

Office

For Lease

300 Centennial Dr North Sioux City, SD 57049



400 Gold Circle, Suite 120
,
712 224 2727 tel
naiunited.com

For Lease

1,233 - 12,230 SF | \$10.00 SF/yr
Office



Property Description

The former Gateway Computer call center has been completely renovated into a variety of sports and office uses. Small office sizes are available down to 1,233 SF with a maximum contiguous of 12,230 SF. Offices are move in ready. FF&E can be available and negotiated into the lease. Operating expenses are estimated at \$2.00 PSF. Tenant is responsible for janitorial and utilities.

Location Description

Located just off Interstate 29 in the Gateway Business Park

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Location Information

Building Name	Centennial Offices
Street Address	300 Centennial Dr
City, State, Zip	North Sioux City, SD 57049
County	Union
Market	South Dakota
Sub-market	North Sioux City
Cross-Streets	Centennial Dr & N. Merrill Ave

Building Information

Building Size	380,000 SF
Building Class	B
Occupancy %	99.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	250,000 SF
Year Built	1999
Year Last Renovated	2018
Office Buildout	Shell

Property Information

Property Type	Office
Property Subtype	Office Building
Lot Size	11.22 Acres
APN #	05.KR.01.3100 & 05.KR.01.3260
Lot Frontage	286 ft
Lot Depth	400 ft
MLS #	802162

Parking & Transportation

Parking Type	Surface
Parking Ratio	1.3
Number of Parking Spaces	494

Utilities & Amenities

Number of Elevators	1
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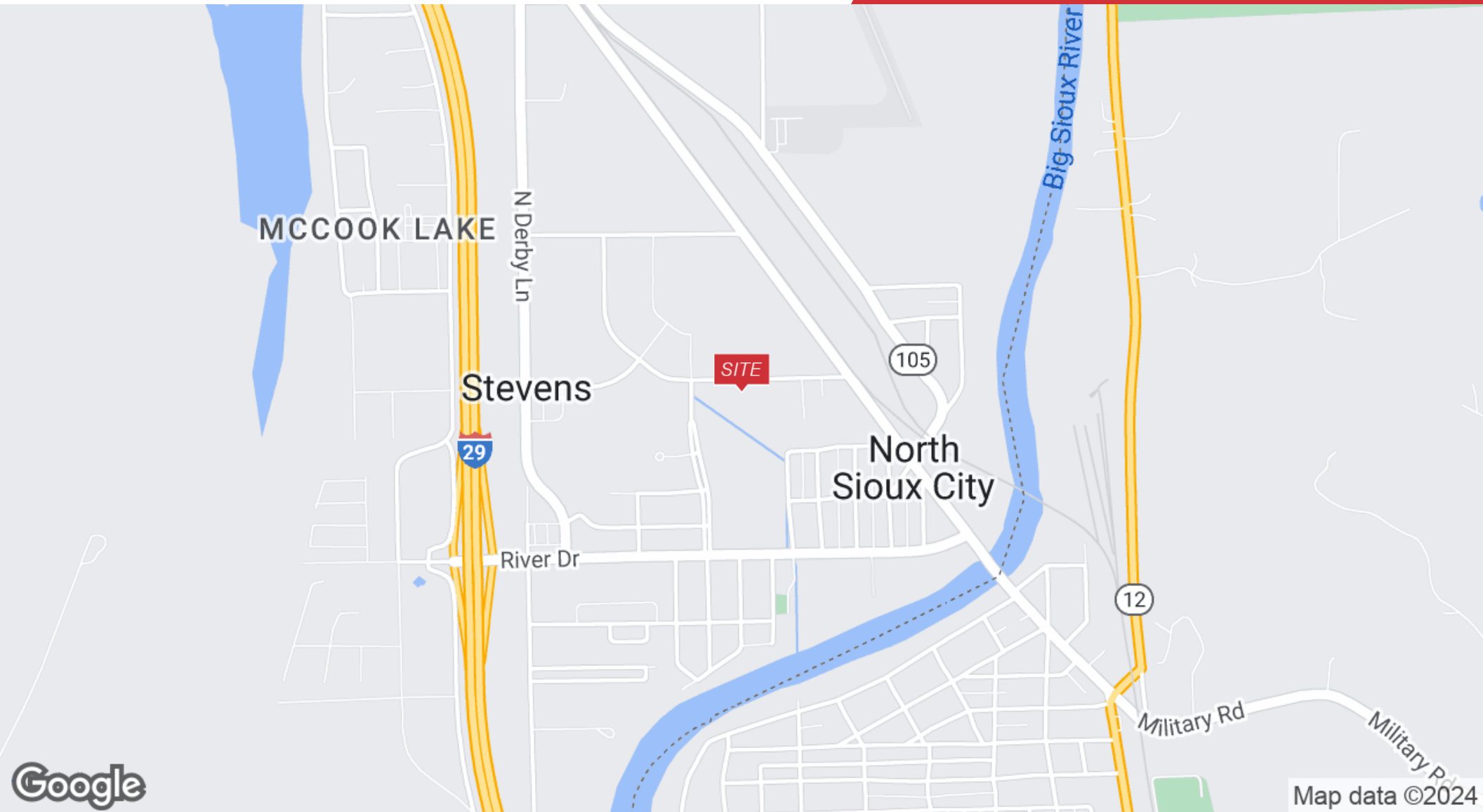
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
200	7,100 SF	NNN	\$10.00 SF/yr	Fully finished office space with multiple private offices, a large workspace/bullpen area, restrooms, kitchenette, and conference rooms.
210	2,137 SF	NNN	\$10.00 SF/yr	Fully finished brand new office space with 3 private offices, a conference room, kitchenette, and open work space.
220 A	1,760 SF	NNN	\$10.00 SF/yr	This space is partially demolished and located on the 2nd floor just off the elevator and stairwell. It could be finished as office or used "as-is" for storage at a lower lease rate. There is access to common restrooms. The entrance and parking is on the east side of the building. Tenant is responsible for janitorial and utilities. (1,500 (Ste 220) + 2,132 (Ste 210))
220 B	1,233 SF	NNN	\$10.00 SF/yr	This space is located on the 2nd floor just off the elevator and stairwell. There is access to common restrooms. The entrance and parking is on the east side of the building.
200 - 220 B	1,233 - 12,230 SF	NNN	\$10.00 SF/yr	This suite includes Suites 200, 210, and 220. The space includes a variety of small offices, break rooms, kitchenettes, conference rooms, and opens work areas. Offices are move in ready. FF&E can be available and negotiated into the lease.

