



100 S. Main Avenue
Sioux Falls, SD 57104

Property Features

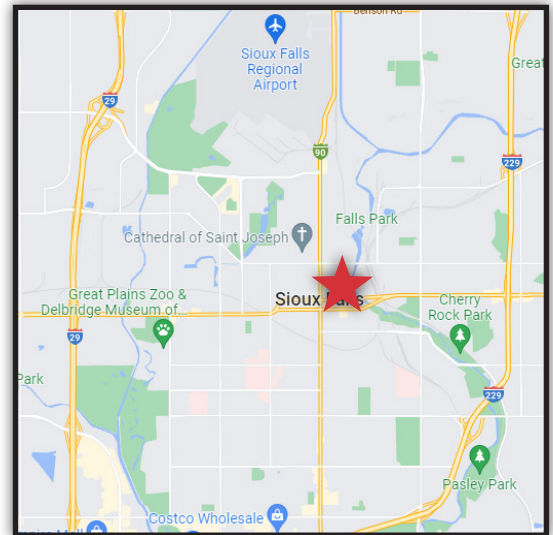
- Available Immediately - Move-in Ready
- Available space: 18,300 sq. ft.
 - 17,000 sq. ft. of office space
 - Approximately 100 cubicles
 - 4 offices
 - 1,300 sq. ft. of lower level breakroom
- Second floor call center office space
- Shared kitchen/break area
- Emergency generator
- 3 elevators - standard, handicap and freight
- Outside patio
- Public Parking Ramp 1 block south

Pricing

- Lease price: \$15.00/ sq. ft. NNN
- Estimated NNN expenses: \$6.50/ sq. ft., includes utilities
- 3-5 year lease term

Location

- Located on the corner of Main Avenue and 9th Street in downtown Sioux Falls
- Area neighbors include McGough Construction Services, Coast 2 Coast Athletic Club, Liberty National Bank, First Dakota National Bank, Wells Fargo Bank, Woodgrain Brewing Co.



For more information:



