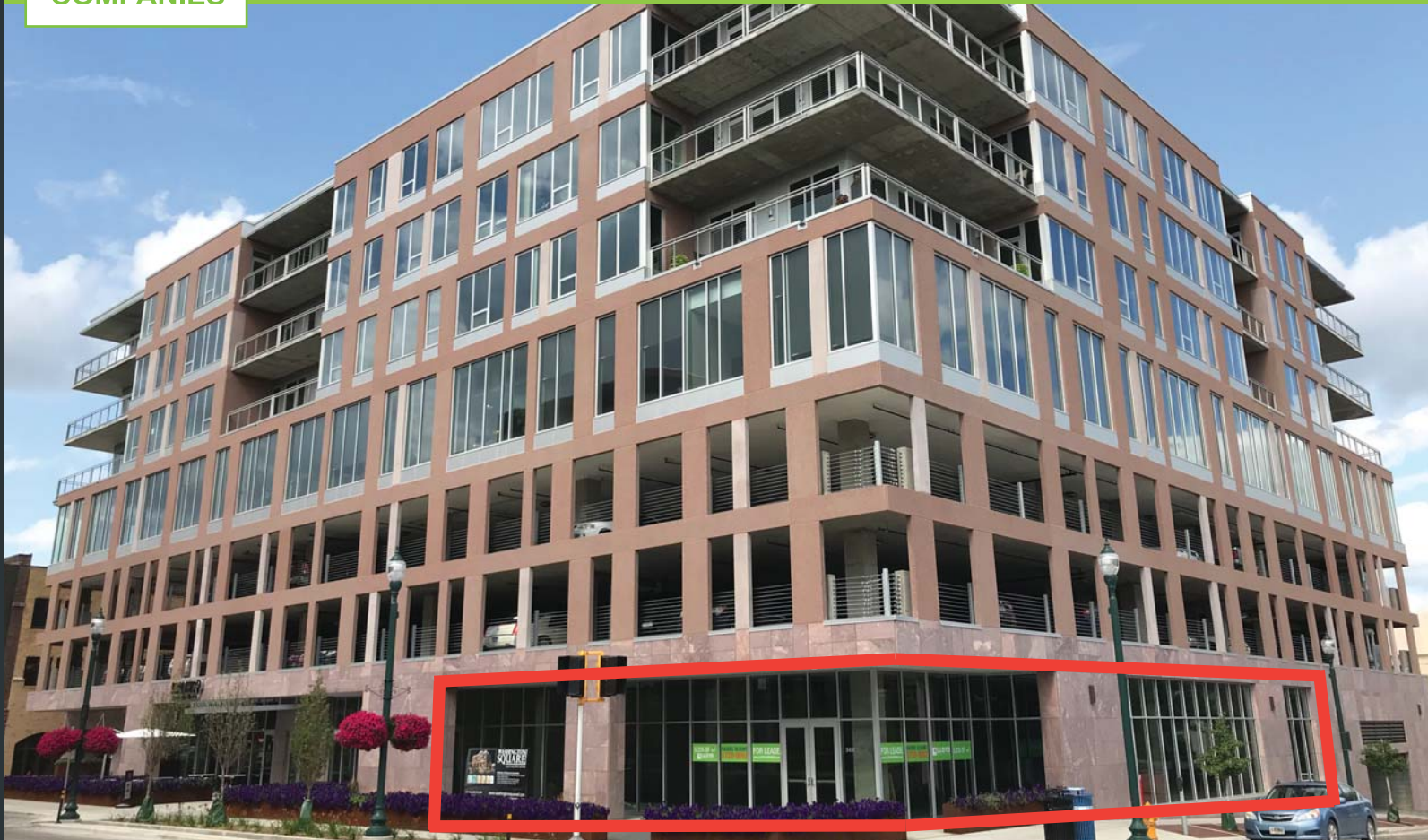


WASHINGTON SQUARE



FOR LEASE

120 West 12th Street
Sioux Falls, SD 57104

1ST LEVEL RETAIL

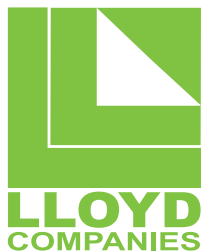
- \$20/SF NNN
- \$40.00/SF TIA
- 5235 Usable Square Feet +/-
- Flexible space and suitable for many uses! Owner may be willing to subdivide.
- Retail co-tenants include Parlour Ice Cream House and Wine Bar on Main.

