

## Downtown Eastbank Office/Retail Space **FOR LEASE**

818 E 8th Street Sioux Falls, SD, 57103



Retail/office space available in downtown upcoming East Bank area, walking distance from several restaurants & coffee shops.

Great space for a storefront opportunity and large area to build out to fit your needs. Historic renovation under way including new storefront facade. There is an on-site paved parking lot.

Characteristics include an open floor plan with 11 foot ceilings and original brick walls. One common and one private restroom, being remodeled.

\$10.00 PSF Gross plus pro-rated utilities.

2,750 SF

\$2,292/month Gross + Pro-rated utilities.

### Price

\$10 / Square Foot

**Addl. Pricing:** Gross plus Pro-Rated Utilities

### Details

**Type:** Other, Retail, Office

**Baths:** 2

**Showing Instructions:** Call Broker

Storefront Opportunity

Paved On Site Parking

11-Foot Ceilings

Downtown Eastbank Location

Willing to Subdivide



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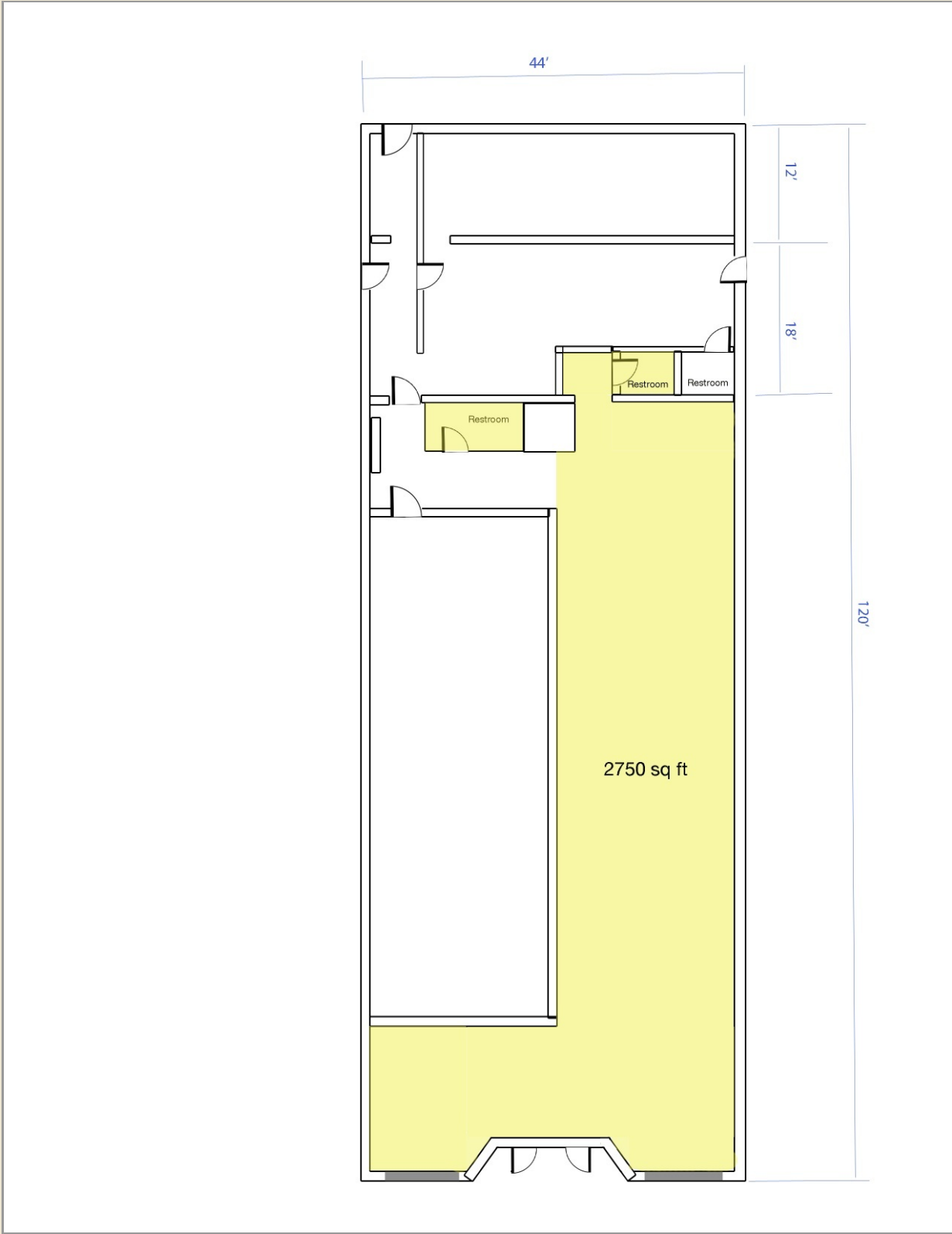
Information deemed reliable but not guaranteed