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PHOTOS

For Lease
Downtown Office Space



PHOTOS

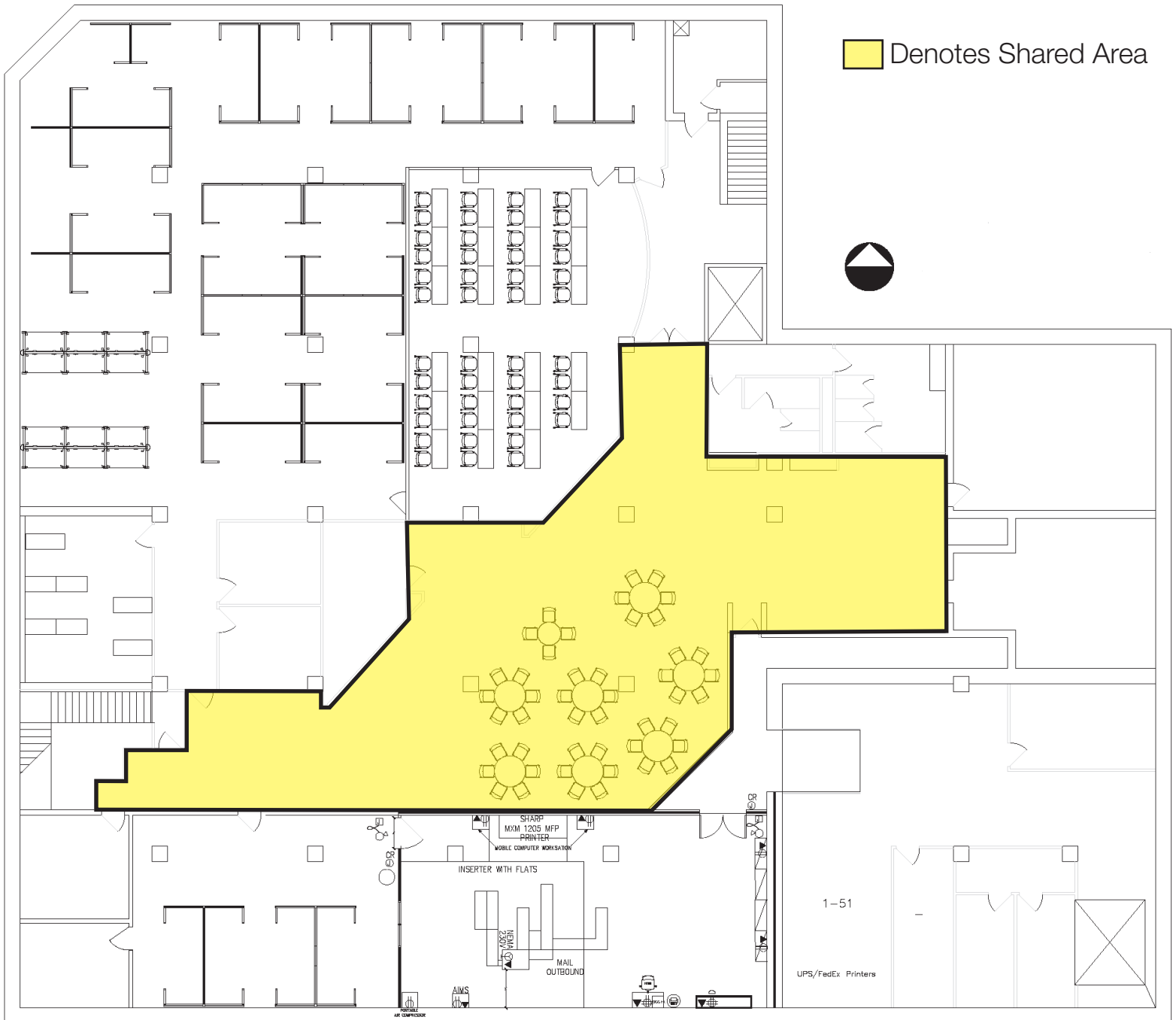
For Lease
Downtown Office Space



FLOOR PLAN

For Lease
Downtown Office Space

1st Floor Shared Kitchen/Breakroom

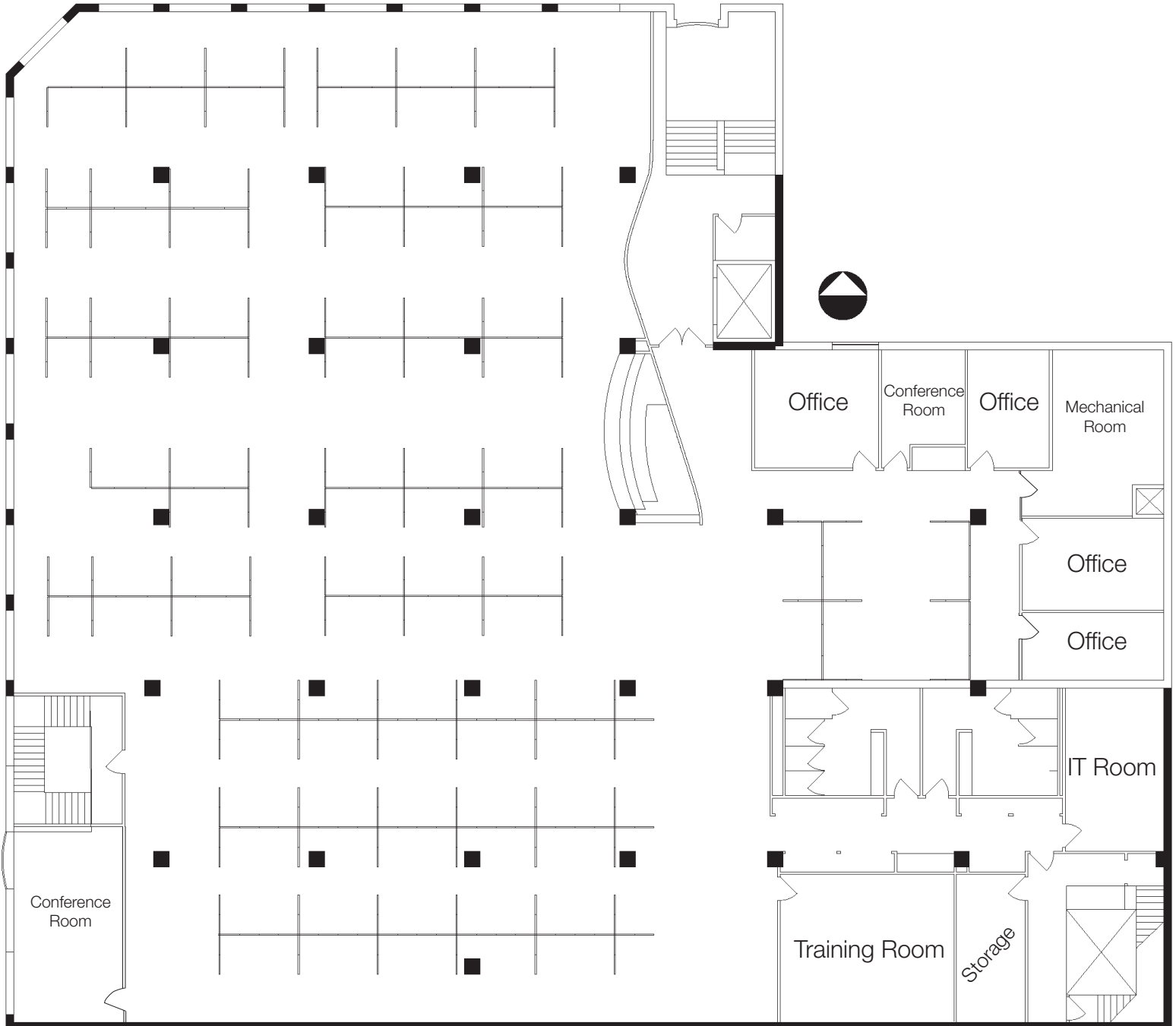


FLOOR PLAN

For Lease
Downtown Office Space

2nd Floor Office Space

9th Street



AERIAL

For Lease
Downtown Office Space