DESCRIPTION

- Best space in downtown across from the Washington Pavillion
- 125 on site, covered parking stalls
- Three floors of condos and 20 feet of office within the building
- Other tenants to include Wine Time on Main and The Parlour Ice Cream House - two elegant concepts
- Outdoor seating and patio area
- HVAC and ventilation system to accommodate the restaurant
- Contact Broker for further information

RAQUEL BLOUNT, SIOR
605 728-9092
raquel@lloydcompanies.com

Find out more at Lloydcompanies.com



WASHINGTON SQUARE



CONDOS

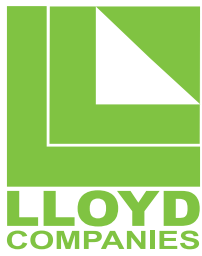
OFFICE

PARKING

RETAIL SPACE
AVAILABLE



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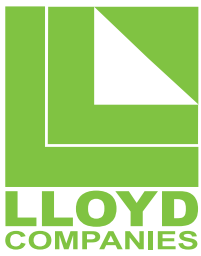


LEVEL 1 FLOOR AREA (RETAIL PARKING LEVEL 1)

Terms:
\$20.00/SF NNN
\$40.00/SF TIA

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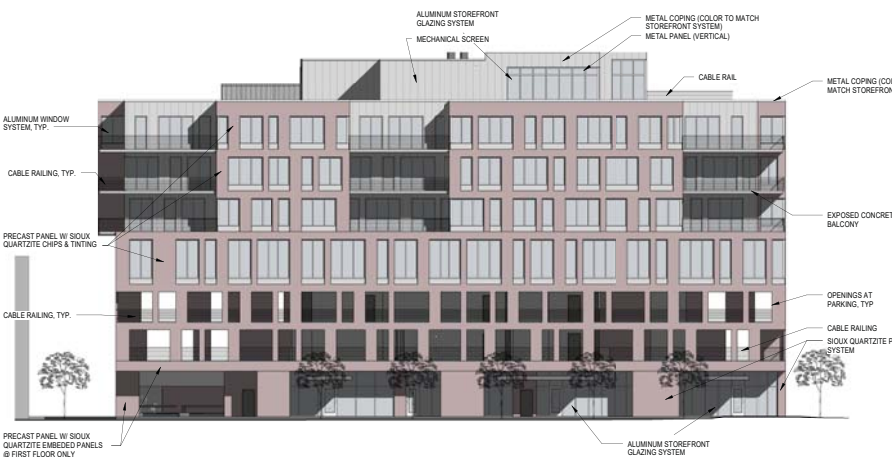
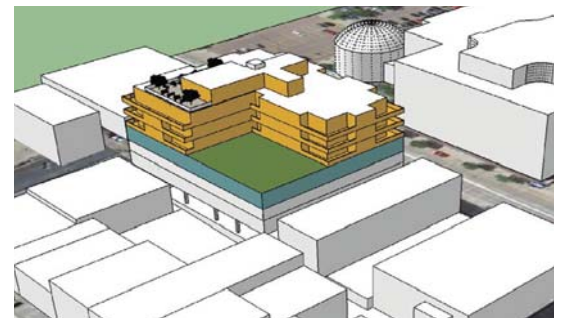




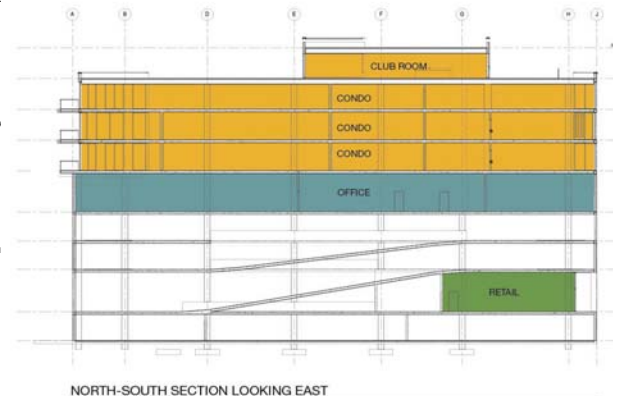
WASHINGTON SQUARE



South Elevation (W 12th Street)

