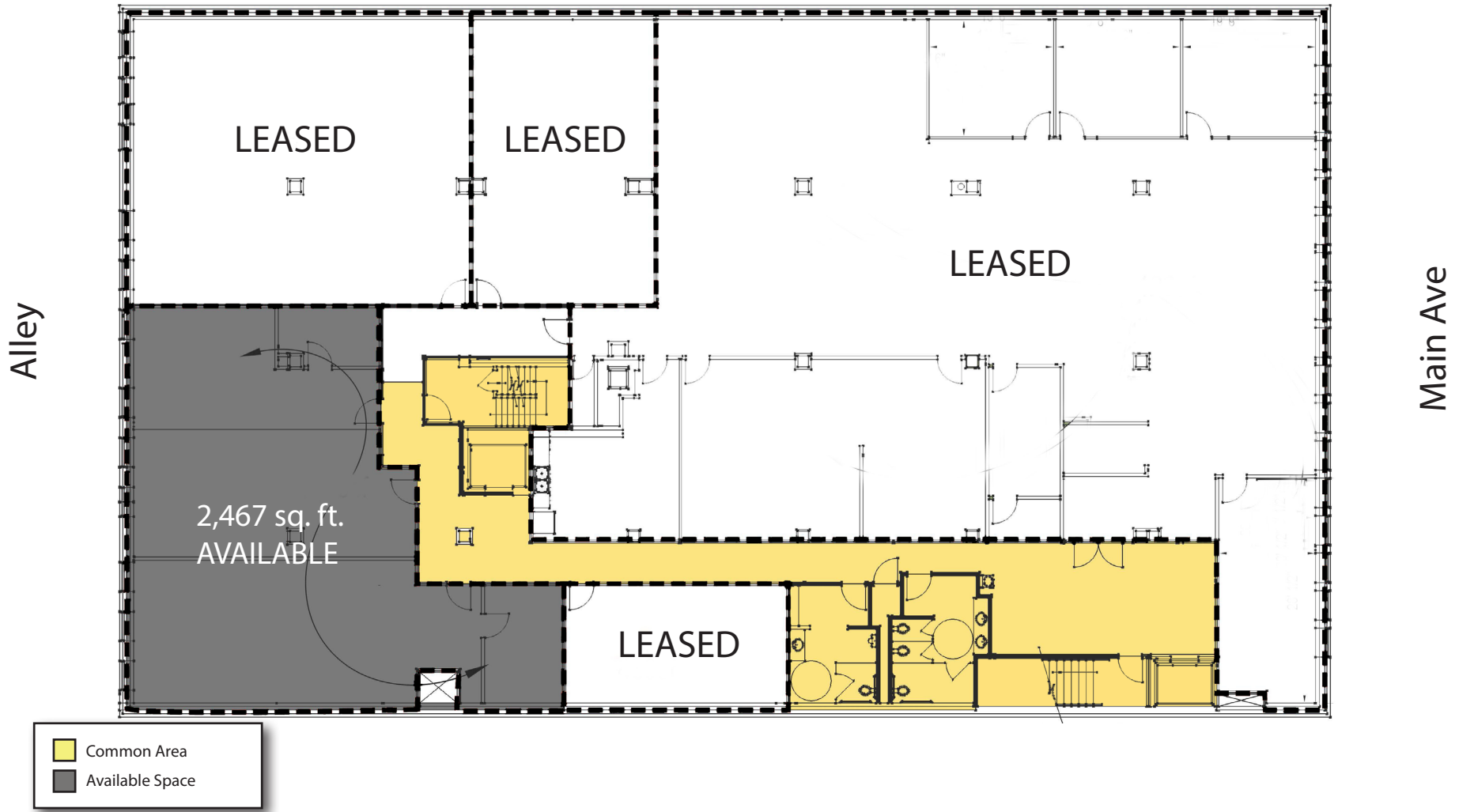
 Common Area
 Available Space

FIRST FLOOR & LOBBY PHOTOS



FLOOR PLANS

Second Floor - 114 S Main Ave, Suite 2C



