



600 E 7th Street
Sioux Falls, SD 57103

Lease Rate	\$17.50/SF NNN
Estimated NNN Expenses	\$4.50/SF
Utilities	\$2.25/SF
Suite Size	1,901 SF

PROPERTY HIGHLIGHTS

- Available immediately!
- Former fire station and public library turned office building
- Fully renovated in 2018
- Bright 2nd floor space with 3 window offices and an open area with 5 desks
- In-suite restroom with shower
- Furniture is included
- Zoning: Office

LOCATION DESCRIPTION

Located in downtown Sioux Falls in the historic East Side Fire Station

Area neighbors include Heritage Park, Cherapa Place Development, Monk's Ale House, Roots of Brasil, Sioux Area Metro, Johnstone Supply Sioux Falls



GREGG BROWN, MBA, SIOR
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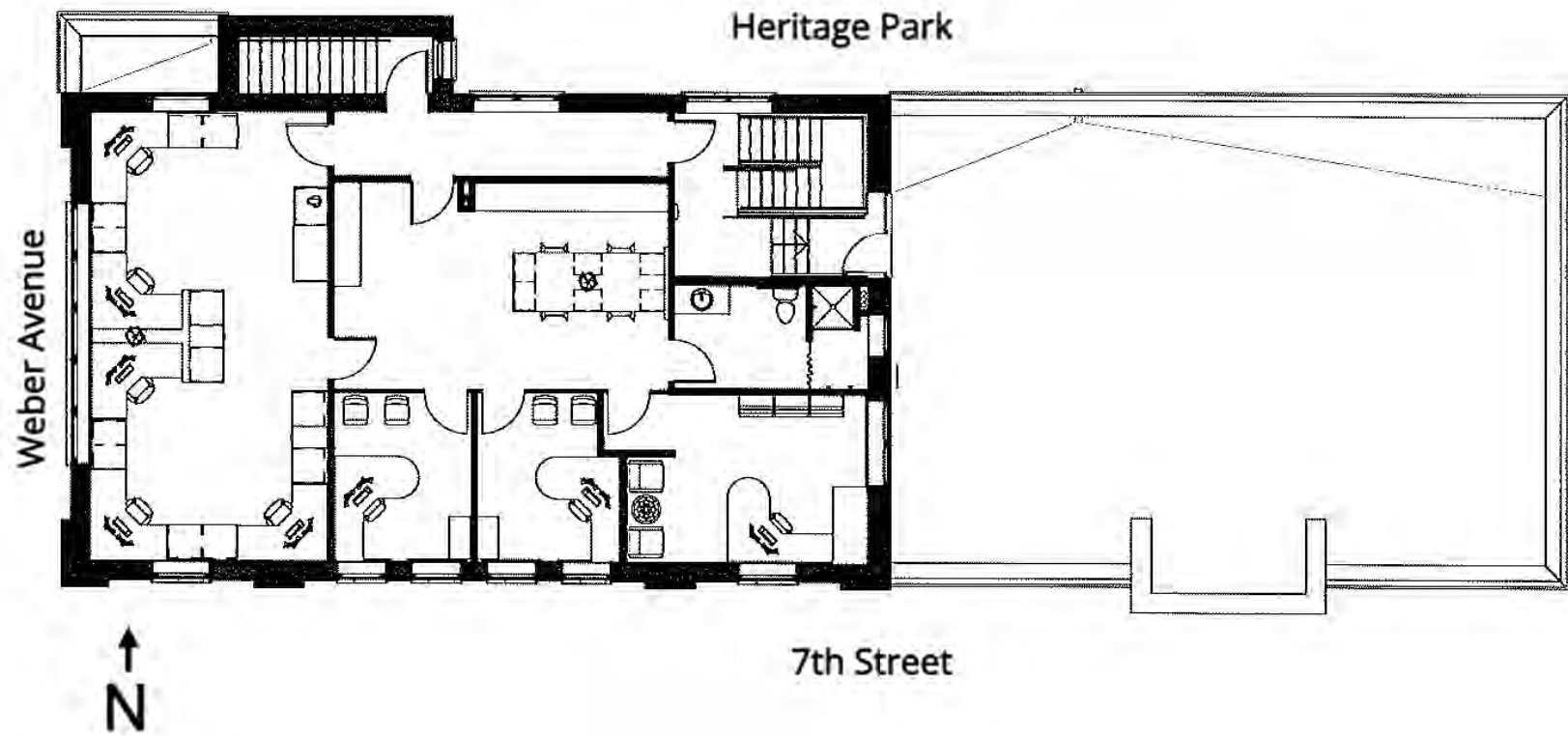
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLAN

600 E 7TH STREET
Sioux Falls, SD 57103

FOR LEASE

Office Suite



OPEN WORK AREA PHOTOS

600 E 7TH STREET
Sioux Falls, SD 57103

FOR LEASE

Office Suite



OFFICE PHOTOS

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EXTERIOR PHOTOS

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AERIAL

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FOR LEASE

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