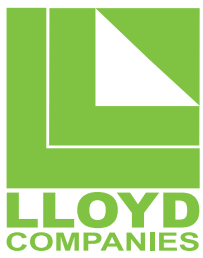


West Elevation (S Main Avenue)



Concepts only;
Subject to change

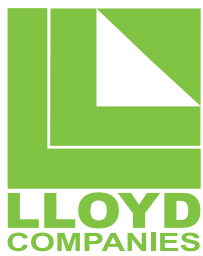
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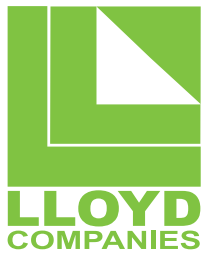


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PROPERTY VISIONS



WASHINGTON SQUARE

PROJECT NARRATIVE

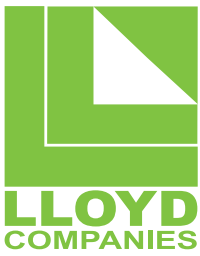
Washington Square is a newly constructed 8-story mixed-use building located at the intersection of South Main Avenue and West 12th Street in Sioux Falls, South Dakota. The high-quality building design is home to 22,500 square feet of office space, 7,100 square feet of retail space, 22 dwelling units and 96 parking stalls offering increased density and active storefronts, while providing a warm and welcoming pedestrian experience.

With its location along primary street frontages, the development allows easy vehicular access. Proximity to Sioux Area Metro Routes 1, 2, and 5, as well as its location near the downtown commercial district, government functions, and Washington Pavilion is truly valuable. One of the key elements of the site plan is an improved pedestrian experience at the sidewalk and active streetscape environment. Parking stalls for the retail space are covered within the planned interior parking area located at-grade and second level while residential parking are located below-grade. Office parking is located on level 2 and 3. The retail entry is welcoming along the Main Avenue frontage with vision glass. Retail wraps the corner for a portion of the 12th Street façade. Public seating and bike racks are located adjacent to the retail and main housing entrance on Main Avenue to encourage pedestrian and bicycle transit. These elements, along with enhanced corner landscaping in keeping with the current downtown standards, has improved the overall atmosphere of this intersection.

