



## PROPERTY DETAILS

This offering is for a rare smaller stand-alone office building in vibrant downtown Sioux Falls. This building features a front reception and waiting area, 4 offices, conference room, work room (behind the reception area), rest room and mechanical / break room. If you want to be downtown and have your own building, this is your opportunity. The tenant fit up allowance is negotiable depending on lease terms and duration. This building also has paved on-site parking for up to six cars, plus additional metered street parking. It is a half block from the Downtown Sioux Falls Post Office and Sunshine Grocery and one block from the United States Courthouse. It is a block and a half from Phillips Avenue dining, entertainment and shopping. Stake out your downtown presence with this unique rental opportunity. A member of the ownership group is a licensed SD real estate agent.

**219 E. 12TH STREET**  
**SIoux FALLS, SD 57104**  
**FOR LEASE | \$1,950/MO.**

- Square Footage: 1,300
- Zoning: Downtown PUD
- Offices: 4
- Lot Size: 6,266 SF
- Real Estate Taxes: \$3,045.74
- Lease Type: NNN
- Parking: 6 spaces
- MLS Number: 21606857



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BROKER / OWNER

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