

# TRI-STATE CREAMERY AT UPTOWN

## Suite 106



524 N. Main Avenue Suite 106  
Sioux Falls, SD 57104

# FOR LEASE

\$14.00/SF NNN  
1,047 SF

## SIZE

- 1,047 Square Feet

## PRICE

- \$14.00/SF NNN
- Estimated NNN: \$6.15/SF

## LOCATION

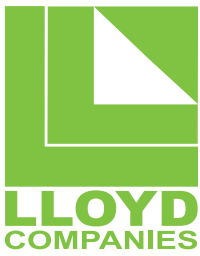
- The Tri-State Creamery Building is conveniently located in Downtown Sioux Falls at the intersection of 4th Street and Main Avenue. Space is available for your vision offering a link between downtown & Falls Park tourist attractions.

## DESCRIPTION

- Floor Plan: Show room space, separate room with counter island and sinks, and closet
- Private entrance from exterior and entrance from the lobby
- Approximately 180+ residential loft units in the immediate area
- Zoning: DTPUD
- Call Broker to schedule showing

Find out more at [Lloydcompanies.com](http://Lloydcompanies.com)

**RAQUEL BLOUNT, SIOR**  
**605 728-9092**  
[raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



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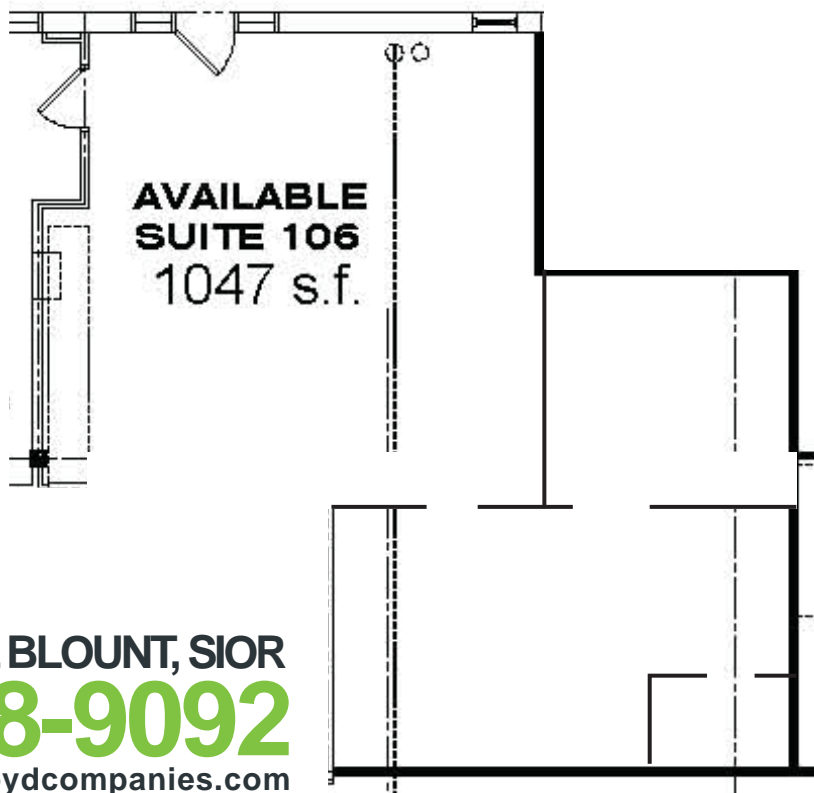
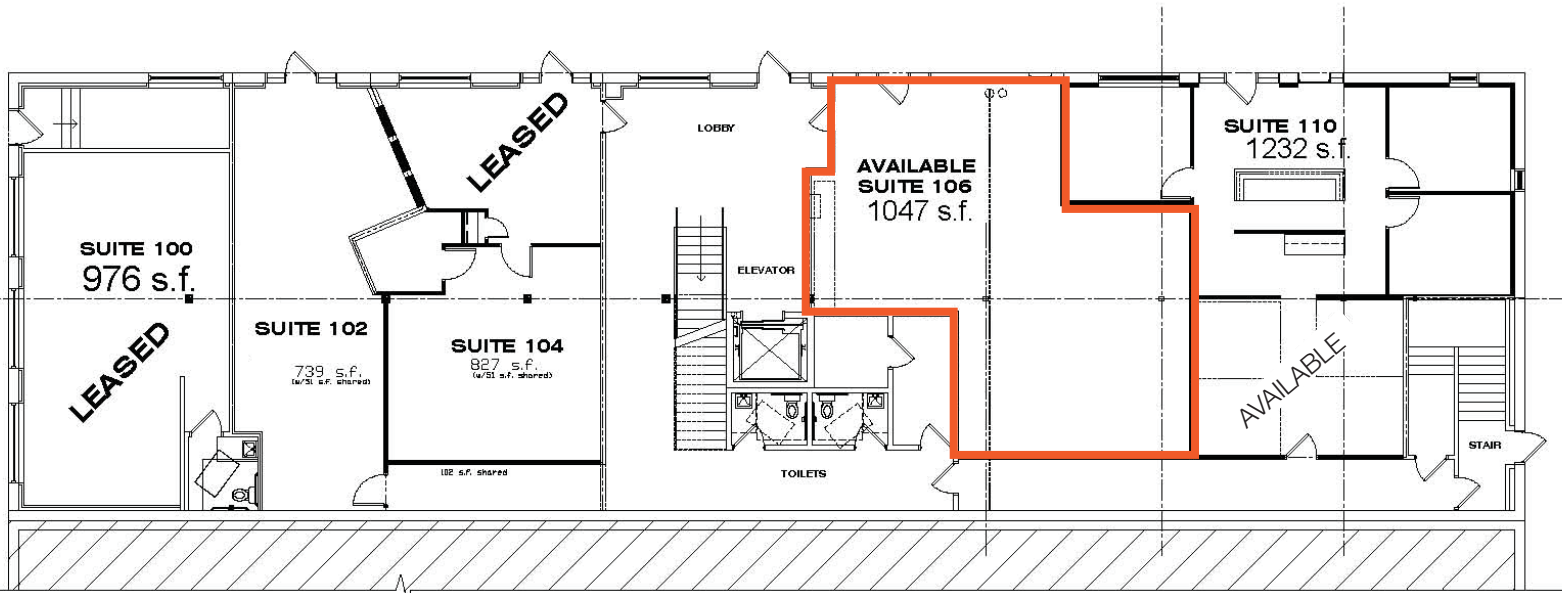
Suite Interior  
FF&E May Be Negotiable

