

For Lease
Downtown Office Space
Lease Price: \$2,600/ month



Pettengill Main Suite 121

121 S. Main Avenue, Sioux Falls, SD

Property Features

- Suite size: 1,611 sq. ft.
- **Up to 4, climate controlled parking spaces available for \$100 each per month**
- Private back entrance
- 5 offices, conference room
- In-suite restrooms
- Handsome built-in cabinetry and desks
- 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

- Lease rate: \$2,600/ month gross including utilities
- Tenant pays phone, internet, cable

Location

- Located in a prominent multi-tenant building on S. Main Avenue between 9th & 10th Streets in the heart of the Central Business District
- Within walking distance to many local retailers, businesses and banks
- 2019 traffic count on Main Avenue is 2,800 vehicles per day



Craig Hagen, CCIM, SIOR

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

For Lease
Office Suite



For Lease
Office Suite

Leased Parking Ramp

Main Ave

