

Other Exciting Sioux Falls Area Projects (within walking distance)

In the Heart of America!

"Sioux Falls, SD - We're in the heart of America and at the center of everything. We're a community with a welcoming atmosphere, convenience, big-city entertainment, and small-town attention."

- Sioux Falls Convention and Visitor's Bureau

We are proud to share our beautiful community with you. From parks to arts and culture, entertainment and attractions, shopping, sports, restaurants, exceptional healthcare, and excellent hotels and facilities, we are eager to have you experience the wonderful quality of life in the city we call home. Nearly 173,000 friendly citizens, fresh air, safety and beautiful blue skies are here to welcome you.

ARC of Dreams



Levitt Performance Park



Riverview Square



Jones 421



Paladino Garden



City Administration



Stockwell Engineers



INFORMATION, NEWS AND SUPPORT

1st Edition, May 2016

The Square News



Washington Square Plans May 2016 Ground Breaking

In downtown Sioux Falls, Washington Square is only weeks away from breaking ground!

The mixed-use building across from the Washington Pavilion is planned as a combination of retail, office space, luxury condominiums and parking.

Imagine living where modern design and natural beauty combine to create perfection.

WASHINGTON SQUARE

Luxury Living, Office and Retail

Exclusive Facilities

- 8 Stories
- 3 Levels of On-Site Parking
- 2 Commercial/Retail Spaces
- 1 level of Office Space
- 22 Luxury Condominiums
- Rooftop Owner's Terrace

A Mixed-Use Model...

The plans for Washington Square call for a multistory building with a variety of uses...

Level P1 Underground Parking for Condominium Residents only.

Level 1 Retail with Customer Parking: 1-2 restaurants or retail shops on the main level with twenty-two parking spaces.

Level 2-3 Parking: Two stories of above-ground parking offering 116 additional spaces, which will be available at no cost to the public during nonbusiness hours.

Level 4 Office Space: The plan calls for one floor of corporate office space.

Level 5-7 Living Space: Twenty-two luxury condominiums are planned for the top three floors.

Level 8 Owner's Terrace: Space for entertaining, grilling, and relaxing as well as an exercise facility and pet care area.

About Washington Square

You can be a part of an exciting development at the intersection of South Main Avenue and West 12th Street in downtown Sioux Falls, known as Washington Square - designed to meet the City’s interest in increasing density, while providing storefronts, and providing a warm and welcoming pedestrian experience.

One of the key elements of the plan is improving the pedestrian experience at the sidewalk and creating an active streetscape environment. Parking stalls for the retail space will be covered within the planned interior parking area located at-grade and second level, while residential parking will be located below-grade. Office parking will be located on levels 2 and 3. The retail entry will be welcoming along the Main Avenue frontage with vision glass.

Washington Square Partners, LLC are building a new 8-story mixed-use building with condominium housing, amenity space, retail space, office space, and parking.

Retail will wrap the corner for a portion of the 12th Street facade. Public seating and bike racks will be located adjacent to the retail and main housing entrance on Main Avenue to encourage pedestrian and bicycle transit. These elements, along with enhanced corner landscaping in keeping with the current downtown standards will improve the overall atmosphere of this intersection.

The building materials chosen for the structure are high quality and will consist of a combination of Sioux Quartzite stone,

architectural precast panels (along the alley and north sides), metal siding at the rooftop owner’s terrace room, and glass. The design concept took inspiration from the cascading falls which are a Sioux Falls landmark. Additionally, the building design features articulation that adds elements of interest to the overall project. All facades feature integrated terraces, allowing the building elevations to be animated in light and shadow. The terraces will provide ample outdoor space for residents. A large rooftop owner’s terrace deck will be available to residents for grilling, entertaining and relaxing. In addition a dog run will be provided on the roof for resident use.

Washington Square offers a well-designed mixed-use building at a prominent urban location. It’s position within the downtown commercial zone while being directly across from the highly beloved Washington Pavilion makes this a coveted location. Washington Square will truly serve as a gateway to the downtown district and will soon become a landmark building in Sioux Falls.

DEVELOPER INFO

WASHINGTON SQUARE PARTNERS, LLC

KEY CONTACTS:

Condominium Sales:

Chris Houwman

Rob Everist

Retail & Office Space:

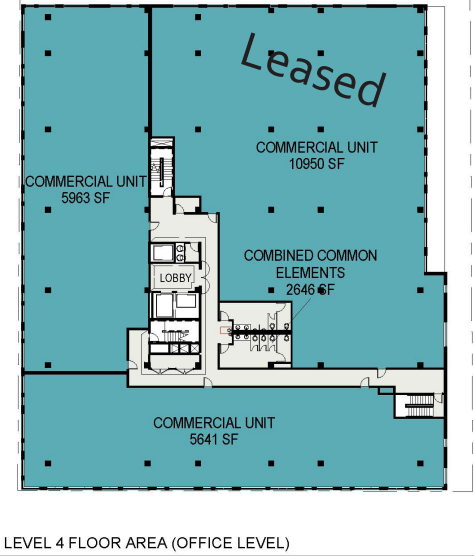
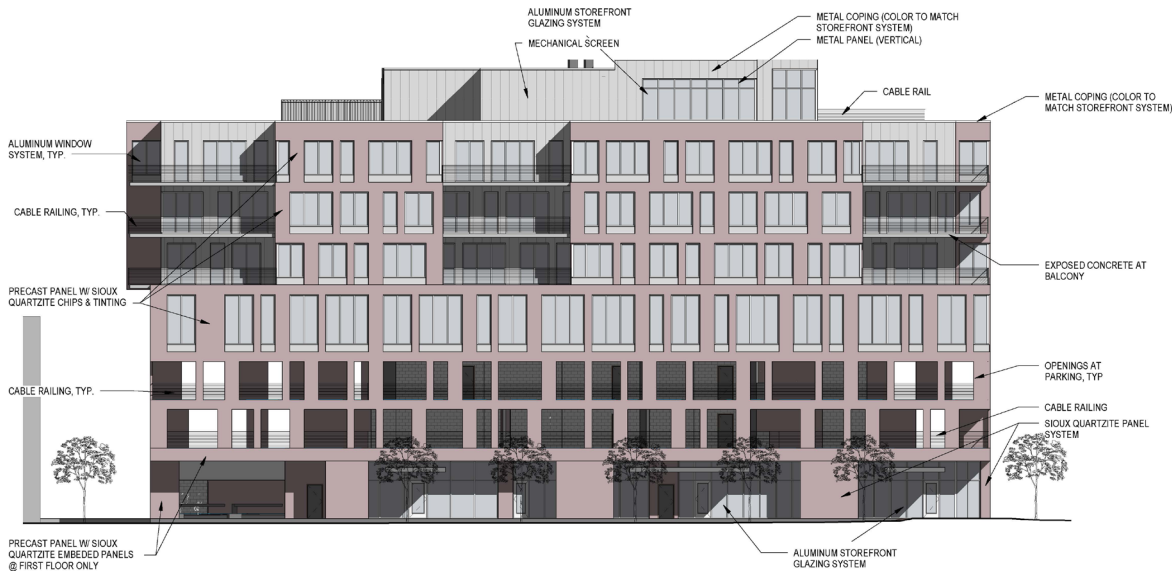
Raquel Blount, Lloyd Companies

Architect:

BKV Architects

General Contractor:

Henry Carlson



Limited Spaces Available

WELCOME HOME...

The Sioux Falls Downtown District has quickly emerged as *THE* hub for dining, culture, shopping and entertainment.

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 tranquillity.

