



FOR LEASE

**101 S MAIN AVENUE
SIOUX FALLS**

Year Built: 1916/2008
 Improvement 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 restrooms adjacent to the suite. Take advantage of the shared fitness center with locker rooms and roof decks with fire-pit!

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



Andy Fleming
605.336.1309

Jennifer Fleming
605.336.1308

afleming@legacysiouxfalls.com
 jfleming@legacysiouxfalls.com
 www.LegacySiouxFalls.com

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

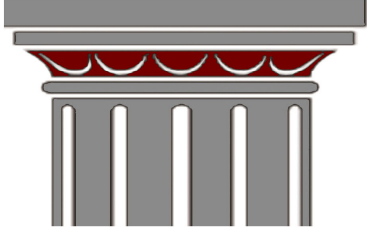




LEGACY *Real Estate*

Our commitment. Your legacy.

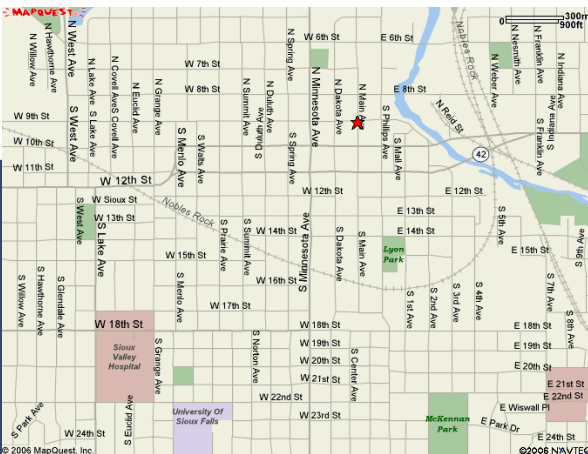
Security NATIONAL



Bank Centre



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



605.336.7376

www.LegacySiouxFalls.com

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



EQUAL HOUSING
OPPORTUNITY

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