



FOR LEASE

**101 S MAIN AVENUE
SIOUX FALLS**

**LAST SPACE
AVAILABLE!**

Year Built: 1916/2008 Improve-
ment Allowance: \$25/sq ft
Estimated NNN : **\$3.20sf**
Parking ratio: 1:295 square feet (96
stalls available, some indoor)
Space can be sub-divided



Classic and elegant, this 1916 vintage building has all new finishes with historic detail and charm. Parking is plentiful and included in the lease rate, 3rd floor suite has large 4 x 6 windows, columns and high ceilings. Ready to finish out according to tenants needs. Public rest-rooms adjacent to the suite. Take advantage of the shared fitness center with locker rooms; roof decks with fire-pit and more.

Floor	Square Feet	Lease Rate	
Suite 302	1988	\$14.50 NNN	Ready to finish! - Hurry Last Space



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101 S. Main Ave. Fl. 4 Sioux Falls, SD 57104

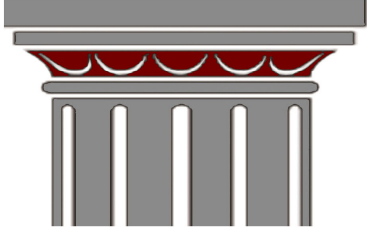




LEGACY *Real Estate*

Our commitment. Your legacy.

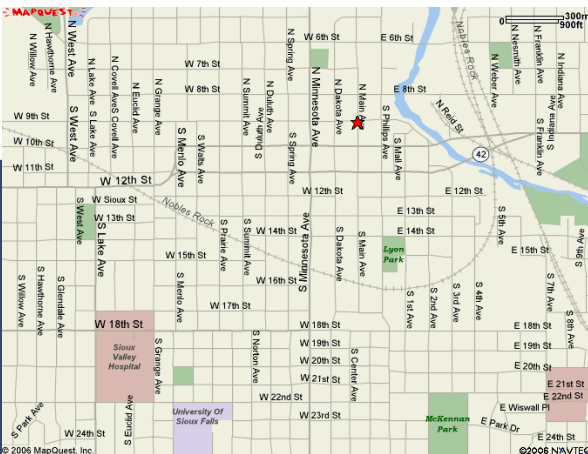
Security **NATIONAL**



Bank Centre



- Select your own finishes
- Design your own space
- Plentiful parking
- Free use of the Fitness Center & Roof Decks



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Information deemed reliable but not guaranteed. Buyers are encouraged to conduct their own independent investigation.