



# FIRST AVE

## DOWNTOWN SIOUX FALLS

### SINGLE-TENANT OFFICE / RETAIL PROPERTY

510 South First Avenue | Sioux Falls, SD 57104



#### SIZE

Main Level: 2,100 sqft  
Lower Level: 2,100 sqft



#### PRICE

Main Level: \$18.00 psf (NNN)  
Lower Level: \$9.00 psf (NNN)



#### LOCATION

Site is located in Downtown Sioux Falls near First Avenue & 14th Street.



#### LAYOUT

Wide open floor plan on both floors. Both floors are plumbed for restrooms. Main floor has 12' ceilings; lower-level 9'4".



#### T.I.A

Landlord offering a \$90,000 Tenant Improvement Allowance with acceptable Lease terms.



#### AREA TENANTS

Ace Hardware, Sunshine Foods, Keloland, Midco, USPS, State Theatre, Avera, Great Outdoor Store, Washington Pavillion, and many more downtown retailers!

Information deemed reliable but not guaranteed.



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# AREA MAP



# PARCEL MAP



# PHOTOS