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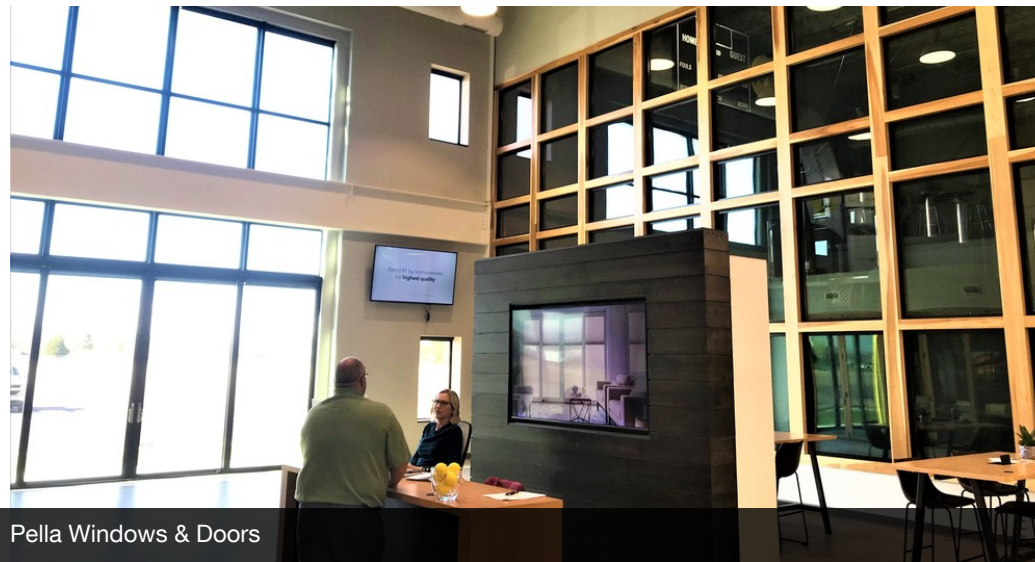


