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SUMMARY

The Gas Co. Building
114 S. Main Avenue, Sioux Falls, SD 57104

Property Features

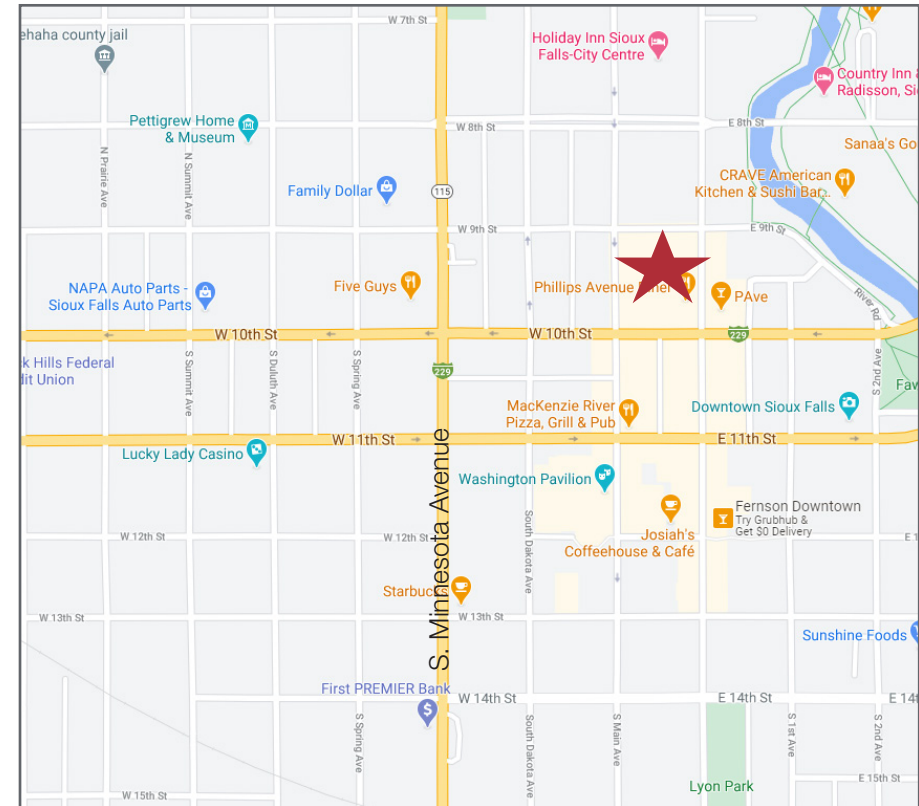
- Exposed brick, concrete flooring, and east facing windows
- Office space in historic Gas Company Building
- Year built: 1941 by Sioux Falls Construction Company and designed by Harold Spitznagel
- City parking ramp located adjacent to building (350+ spaces)

