

For Lease

Downtown Office Space  
Lease Price: \$3,400/ month



## Pettengill Main Building

123 S. Main Avenue, Sioux Falls, SD

### Property Features

- Suite 200 is 2,320 sq. ft. of completely renovated upper level space with private offices, conference room, storage room, break room, & reception area
- **5 enclosed climate-controlled parking spaces in adjacent building included in rent for suite 200**
- Private back entrance
- Beautiful built-in cabinetry and desks
- Impressive finishes
- State-of-the-art communications and cabling in place
- Beautiful historic building
- Walls in the rear of the space could be removed to create an open area

### Pricing

- Suite 200 = \$3,400/ month gross

### Location

- Located in a prominent multi-tenant building on S. Main Avenue between 9th & 10th Streets
- Located in the heart of the Central Business District
- Within walking distance to many local retailers, businesses and banks
- 2015 traffic count on Main Avenue is 3,300 vehicles per day



For more information:



**Craig Hagen, CCIM**

+1 605 444 7115 direct  
+1 605 310 4227 mobile  
chagen@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

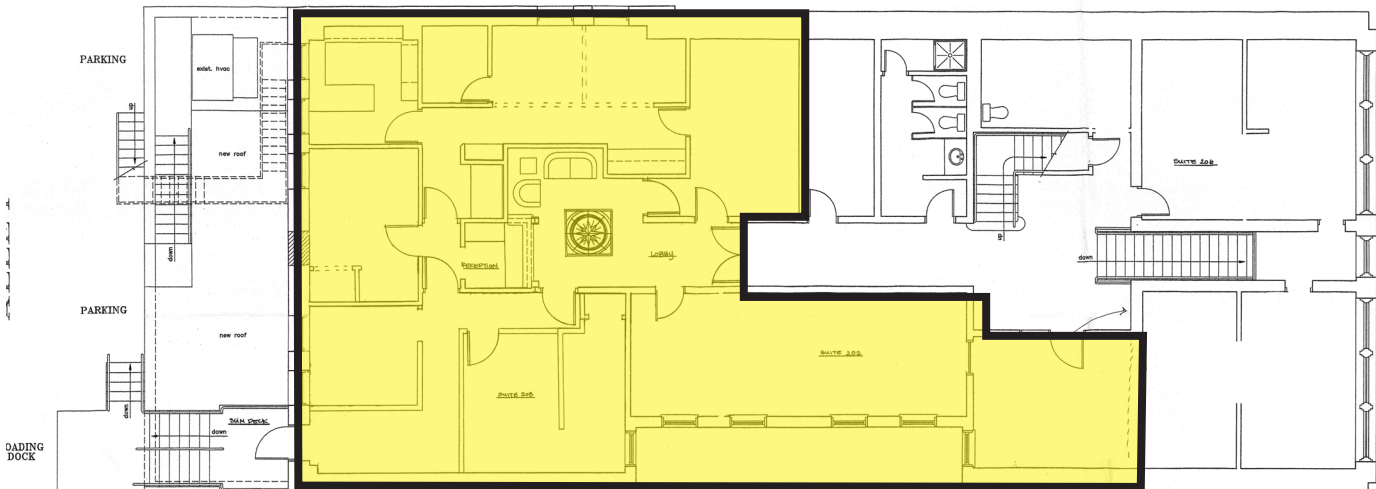
2500 W. 49th Street, Suite 100  
Sioux Falls, South Dakota 57105  
+1 605 357 7100

[naisiouxfalls.com](http://naisiouxfalls.com)

For Lease

# Pettengill Main Building Sioux Falls, SD

Leased Parking Ramp



**Available**  
**Suite 200**  
**2,320 Rentable Sq. Ft.**  
**\$17.60/Sq. Ft. Gross**  
**\$3,400.00 / month**

**Includes 5 climate-controlled parking spaces  
in adjacent building**



For Lease

# Pettengill Main Building Sioux Falls, SD