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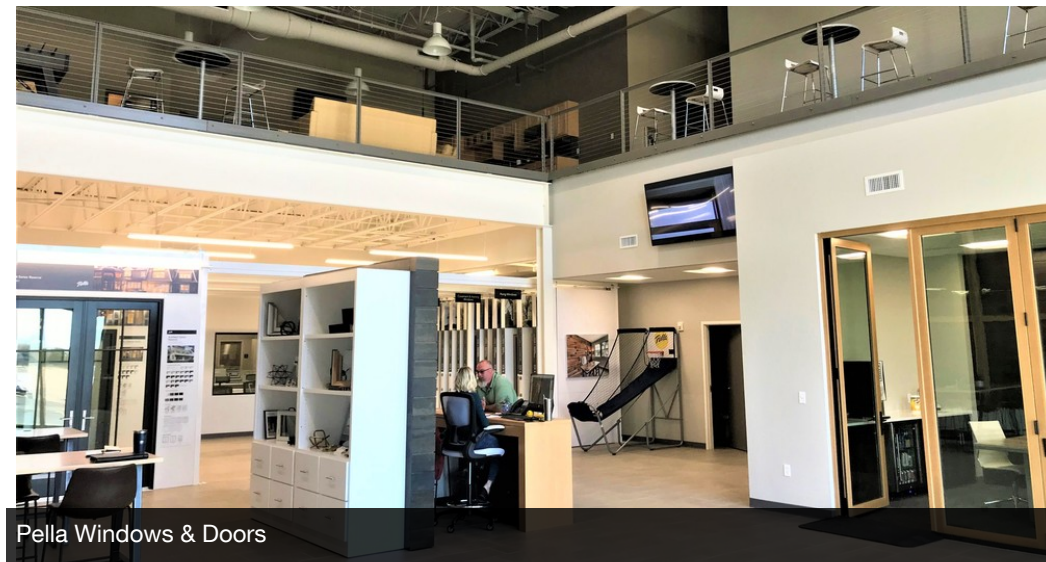
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United Sports Academy



Pella Windows & Doors



Pella Windows & Doors

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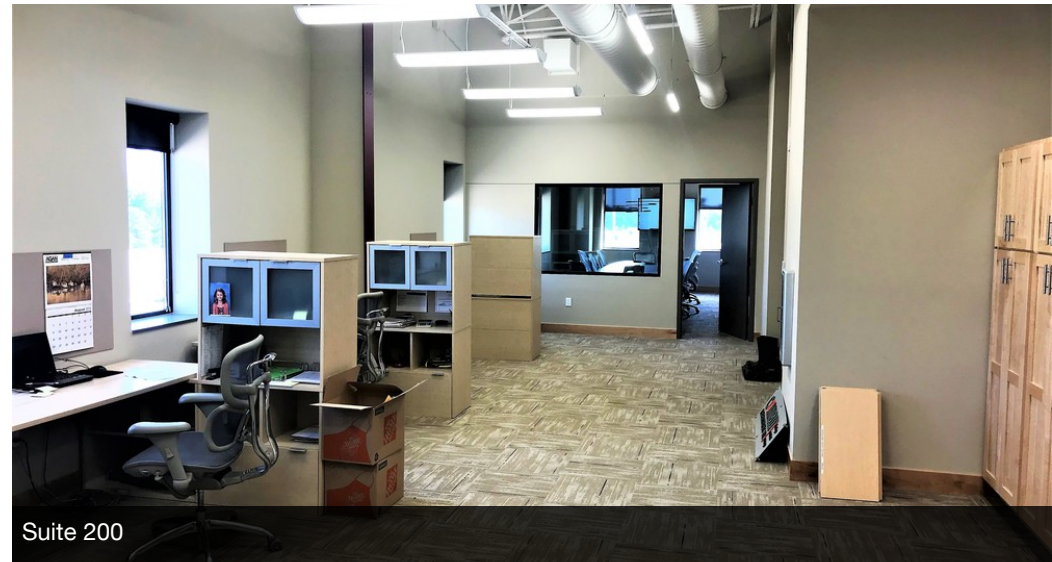
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Suite 200