Pricing

- 2nd Floor: \$18.01/SF gross including utilities
- Sublease through 9/30/2028

Location

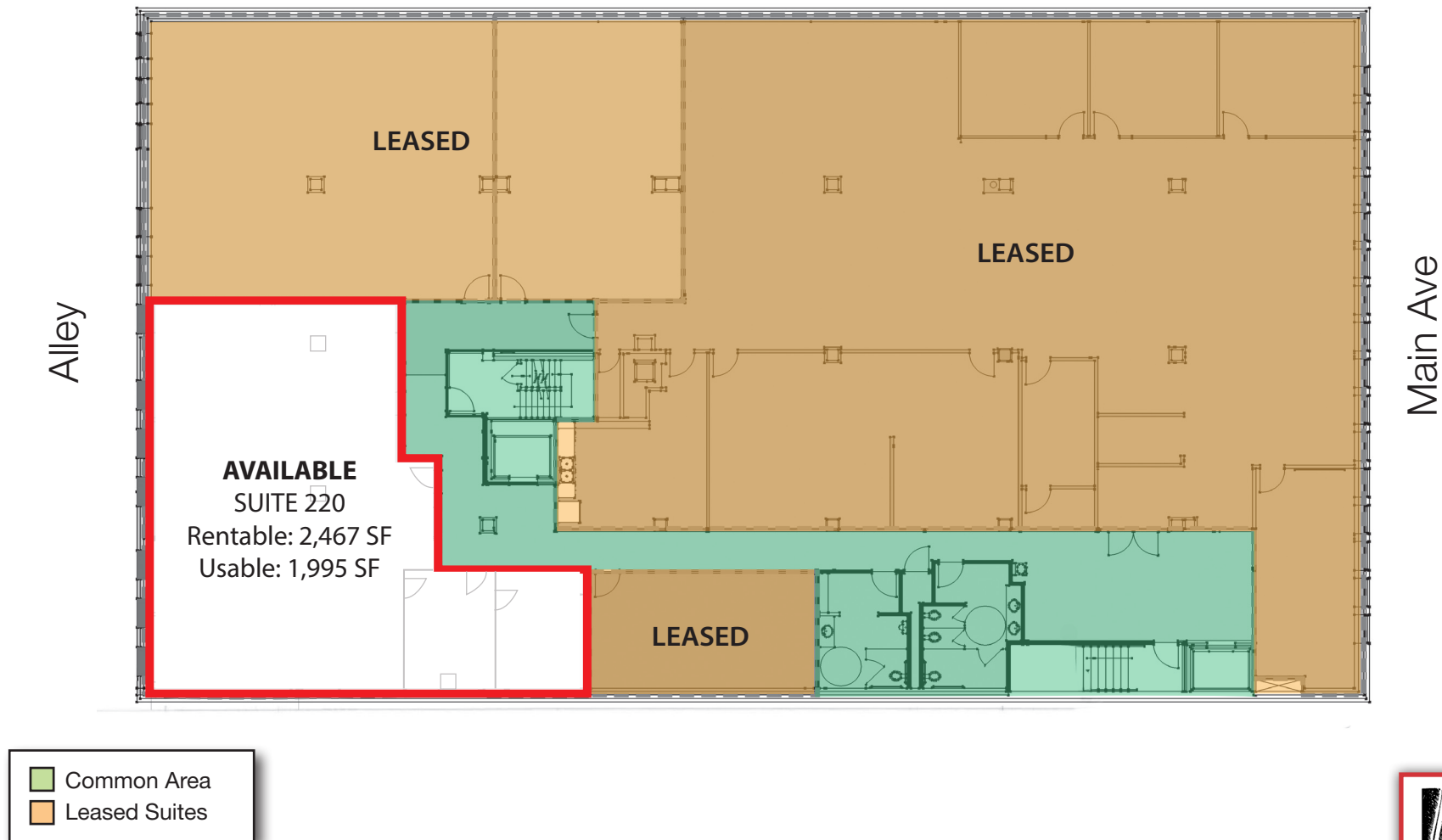
- Located in the heart of downtown Sioux Falls
- Building tenants: McGough Construction, and Felsburg, Holt & Ullevig
- Area neighbors include: CCC Information Services, First Dakota National Bank, Hotel on Phillips Sioux Falls, and Woodgrain Brewing Co.



FLOOR PLAN

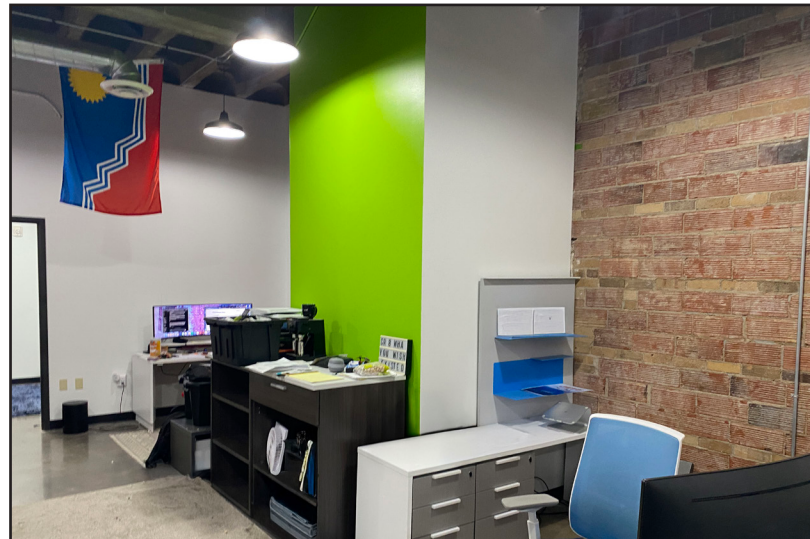
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Second Floor



