

**THE
GAS CO.
BUILDING**

114 S. Main Avenue, Sioux Falls, SD



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SUMMARY

The Gas Co. Building
114 S. Main Avenue, Sioux Falls, SD 57104

Property Features

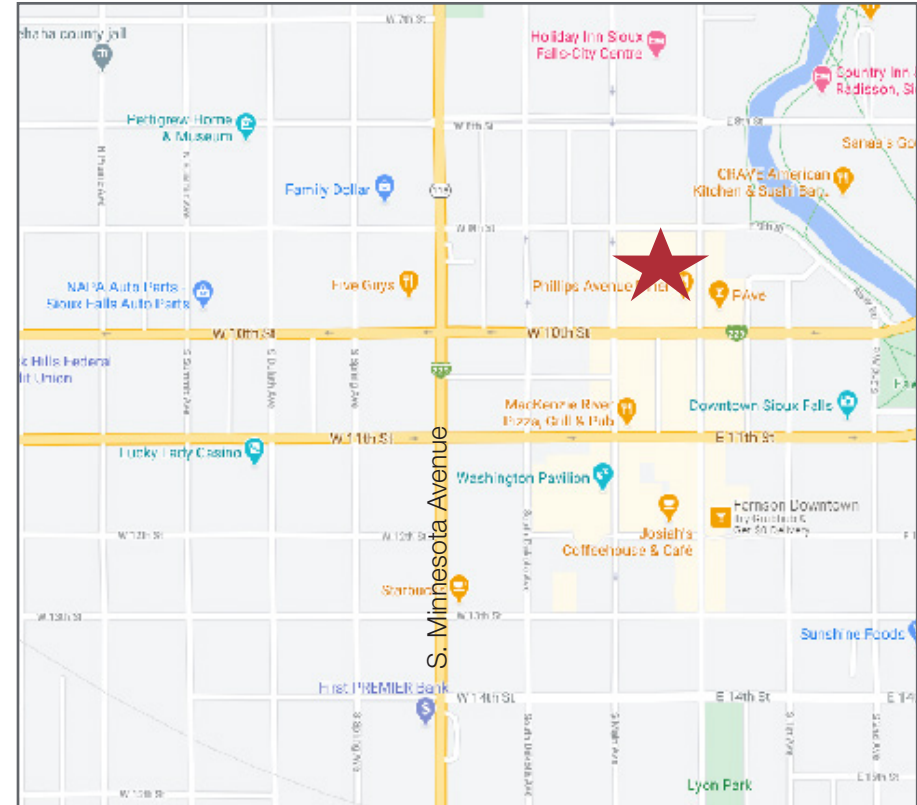
- 2nd Floor:
 - Suite 240: 2,959 RSF | 2,391 USF
- Exposed brick, concrete flooring, and east facing windows
- Office space in historic Gas Company Building
- Year built: 1941 by Sioux Falls Construction Company and designed by Harold Spitznagel
- City parking ramp located adjacent to building (350+ spaces)
- New main lobby

Pricing

- 2nd Floor: \$23.50/SF gross including utilities
- Tenant improvement allowance: Negotiable
- 3 - 10 year lease term

Location

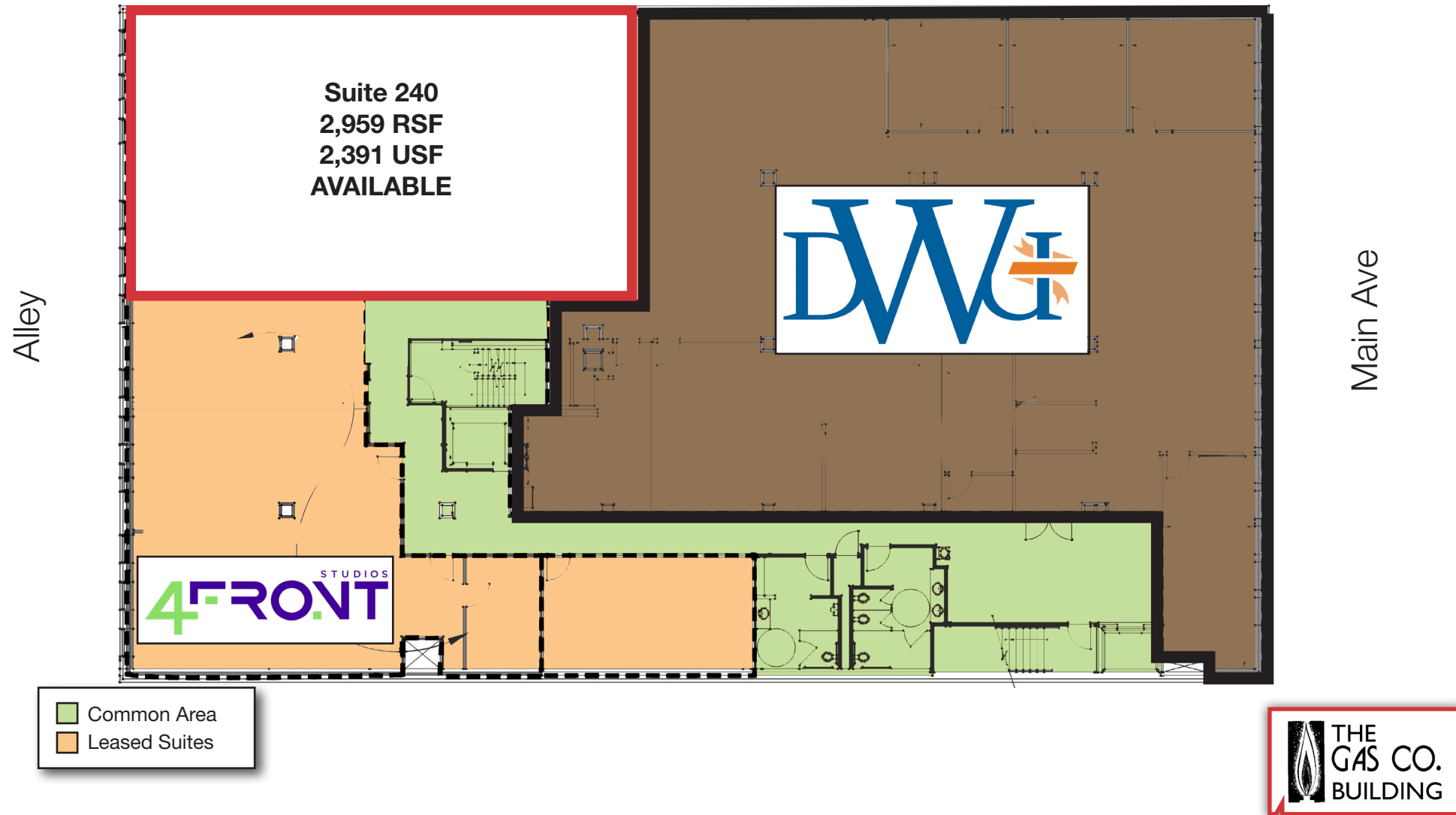
- Located in the heart of downtown Sioux Falls
- Building tenants: McGough Construction, Felsburg, Holt & Ullevig, and 4Front Studios
- Area neighbors include: Wells Fargo, Experity, CCC Information Services, US Bank, First Dakota National Bank



FLOOR PLAN

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Second Floor



SUITE 240 PROGRESS

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SUITE 240 PLANNED DESIGN

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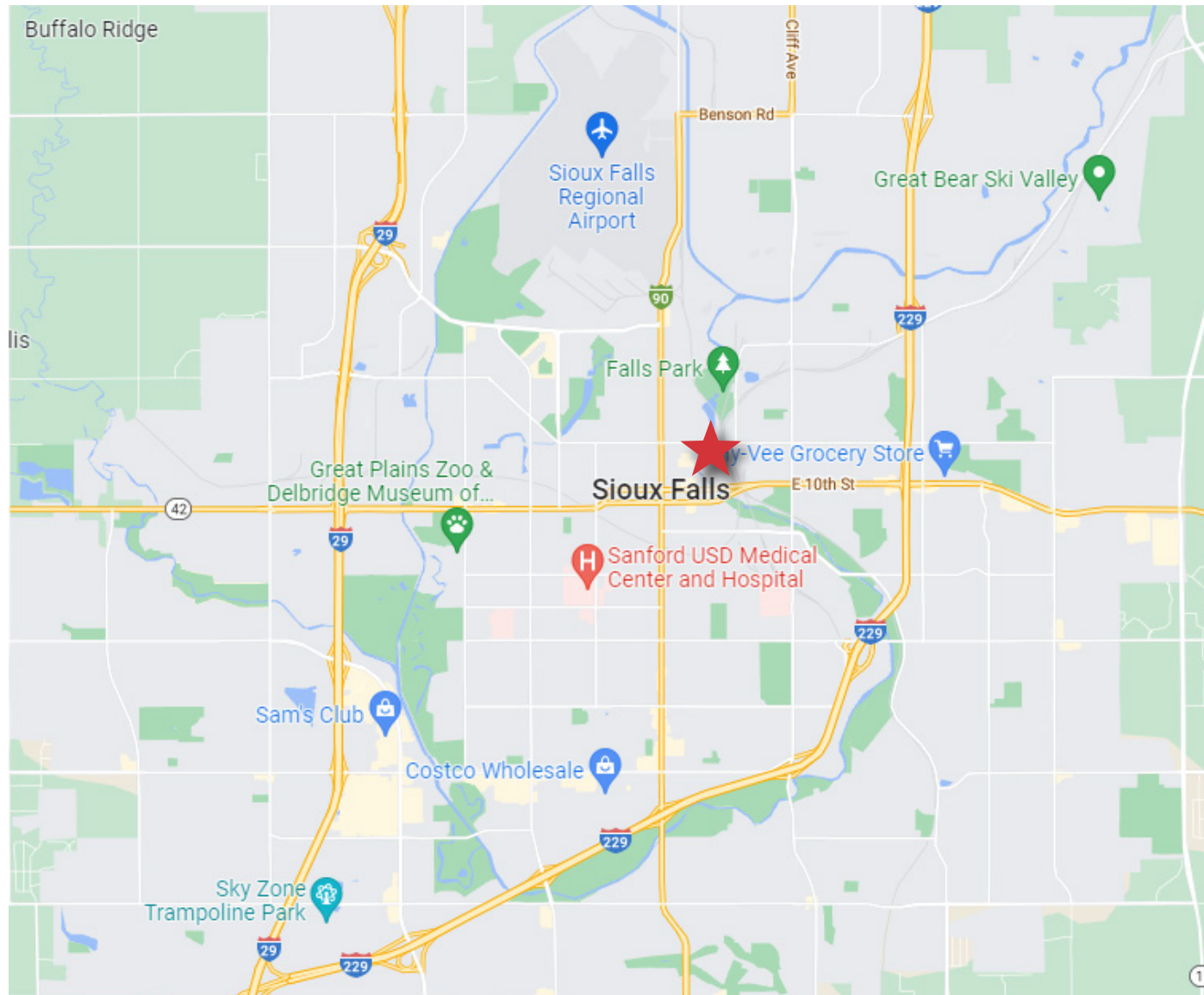
AERIAL

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AREA MAP

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NAI Sioux Falls

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