

River Centre

4th Floor For Lease



www.naisiouxfalls.com

PROPERTY HIGHLIGHTS

EXECUTIVE SUMMARY

River Centre offers a highly functional office environment in one of downtown Sioux Falls' most recognizable locations. Positioned along the Big Sioux River, the property provides a rare combination of efficient workspace and scenic views, creating a setting that enhances both productivity and day-to-day experience. Tenants benefit from immediate access to the Riverwalk, nearby amenities, and a central downtown location, all within a professional and well-maintained office building.

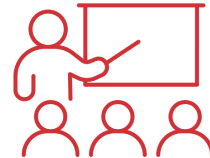
BUILDING COMPLEX AMENITIES



20 Offices



3 Conference Rooms



Shared Training Room & Breakroom



7 Underground Parking Spots



Scenic River Views



Walkable to Dining & Amenities



Elevator Access



Flexible Floor Plan/Subdivisible

ADDRESS 200 E. 10th St, 4th Floor, Sioux Falls, SD 57104

SPACE AVAILABLE	Fourth Floor: Up to 12,909 SF Subdividable
LEASE RATE	\$18.50/SF NNN
EST. NNN EXPENSES	\$9.14/SF
TENANT IMPROVEMENT ALLOWANCE	\$25.00/SF

200 E. 10TH STREET
INTERIOR PHOTOS



200 E. 10TH STREET SHARED AMENITIES

- Conference Room
- Break Room
- Parking Garage



200 E. 10TH STREET EXTERIOR PHOTOS



PUBLIC PARKING

D-1 RAMP

630 Spaces

\$87/MO

\$1.50/HR

B-4 RAMP

525 Spaces

\$87/MO

\$1.50/HR

2026 Prices, Subject to Change



LOCATION MAP



LEASING
TEAM



Marcus Mahlen
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