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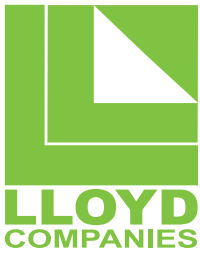
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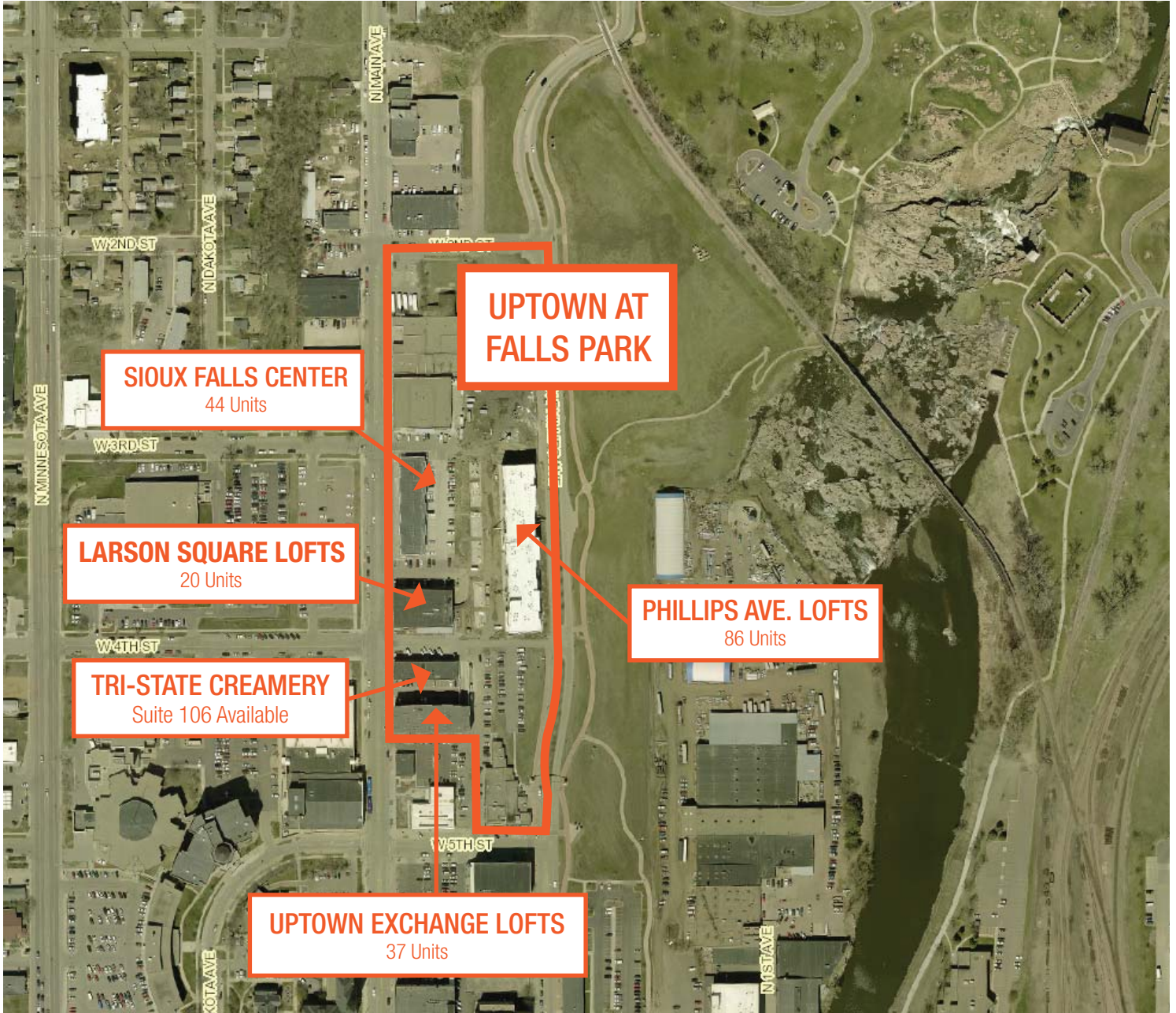
Floor Plan

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SITE MAP

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