

INFORMATION, NEWS, AND SUPPORT

17th Edition, November 2018

The Square News



The Advantages of Living Downtown

Many people love living downtown in the city. Living in a suburb, or even the country, has its benefits – nice open air, more space, and less noise – but the advantages of living downtown are phenomenal. Downtown living is really suited for those who like a faster-more paced, energy-filled, yet simplified lifestyle. Here's a few reasons why living downtown can rock your socks off.

The City Energy

The vibe, the heartbeat, the soul of the city... whatever you want to call it, people have been thriving off of city energy for decades. Some say, it's what wakes them up in the morning, and lulls them to sleep at night. Whether it's the rhythm of a thousand footsteps, or the gathering of mass of souls, people love the beating of the city's heart and enjoy being as close to it as they can.

More Access

When you're living in the downtown area, everything is sitting right at your fingertips. You have access to more cultural venues, a wider variety of restaurants, any volume of activities, arts and entertainment, even educational opportunities like classes and courses. Never a dull moment in the downtown – it's easy to enjoy and be entertained by a big city, especially when you live in it!

Short Commute

Many jobs are located downtown. Many commuters stress each morning with the traffic to get to work. Why join them? No car? No problem! With availability of mass transit, you can get where you need to go quickly and without having to drive. Maybe it's not quite a private limo, but it beats driving yourself!

The Downtown Excitement

No matter where you go or what you do, something is going on in the downtown. Stories range from random theatrical performances and unexpected parades, to smaller acts of kindness or community spirit. With all the myriads of people around, you can always head out your door and find something interesting going on. Never a dull moment!

*"I adore the vibrancy of the downtown lifestyle. It truly is the heart of the city."
Carmen, Downtown Resident*

Edited from an on-line article written by Solution Strategies, LLC

WASHINGTON SQUARE™

Luxury Living, Office, and Retail

- 8 Stories
- 3 Levels of On-Site Parking
- 3 Retail Spaces
- First Level retail parking
- 1 Level of Office Space
- 22 Luxury Condominiums
- Rooftop Owner's Terrace

1 Nov

Hilton Garden Inn Sioux Falls Downtown
4th Annual Taste of Sioux Falls
A Fundraiser for the SculptureWalk

2 Nov ~ First Friday

Dixieland Music - Gene McGowan and Friends
Washington Pavilion Lobby

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Rehfeld's Art and Framing  
Artist Reception-Bonny Fleming and Pam King

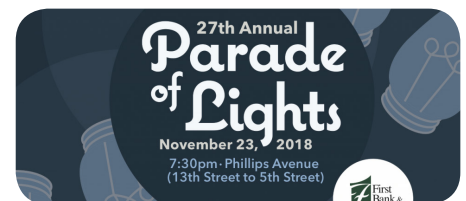
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Orpheum Theater
Katy Guillen & The Girls
Presented by Sioux Falls Jazz & Blues

8 Nov

Washington Pavilion
You're a Good Man, Charlie Brown
Presented by DAPA at the Washington Pavilion

23 Nov

Washington Pavilion
Elf the Musical



24 Nov

Fawick Park
Jingle Bell Run
5k Run / 1.5 m Walk

29 Nov

Orpheum Theater
A Christmas Carol
Presented by Sioux Empire Community Theatre

**To arrange a personal on-site
tour please contact us!**



Commercial Space

4th Floor is the hotbed for creative thinking and innovative ideas!

L. G. Everist, Inc.; Maroon Private Trust Co.; UDO Private Trust Co.; Vanguard Hospitality; Electric Pulp

Retail Space

Level 1 with parking on Level 1, 2, and 3

#1: Wine Time

#2: Parlour Ice Cream House

#3: 5346 SqF - Fine Dining - **Available**

Condo Space

Available:

#501- 2574 SqFt

#502- 2712 SqFt

#504- 1836 SqFt

#508- 1685 SqFt

#604- 1836 SqFt

#606- 1758 SqFt

Update from Condo Owners, Retail and Commercial Space:

L. G. Everist, Inc.



Over the past few weeks we've been hosting employee dinners celebrating the things that we value...

- Tenure - loyalty, stability, longevity
- Family - support, caring, trust, respect
- Safety - protected, secure, quality of life



We've also been busy with our stone. Check out these recent Sioux Falls projects where they used the Sioux Quartzite stone from L. G. Everist, Inc.



Wine Time on Main is located at the NW corner of Washington Square (along Main Ave.) with indoor and outdoor seating,



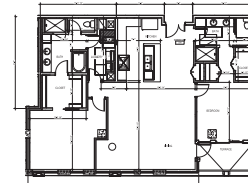
Opening November 9th!

At the bar you'll be able to buy glasses of wine ranging from around \$10 to \$50.

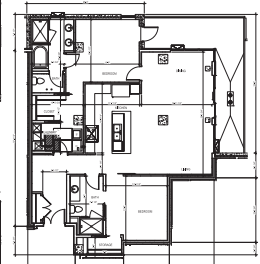


Condo Owner News/Events:

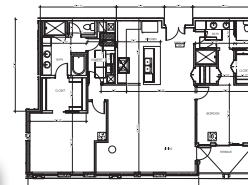
We've started adding some of the walls in 4 of the open condos. This will help future owners to visualize the space and how their personal family memories will fit in their new home.



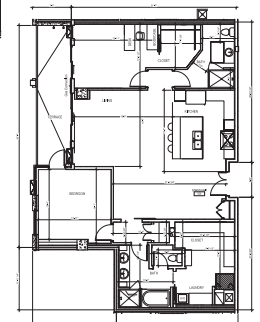
Unit 504 - Option B



Unit 508



Unit 604 - Option B



Unit 606

To arrange a personal on-site tour please contact us!

WELCOME HOME...

Washington Square Luxury Condominiums are ideally located with convenient access to this burgeoning neighborhood – offering the best of in town living – while maintaining exclusive privacy.

The moment you enter the lobby of Washington Square Luxury Condominiums you are instantly transported from the hustle and bustle of the city into total tranquility.