Additional Photos



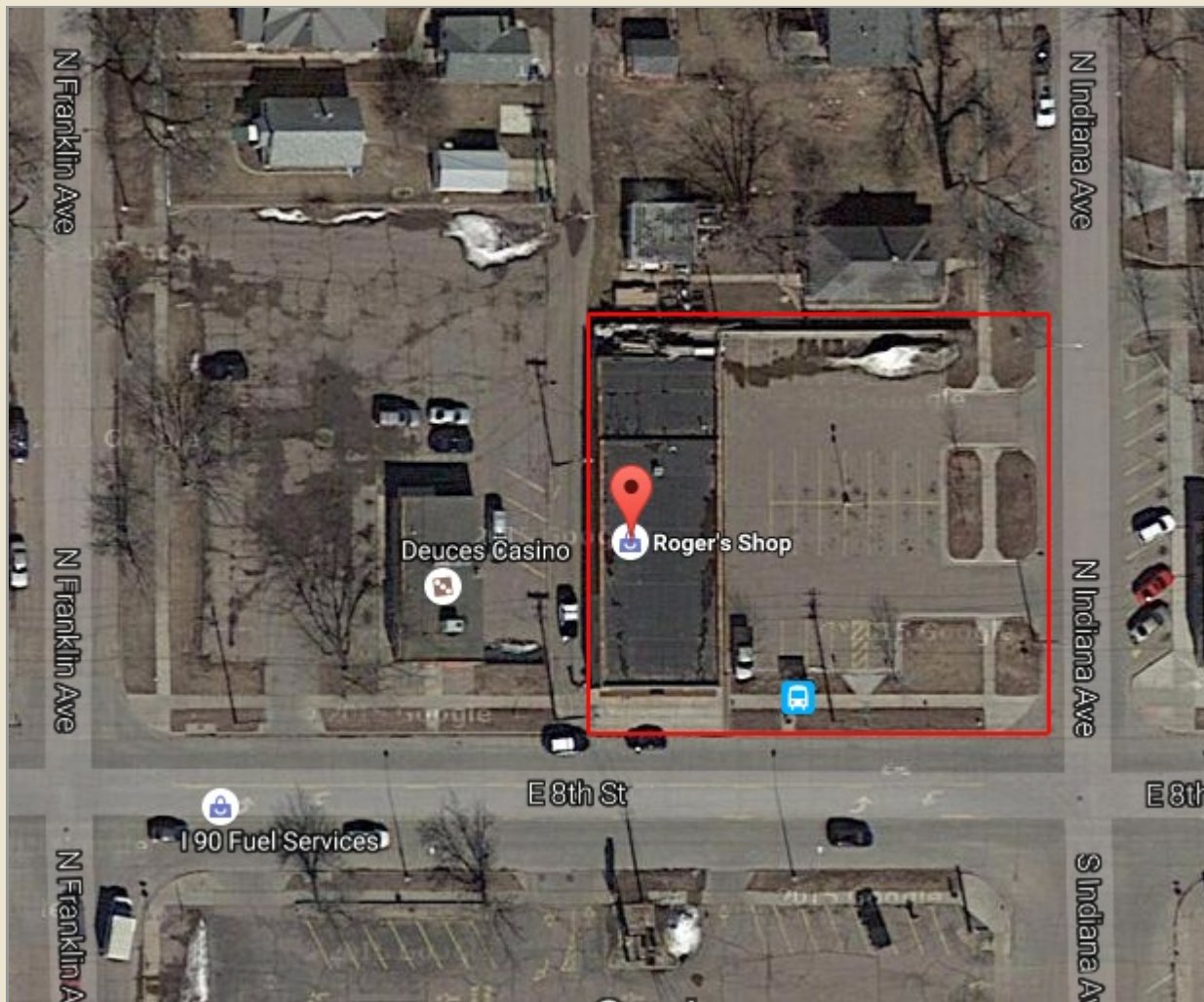
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# Floorplan



Information deemed reliable but not guaranteed

# Location



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