

Historic Towne Square Office Space (Entire 2nd floor)

100 N Krohn Avenue Sioux Falls, SD, 57103



- 12- 2nd floor offices, conference room; open common areas
- Spacious accounting office areas
- Natural light throughout
- Exterior balcony facing 10th Street
- 10th St frontage with 23,800 cars per day; shared parking
- Approximately 5,000 SF available (entire 2nd floor)
- Elevator and three staircase access options
- Dedicated Fiber optics line
- Direct access off of 10th Street to be completed
- Newer men's and ladies restrooms
- 3rd bathroom with shower
- Complete interior repainted just completed
- Upgraded security system
 - o Motion detectors
 - o Video cameras monitored entrances
 - o Key fobbed interior door system
 - o Tele-entry system for secure building access
- Upgraded LED interior light fixtures
- Sprinkler system
- New kitchenette and restroom in second floor conference room
- New audio system; Possible signage on 10th Street
- HVAC recently inspected and up to code
- Smoke and fire monitoring system recently upgraded and inspected
- Utilities to be allocated

FOR LEASE

Price

\$4,500

Addl. Pricing:

Details

Type: Office

Space Available: 4,500

Available: Negotiable

Zoning: Office/Institutions

Traffic Counts: 23,800

Year Built: 1921

Stories: 3

Baths: 3+

Parking: On Site

Parking Capacity: 51+

Construction: Masonry

Floors: Carpet

Roof: Composition

Heat: Central

Heat Source: Natural Gas

Air Conditioning: Central

Loading: None

Safety Features: Sprinkler, Fire Alarm, Security System, Smoke Detector, Exterior Lighting, Fire Sprinkler System

Terms: Cash

Showing Instructions: Call Broker

Possession: Negotiable

Access: City Street

Road Surface: Concrete, Concrete

Disability Access: Ramped Entrance

Sale Includes: Building(s), Land

Amenities: Elevator

Disclosure: Information Deemed...

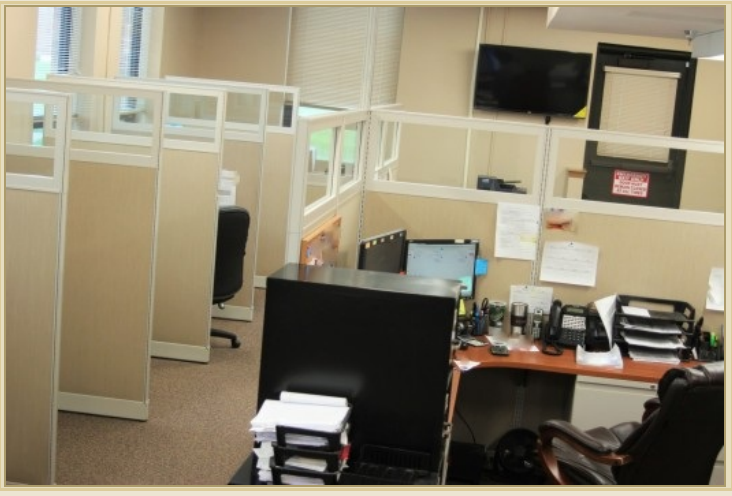
Information deemed Reliable but not Guaranteed



Brad Gullickson

Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed