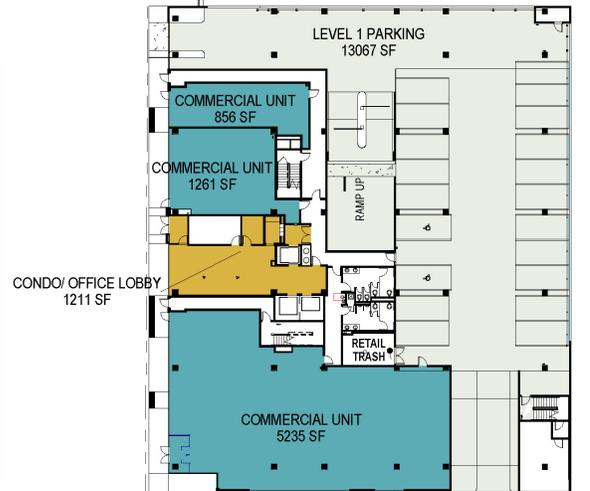


- 8 Stories • 3 Levels of On-Site Parking • 3 Retail Spaces with parking • 1 Level of Office Space • 22 Luxury Condominiums • Rooftop Owner's Terrace

*WELCOME HOME...*



***\$20 SqFt NNN / Month***

Property features; 5,235 SF with 10' ceiling heights and on-site parking in highly sought after Downtown Sioux Falls. Located along Main Avenue and 12th Street with conveniently located public parking, unique community of restaurants, banks, shopping, the Washington Pavilion, and other Downtown Sioux Falls attractions.

### **Sioux Falls, South Dakota:**

- Forbes 2nd best small city for business/careers.
- Ranked 4th best city to start a career among the 150 largest US cities by WalletHub.
- Ranked 4th happiest city in America by Zippia.
- Ranked 4th best city for families by WalletHub.
- Falls Park was named among the 15 best city parks in America (7th) according to Thrillist.com.
- Ranked the 7th best city for young entrepreneurs by MoneyRates.
- One of the best places in the country to find a job, ranking 9th, according to WalletHub.
- Named one of the 10 best affordable places to live by Livability.com.
- Voted one of the top 25 cities by SmartAsset.
- Listed as the 29th best city for music fans by ValuePenguin.
- Ranks in Money Magazine's 50 best places to live in America - 35th.



**LUXURY LIVING | OFFICE | RETAIL**

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