Suite 200

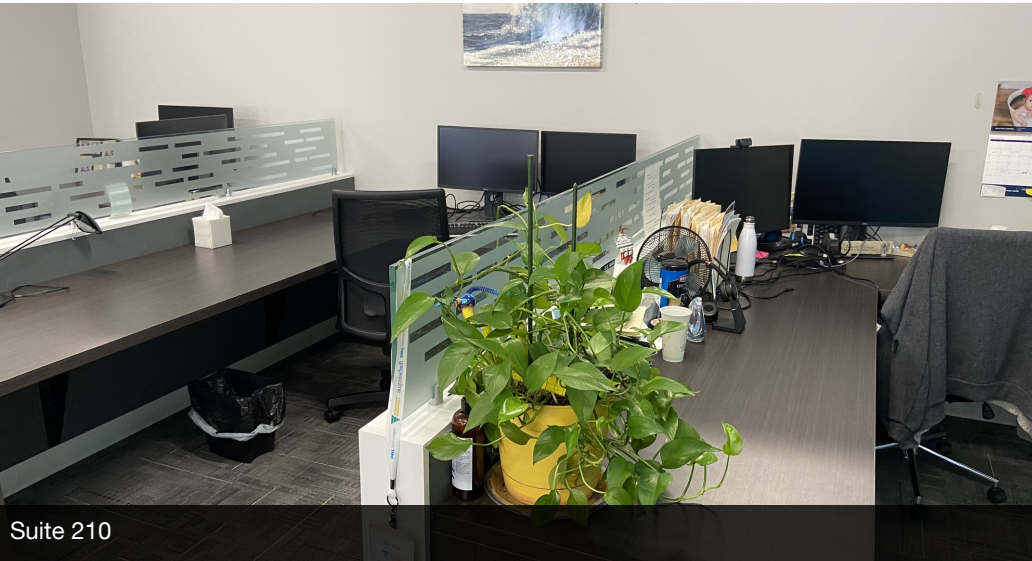


Suite 200

For Lease

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Office



Suite 210



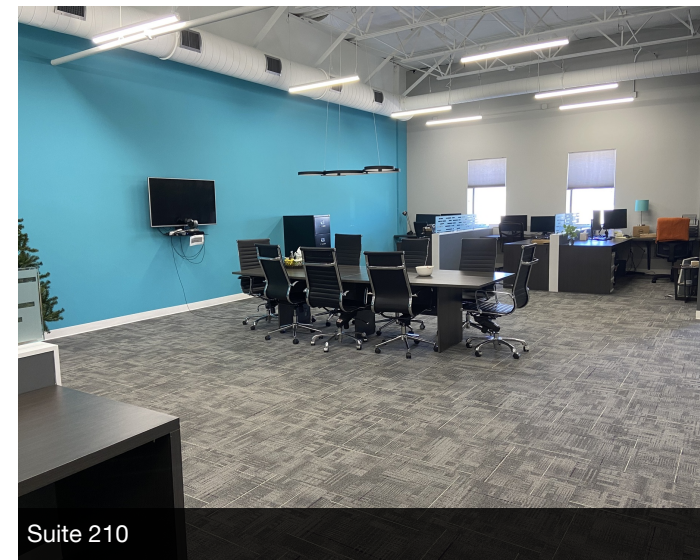
Suite 210



Suite 210



Suite 210



Suite 210

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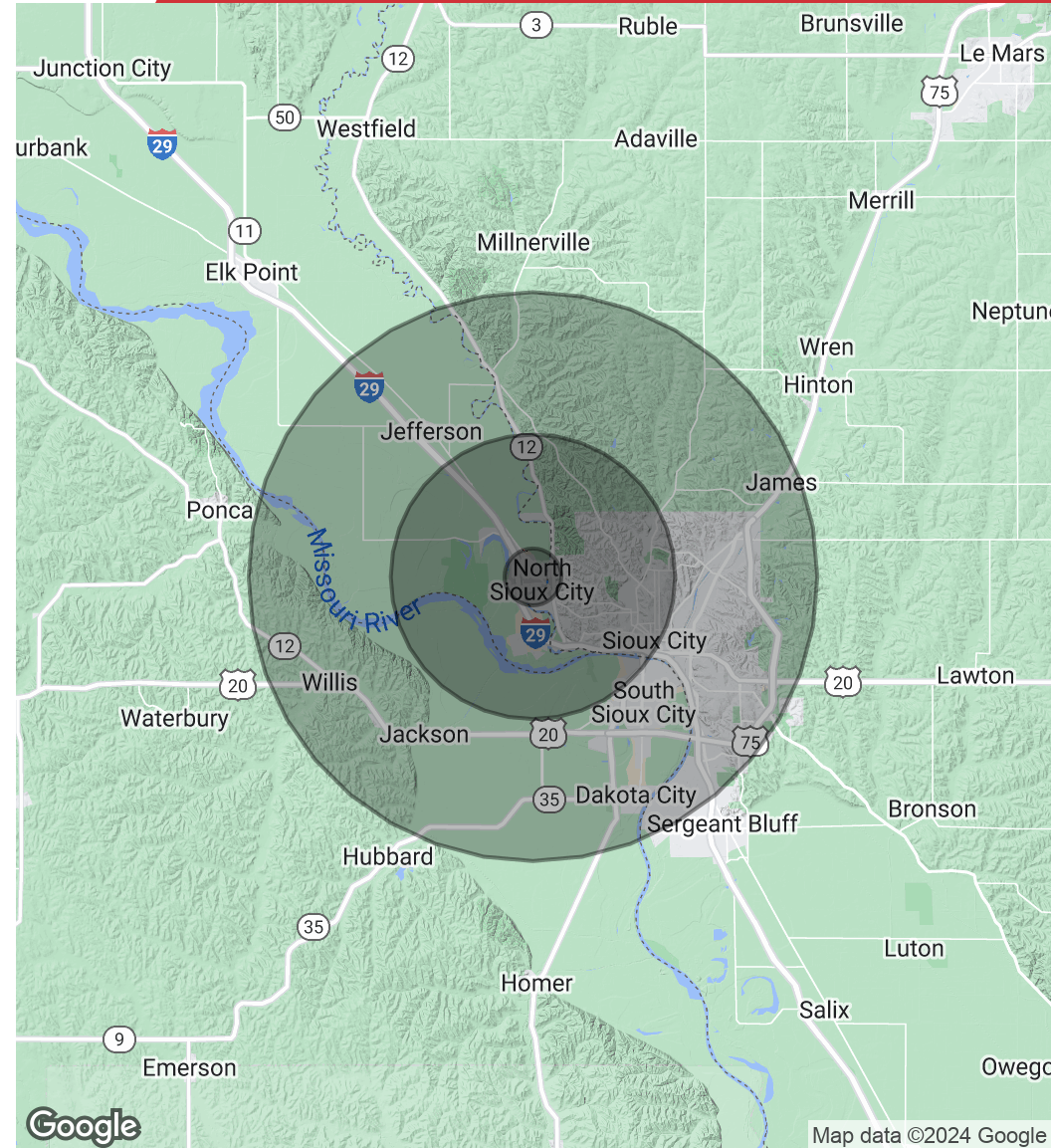
Population

	1 Mile	5 Miles	10 Miles
Total Population	1,841	31,221	116,137
Average Age	38.0	33.9	33.9
Average Age (Male)	39.2	33.2	33.1
Average Age (Female)	36.9	34.2	34.6

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	736	11,176	43,224
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$51,954	\$58,152	\$56,136
Average House Value	\$107,962	\$136,839	\$130,569

* Demographic data derived from 2020 ACS - US Census



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