

**FOR
LEASE**

THE MINNESOTA CENTRE

Downtown Sioux Falls

4th Floor Office Space For Lease



110 North Minnesota Avenue
Sioux Falls, SD 57104



size

5,610 square feet



price

\$16.75 / foot (NNN)
NNN est. \$4.50



location

High-profile location at
9th & Minnesota



layout

See enclosed Landlord
layout plans, including
6-8 offices, conference
and training rooms.
Contact Broker for details.



traffic

Minnesota Avenue:
21,600 cars per day

9th Street:
3,200 cars per day



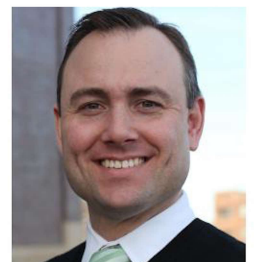
co-tenancy

First Bank & Trust, CHR
Solutions, Lynn Jackson Law
Firm, Canfield, Argus Leader,
CenturyLink

Information deemed reliable but not guaranteed.



5800 South Remington Place #100
Sioux Falls, South Dakota 57108
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115

North Dakota Ave

N Main Ave

W 8th St

Minnesota Avenue

W 9th St

9th Street

South Dakota Ave

S Main Ave

10th Street

W 10th St

42

South Dakota Ave

S Main Ave

N Spring Ave

S Spring Ave

S Spring A



FAMILY DOLLAR

Safelite
AutoGlass

CANFIELD
Making Space. Better.

MAHLANDER'S
APPLIANCE AND LIGHTING

SITE

CITY
HALL

FIRST DAKOTA
NATIONAL BANK

GOODYEAR

FIVE GUYS
BURGERS and FRIES

CenturyLink

Argus Leader
A GANNETT COMPANY

the Y

EniBe

HOME
FEDERAL
BANK

Volunteers of America



Landlord's Proposed Floor Plan
(Contact Broker for details.)



Open area for workstations



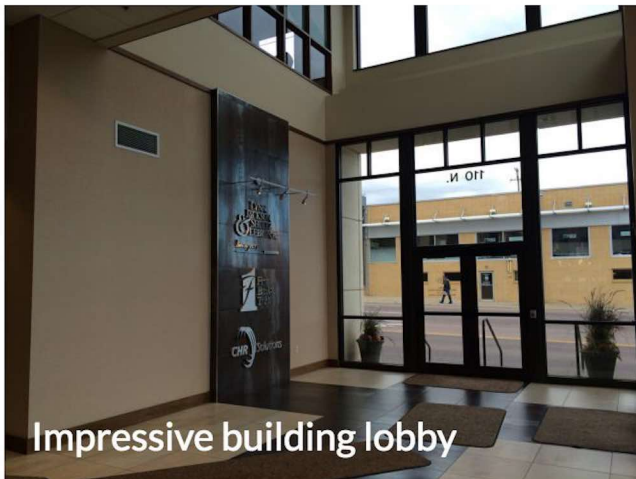
Open area for workstations



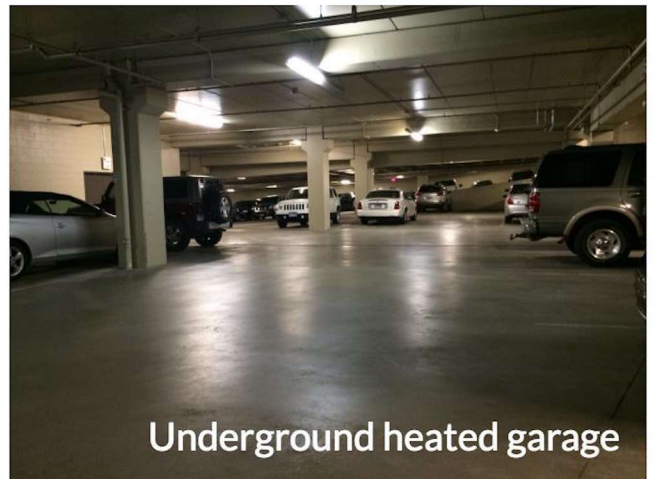
All offices feature grand windows



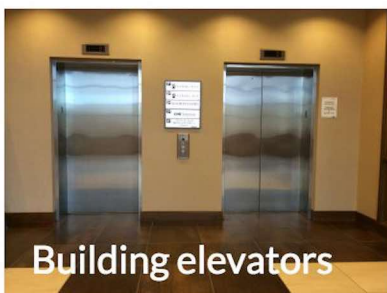
In-suite coffee bar



Impressive building lobby



Underground heated garage



Building elevators



Training room



Copy room