



Parking Entrance with
direct access to suite

136 S. Dakota Avenue Sioux Falls, SD 57104

Property Features

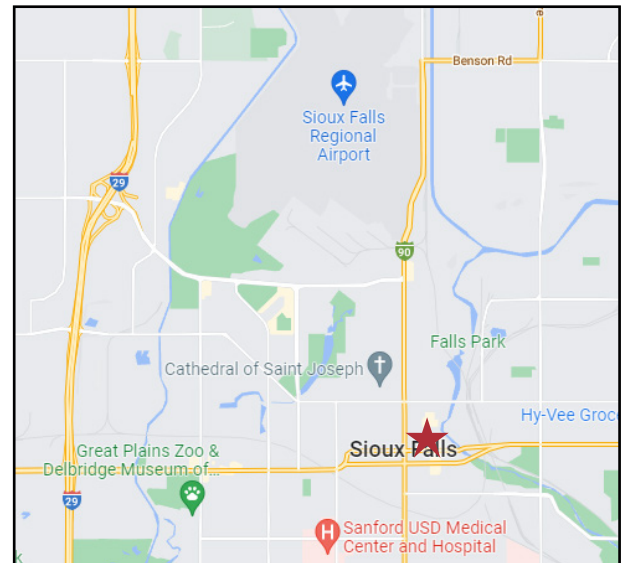
- Prime downtown office space
- Available September 1, 2022
- Suite size: 1,640 sq. ft.
 - Two in-suite restrooms
 - Kitchenette
 - 1 private office
 - Conference room
 - 8 built-in hard half wall work stations
- Spiral duct work
- Wooden propeller ceiling fans
- 11.5' ceilings
- Polished concrete flooring
- Industrial lighting
- 3 indoor parking spaces included in lease rate
- Extensive south and west facing window bays
- Direct access to Dakota Avenue
- Building signage

Pricing

- Lease rate: \$24.00/ sq. ft. gross plus utilities
- 3-5 year lease term
- 3% annual escalation with base year

Location

- Located on the main floor of the Carnegie Building at the signalized intersection of 10th Street & Dakota Avenue in Downtown Sioux Falls
- Area neighbors include MacKenzie River Pizza Company, Washington Pavilion, Liberty National Bank, CenturyLink, First Interstate Bank, First Dakota National Bank, First Bank & Trust



For more information:

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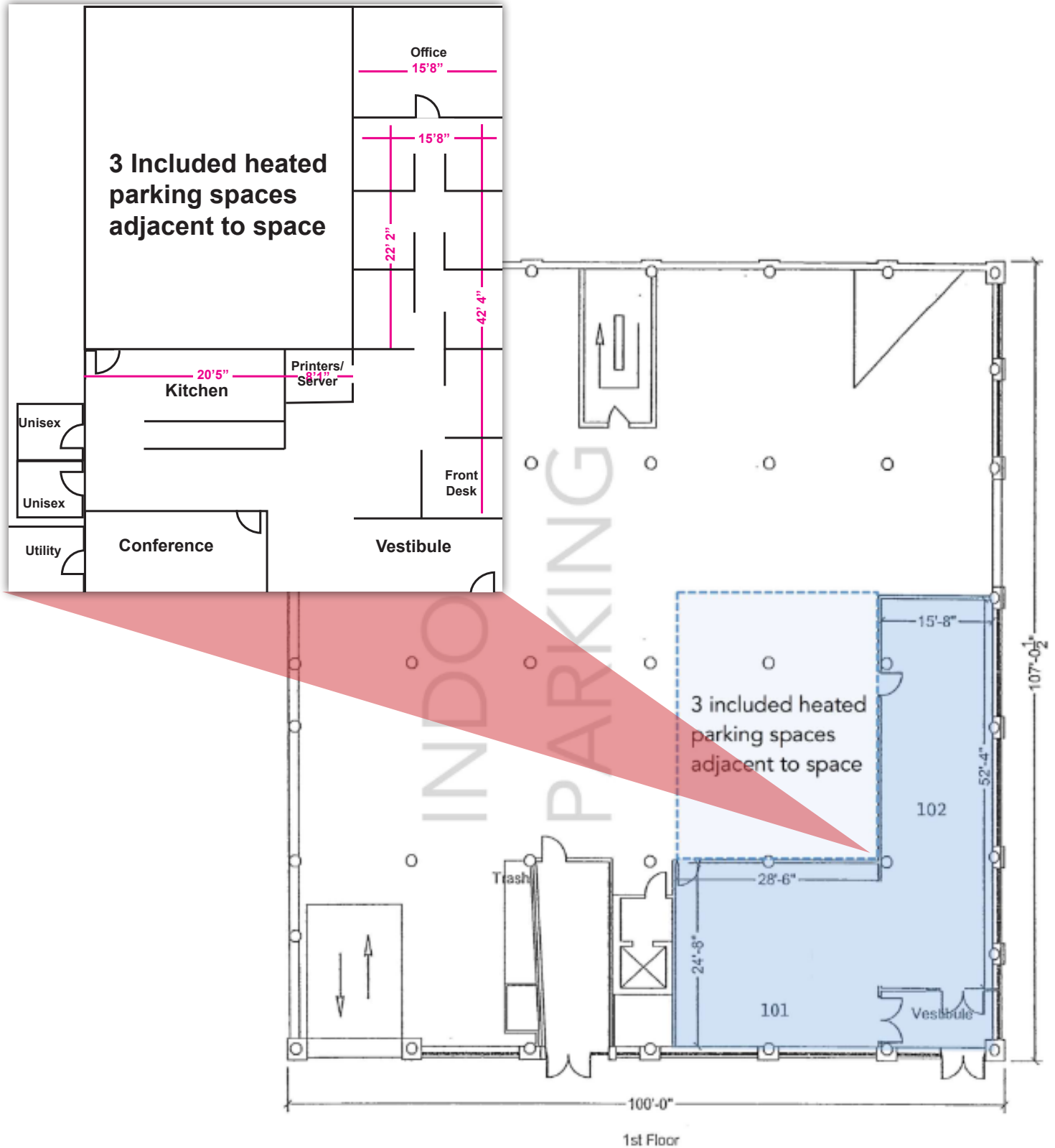
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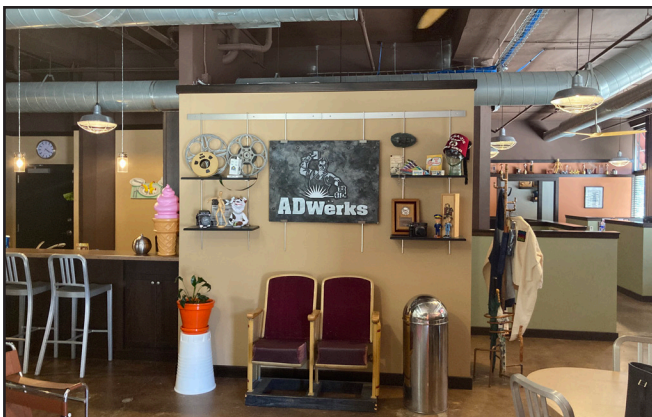
FLOOR PLAN

For Lease
Downtown Office



PHOTOS

For Lease
Downtown Office



PHOTOS

For Lease
Downtown Office

