

**FOR  
LEASE**

# CARNEGIE BUILDING

## 10th + Dakota

Office/Retail Space for Lease



136 S. Dakota Avenue  
Sioux Falls, SD 57104



### size

1,665 square feet  
PLUS 3 adjacent  
indoor/heated parking  
spaces.



### price

\$20 per foot  
(gross plus utilities)



### traffic

10,000 cars per day,  
plus Downtown pedestrian  
traffic from surrounding  
office/retail tenants



### layout

This street-level  
space is beautifully  
updated with an open  
layout. Suite includes  
2 enclosed offices,  
2 in-suite restrooms  
and a kitchenette.



### location

Prime office/retail space  
located on the main  
floor of the Carnegie  
Building at the  
signalized intersection  
of 10th & Dakota in  
Downtown Sioux Falls.



### co-tenancy

MacKenzie River Pizza  
Company, Phillips Avenue  
Diner, Argus Leader,  
Washington Pavilion, First  
Dakota National Bank,  
Liberty National Bank,  
Coffea, Lewis Drug,  
Sanford and many more!

Information deemed reliable but not guaranteed.



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Sioux Falls, South Dakota 57106  
VBclick.com | 605.361.8211



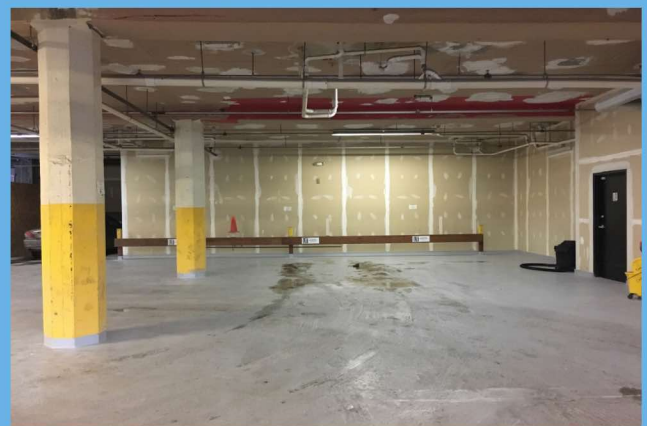
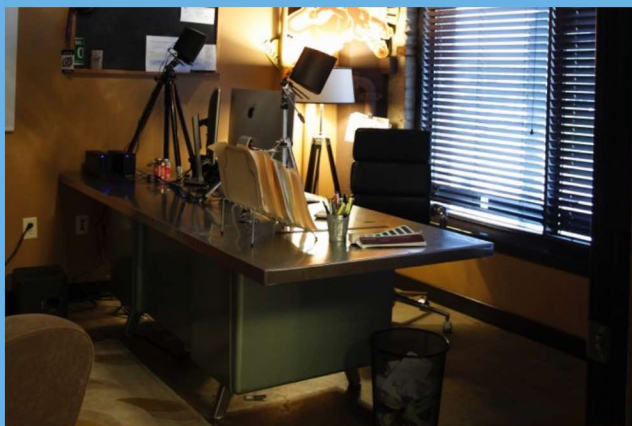
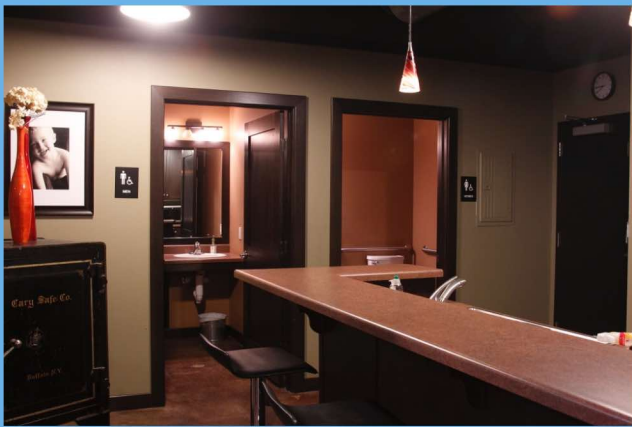
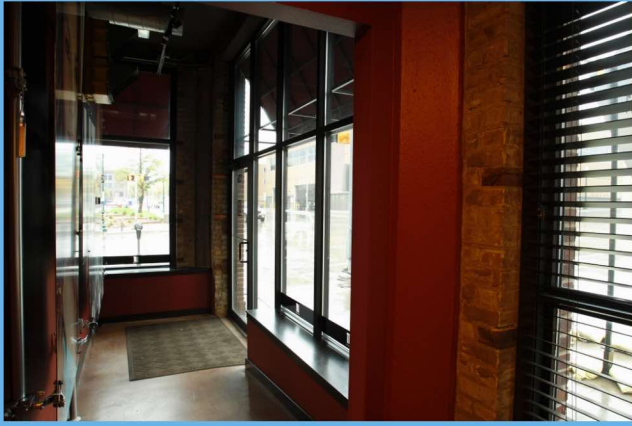
**605.376.0127**  
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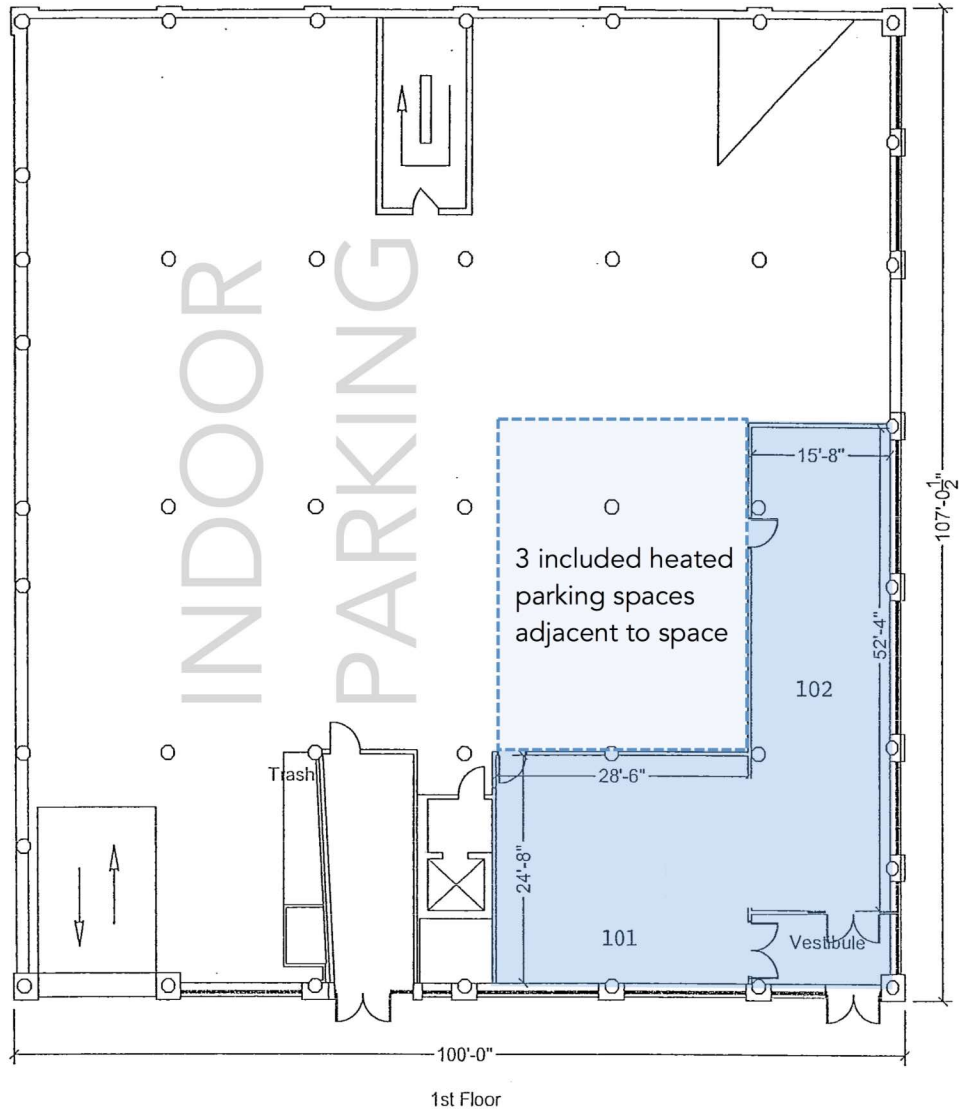
LOCATION MAP







FLOOR PLAN



1st Floor  
DAKOTA AVENUE

10<sup>TH</sup> STREET