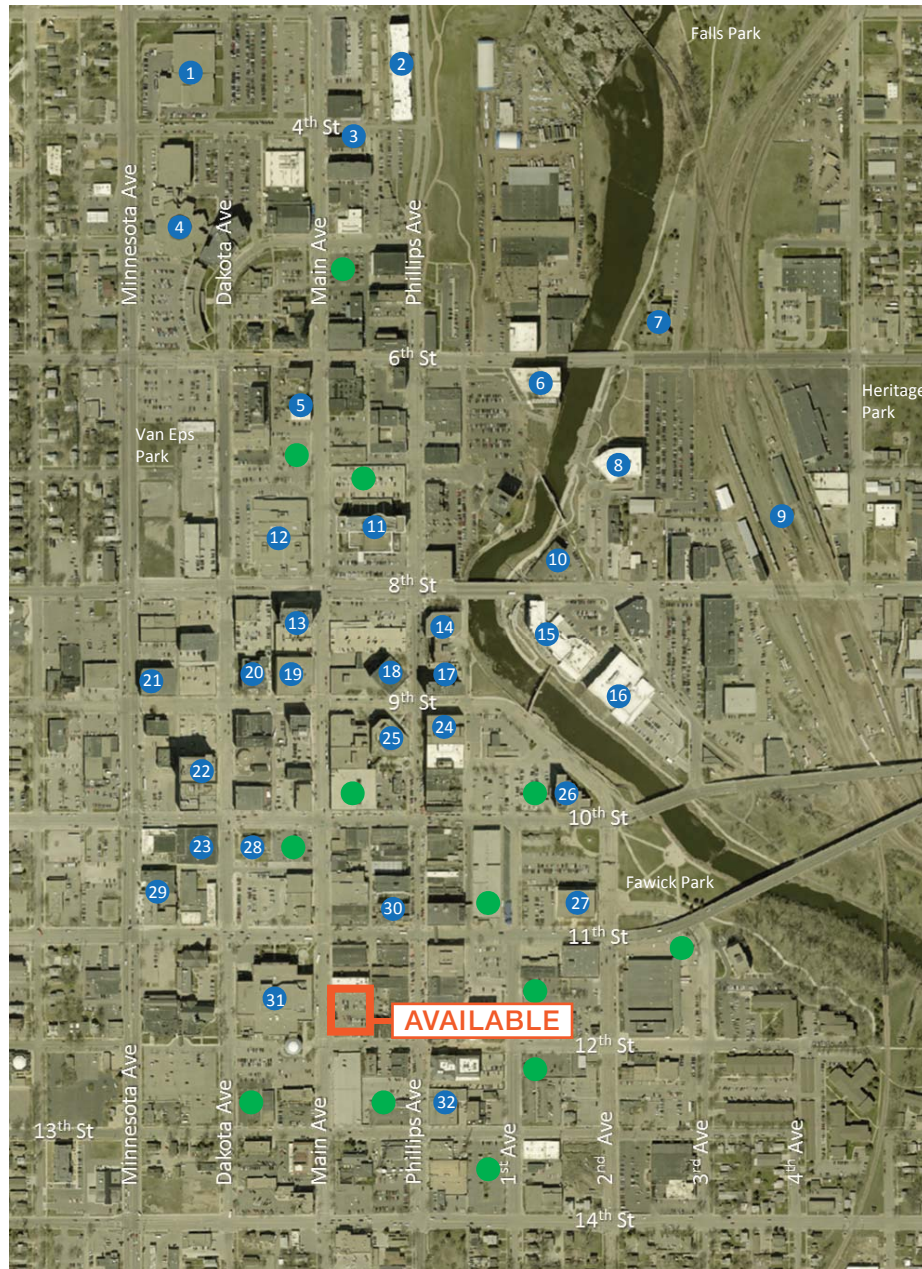
The materials of the building are very high quality and consist of a combination of Sioux Quartzite stone, architectural precast panels (along the alley and north sides), metal siding at the rooftop owner's terrace room, and glass. The design concept took inspiration from the cascading falls, which are a Sioux Falls landmark. Additionally, the building features articulation that adds elements of interest to the overall project. All façades feature integrated terraces, allowing the building elevations to be animated in light and shadow. The terraces will provide ample outdoor space for residents. A large rooftop owner's terrace deck is available to residents for grilling, entertaining, and relaxing. In addition, a dog run is provided on the roof for residents to use.

Washington Square offers a welcoming and well-designed housing, retail, and office option at a prominent urban corner location. Its position within the urban fabric at the edges of the downtown commercial zone while being directly across from the highly beloved Washington Pavilion makes this location very unique. With the proposed mixed uses for retail, office, and residential housing, Washington Square serves as a gateway to the downtown core and has already become a landmark building in Sioux Falls.

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WASHINGTON SQUARE



- | | | | |
|---|--|--|-------------------------------|
| 1. Law Enforcement Center | 9. Burlington Northern Santa Fe (BNSF) Railway | 18. Wells Fargo | 28. Carnegie Town Hall |
| 2. Phillips Avenue Lofts | 10. Country Inn & Suites | 19. First Dakota National Bank | 29. YMCA |
| 3. Uptown Exchange Lofts | 11. Holiday Inn | 20. City Hall | 30. Home Federal |
| 4. Minnehaha County Courthouse & Administration | 12. Library | 21. First Bank & Trust | 31. Washington Pavilion |
| 5. Orpheum Theater | 13. U.S. Bank | 22. Century Link | 32. U.S. Federal Court House |
| 6. Raven Industries | 14. Pioneer Square | 23. Argus Leader | |
| 7. Kilian Community College | 15. Hilton Garden Inn | 24. First National Bank in Sioux Falls | ● = Public Parking Lots |
| 8. Cherapa Place | 16. Lumber Exchange – CNA Surety | 25. The Plaza – DocuTAP | ● = Major Downtown Businesses |
| | 17. Great Western Bank | 26. Great Western Bank | |
| | | 27. Avera | |

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