



225 E. 11th Street #214

Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Equipped with an elevator and sprinkler system
- Significant parking to the south of building
- Newly renovated common area
- Coded Entry
- Second floor open layout
- Zoning: Office/Retail

LOCATION DESCRIPTION

Located in Downtown Sioux Falls, this retail space is a great location off of 11th Street and 2nd Avenue. Neighbors Stogeez Cigar Lounge, Avera IT, USPS, The Cattitude Cafe, KSFY, Tommy Jacks, and more.

Traffic Count for 11th Street: 10,700 VPD

Lease Rate	\$16.29/SF NNN
Estimated NNN	\$6.62/SF
Suite Size	1,215 SF
Sublease Expiration	JULY 2028



BRODY ETRHEIM

Broker Associate

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2500 W. 49th St. Suite 100

Sioux Falls, SD 57105

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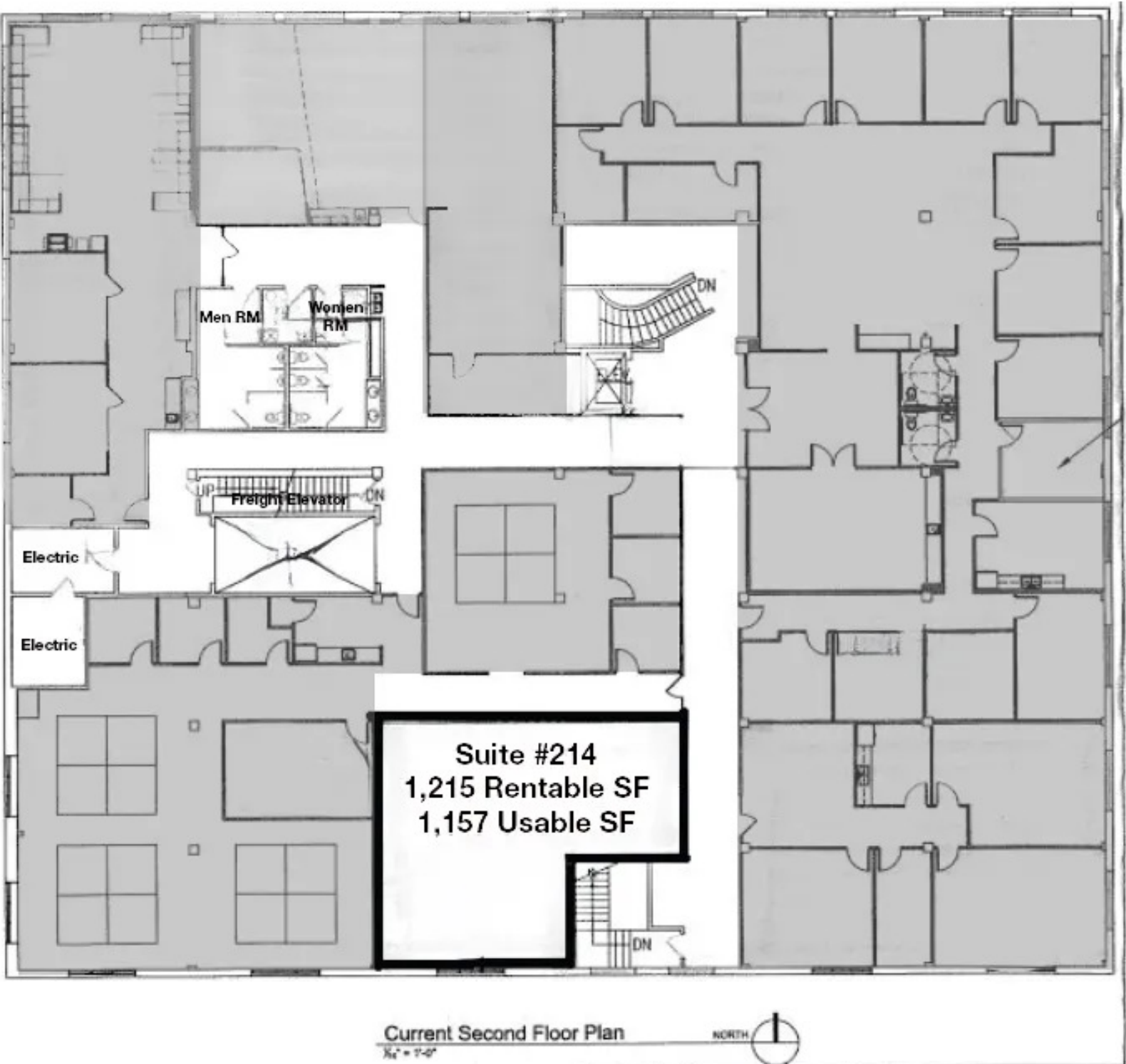
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FLOOR PLAN

225 E 11TH ST
Sioux Falls, SD 57104

FOR SUBLEASE

Office Suite



PHOTOS

225 E 11TH ST
Sioux Falls, SD 57104

FOR SUBLEASE

Office Suite



LOCATION MAP

225 E 11TH ST
Sioux Falls, SD 57104

FOR SUBLEASE

Office Suite



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NA Sioux Falls

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