



THE MINNESOTA CENTRE

Downtown Sioux Falls

4th Floor Office Space For Lease

**NEW
PRICE!**



110 North Minnesota Avenue
Sioux Falls, SD 57104



size

5,610 square feet



price

~~\$16.75 / foot (NNN)~~
\$14.95 / foot (NNN)
NNN est. \$4.72



location

High-profile location at
9th & Minnesota



layout

See enclosed Landlord
layout plans, including
6-8 offices, conference
and training rooms.
Contact Broker for details.



traffic

Minnesota Avenue:
21,600 cars per day

9th Street:
3,200 cars per day



co-tenancy

First Bank & Trust, CHR
Solutions, Lynn Jackson Law
Firm, Canfield, Argus Leader,
CenturyLink

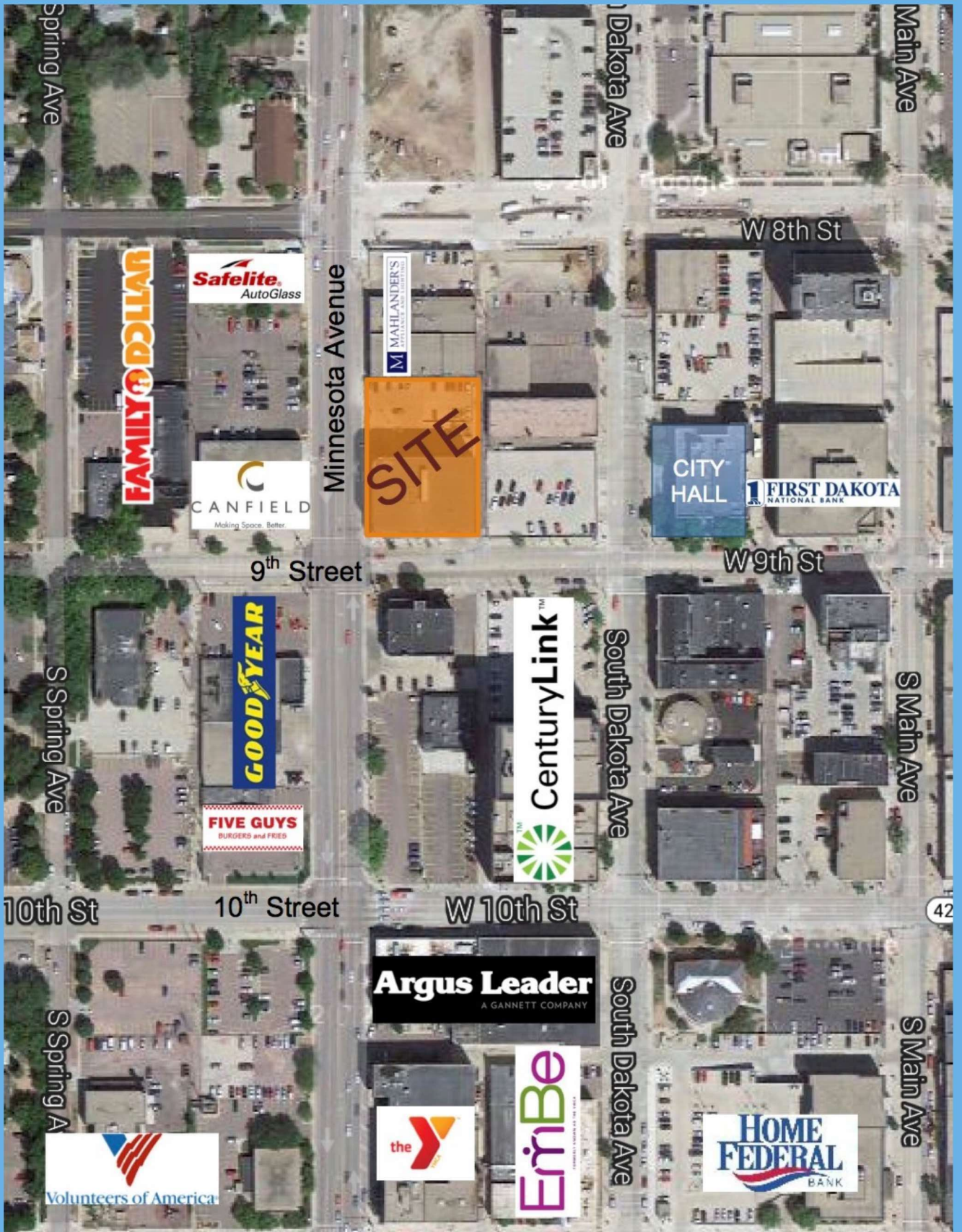
Information deemed reliable but not guaranteed.



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9th + Minnesota



Open area for workstations



Open area for workstations



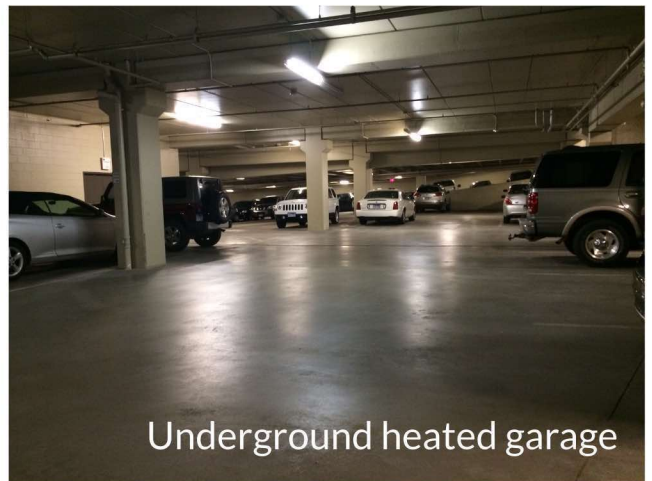
All offices feature grand windows



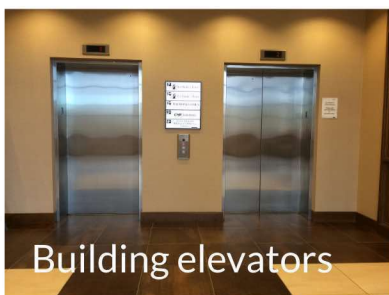
In-suite coffee bar



Impressive building lobby



Underground heated garage



Building elevators



Training room



Copy room