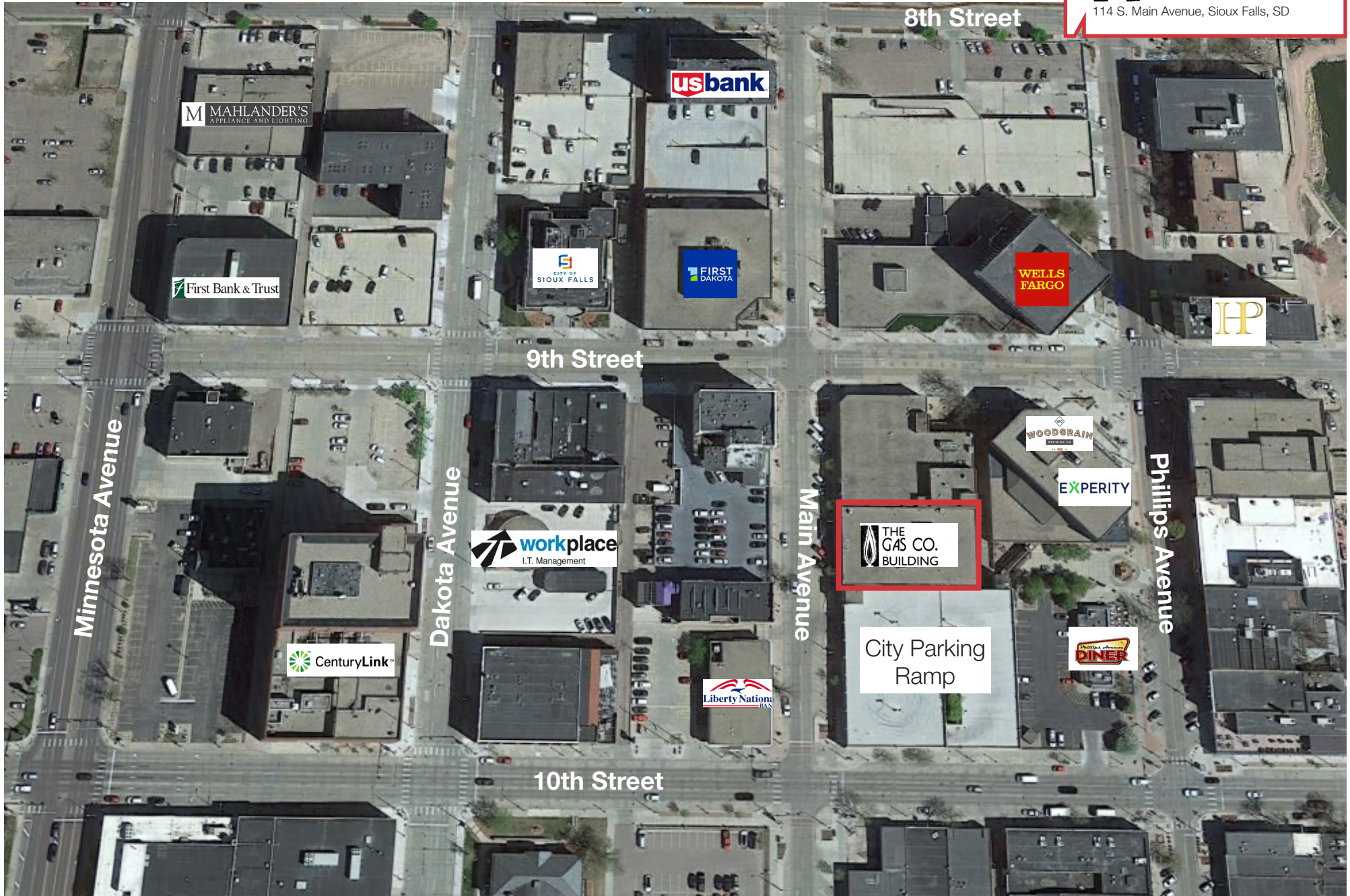
SECOND FLOOR PHOTOS



AERIAL



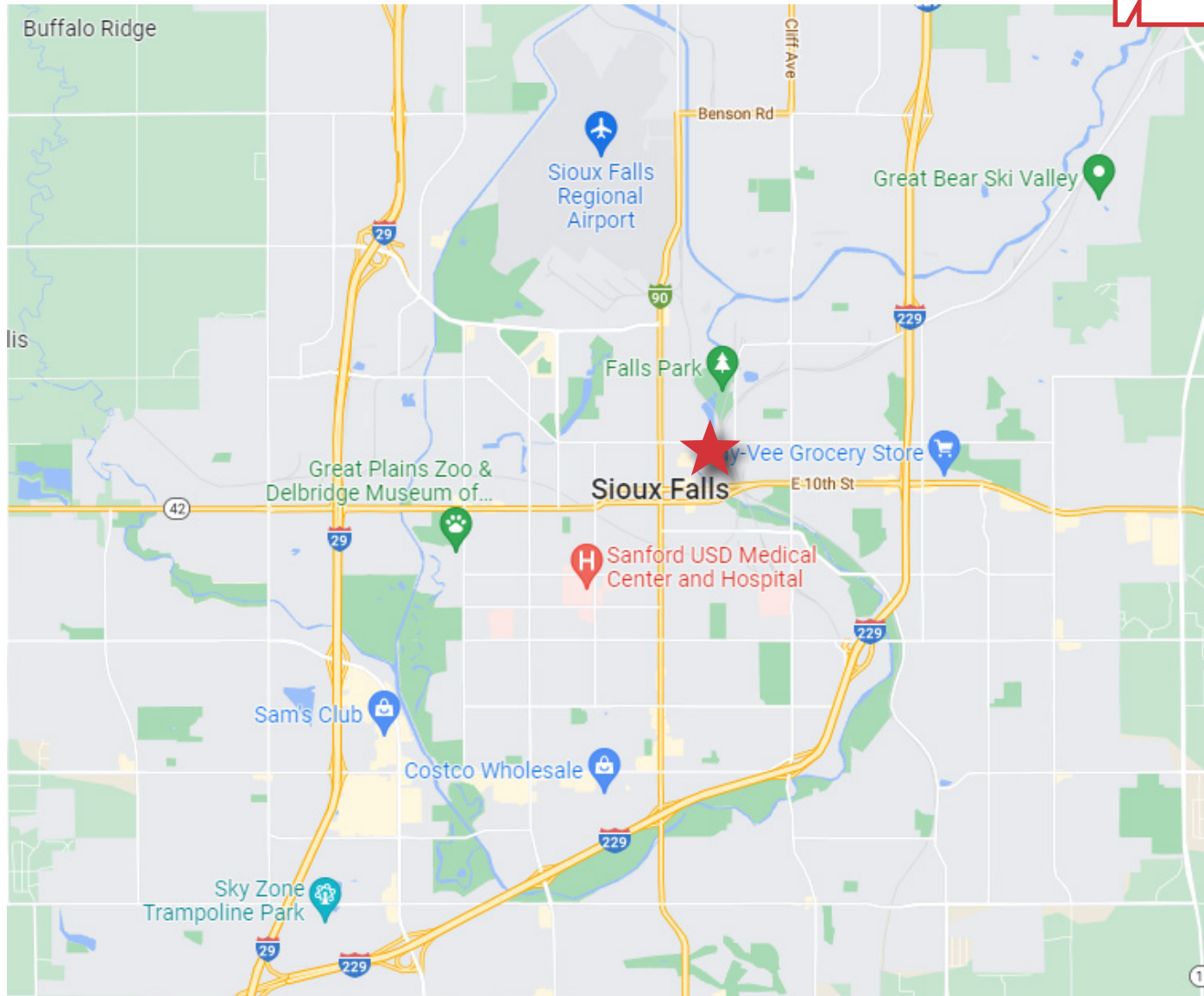
114 S. Main Avenue, Sioux Falls, SD



AREA MAP



114 S. Main Avenue, Sioux Falls, SD



NAI Sioux Falls

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DEMOGRAPHICS

