

## 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

\$4,000

**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

**Disability Access:** Ramped Entrance

**Sale Includes:** Building(s), Land

**Amenities:** Elevator

**Disclosure:** Information Deemed...

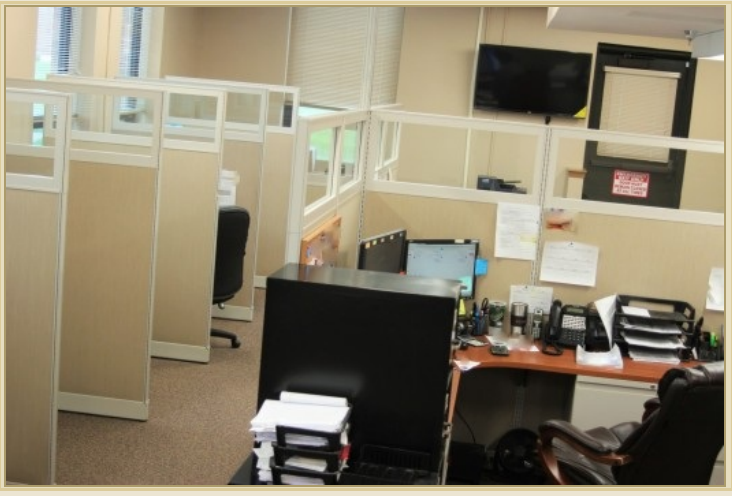
Information deemed Reliable but not Guaranteed



Brad Gullickson

Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed