



## Gateway to Downtown

### Prospect Plaza North

625 S. Minnesota Avenue Suite 201 & 202, Sioux Falls, SD 57104

#### Property Features

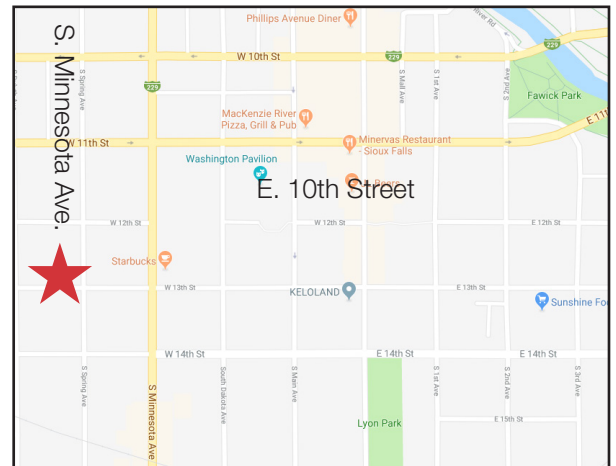
- Office building in the heart of Sioux Falls
- Suite 201 & 202 combined: 2,300 sq. ft.
- Suite 201 is available to lease separately or with Suite 202
- Year built: 1982
- Monument sign on Minnesota Avenue
- Curb cut on Minnesota Avenue

#### Pricing

- Total space lease rate: \$12.00/ sq. ft. gross
- Suite 201: \$500/ month gross

#### Location

- Located 1/2 block south of 14th Street on S. Minnesota Avenue
- High traffic location with 24,000 vpd
- Area neighbors include First PREMIER Bank, First Capital Trust, Brandt Solomon & Anderson Accountants, and Sioux Falls Housing & Redevelopment Commission



**Troy Fawcett, CCIM, SIOR**

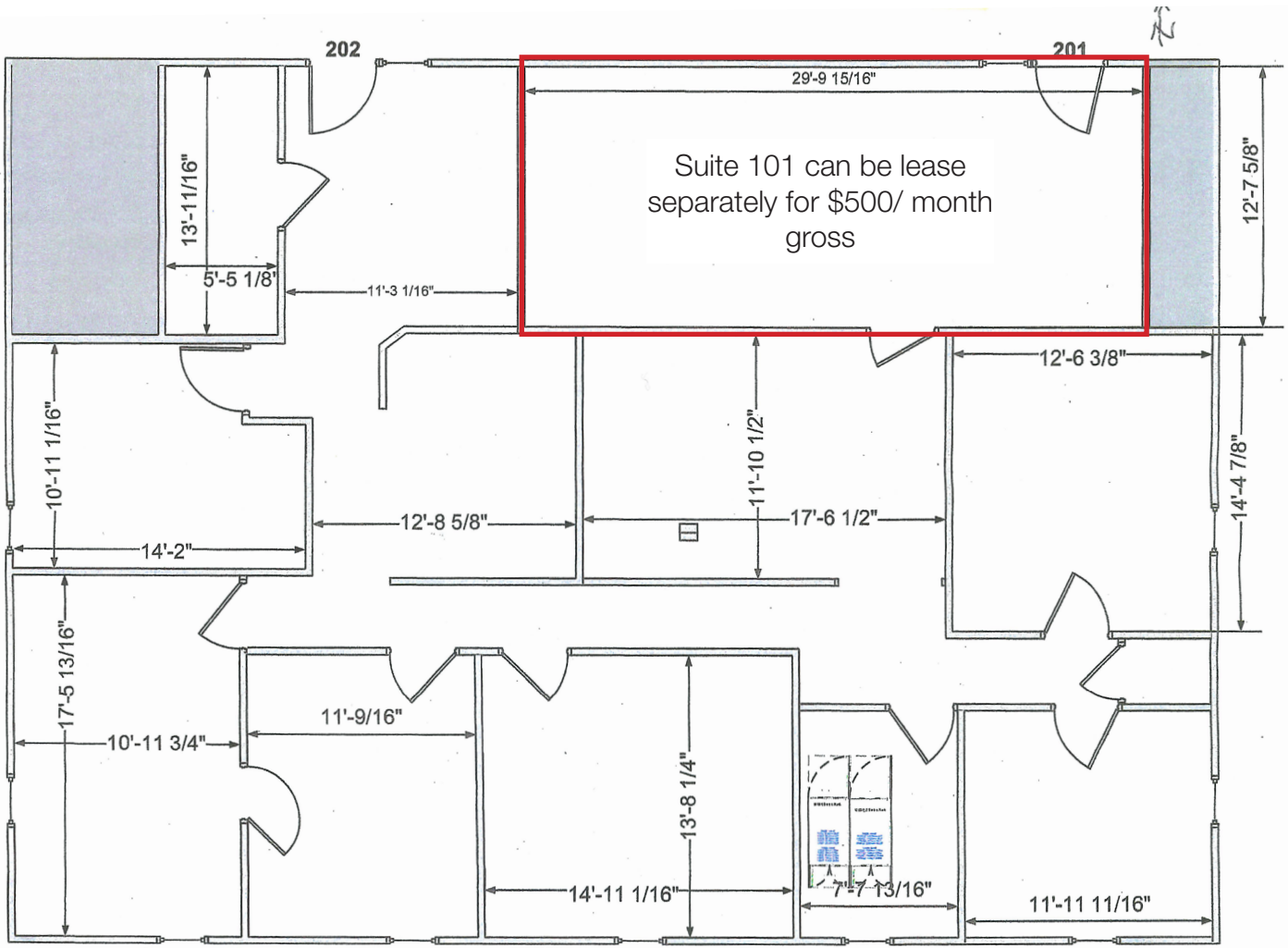
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For Lease  
Office Suite



For Lease  
Office Suite



For Lease  
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