SUITE 220 PHOTOS

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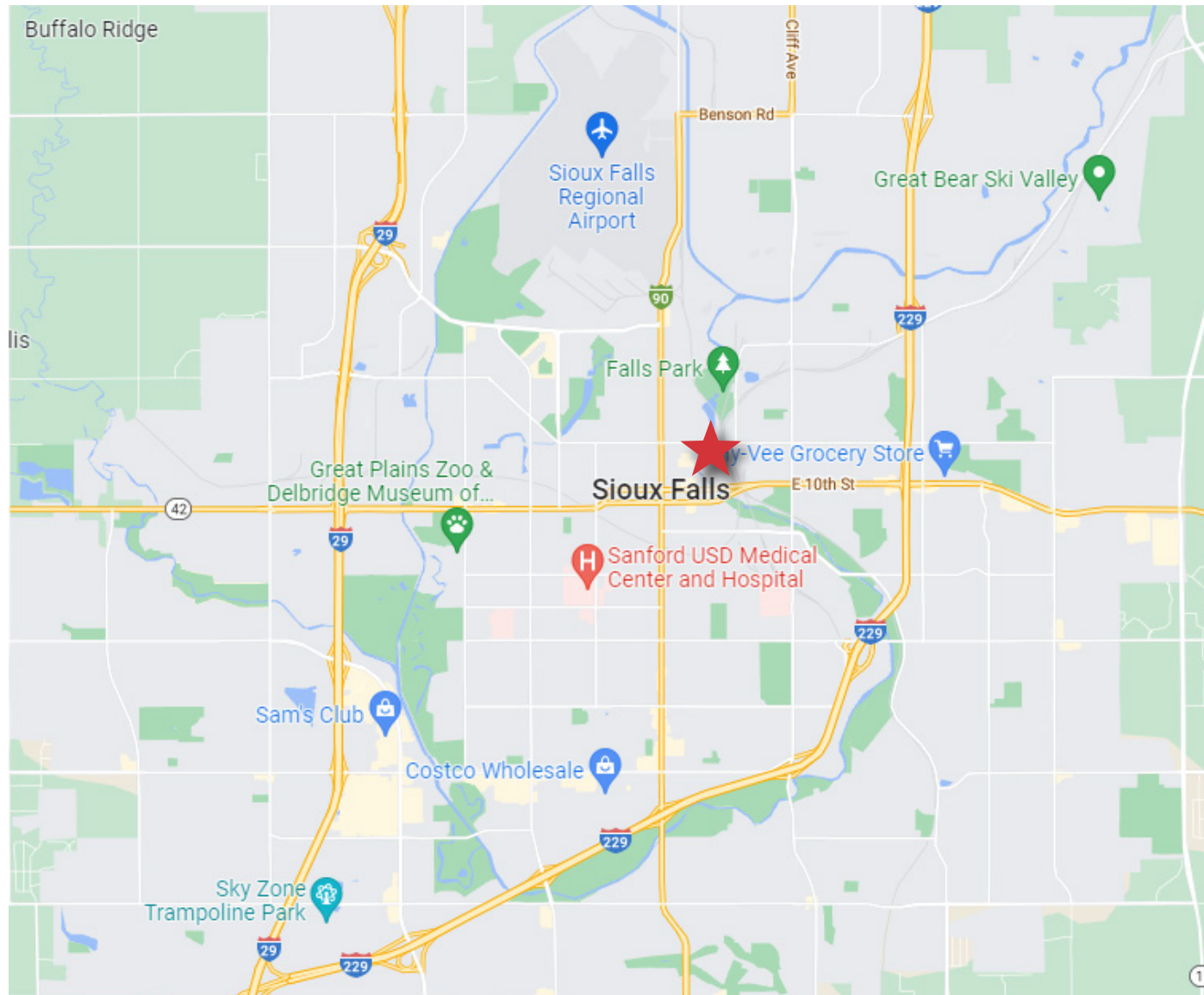
AERIAL

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AREA MAP

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NAI Sioux Falls

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