



# FOUR12 OFFICE

9th + Spring | DTSF

## Downtown Office Building For Lease



412 West 9th Street  
Sioux Falls, SD 57104



### size

5,524 sqft total  
Main Floor: 4,344 sqft  
Lower Level: 1,180 sqft



### price

\$10.00 per sqft (NNN)



### location

Freestanding office building on western edge of Downtown Sioux Falls. Site is located on the northeast corner of 9th Street and Spring Avenue.



### parking

On-site parking lot, plus overflow parking across street at Faith Family Church.



### layout

Reception/waiting area, 9 offices, conference room, open workstation area, coffee bar, restrooms, plus partial lower level.



### co-tenants

Canfield Business Interiors, Minnehaha County Courthouse, First Bank & Trust, Sioux Falls City Center, Faith Family Church

Information deemed reliable but not guaranteed.



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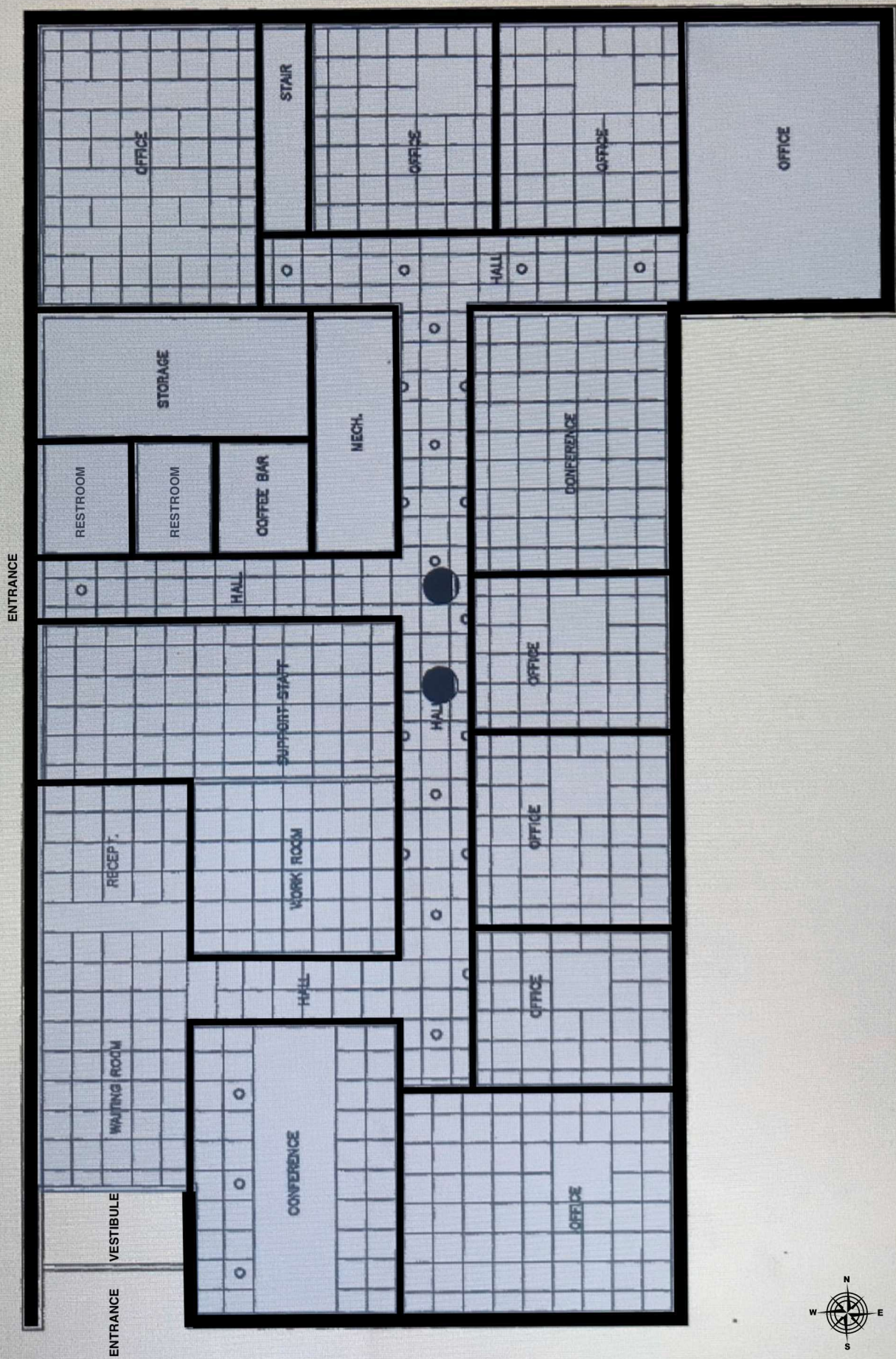


# AREA MAP





# FLOOR PLAN





PHOTOS

