



## Stockmans Building, 2nd Floor Office Space

201 N Weber Avenue Sioux Falls, SD, 57103



Four professional office suites available. Take one or more. Aproximately +/-250 sq ft per office. \$300/month plus \$50 utilities/month per office. Shared kitchen and bathroom with other office tenants. Great location! Located on 8th & Weber in the up-and coming east bank area. Walking distance from downtown and several restaurants & coffee shops. Gorgeous historic building with an opening for office or professional use. Second floor. Co tenants include Fernson Brewery on 8th and Breadico Bakery.

## FOR LEASE

### Price

\$300 / Month  
**Addl. Pricing:** plus \$50 for utilities, per month.

### Details

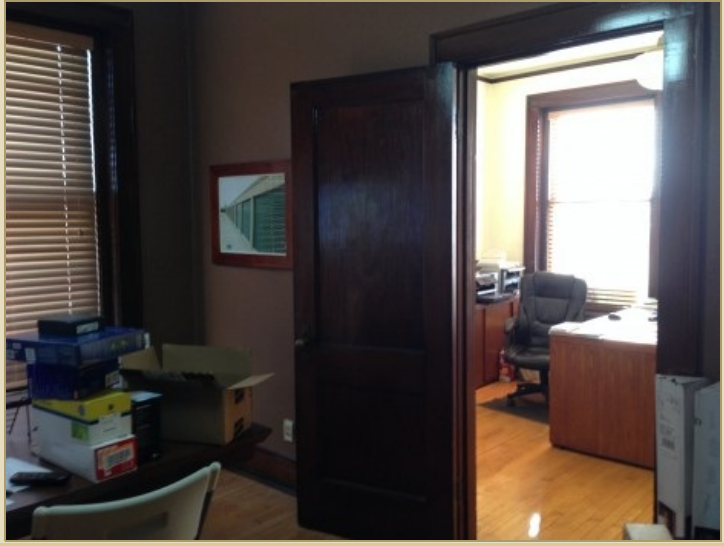
**Type:** Other, Office  
**Zoning:** Commercial  
**Taxes:** Landlord  
**Utilities:** Tenant (Gas & Electric) \$50  
**Insurance:** Landlord  
**Baths:** 1  
Beautiful woodwork, Over sized windows, Wood floors  
Shared break room, 1/2 Bathroom  
Gateway to Downtown and Falls Park  
Trendy "East Bank" neighborhood  
Historic features with modern mechanical



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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed

# Location Maps



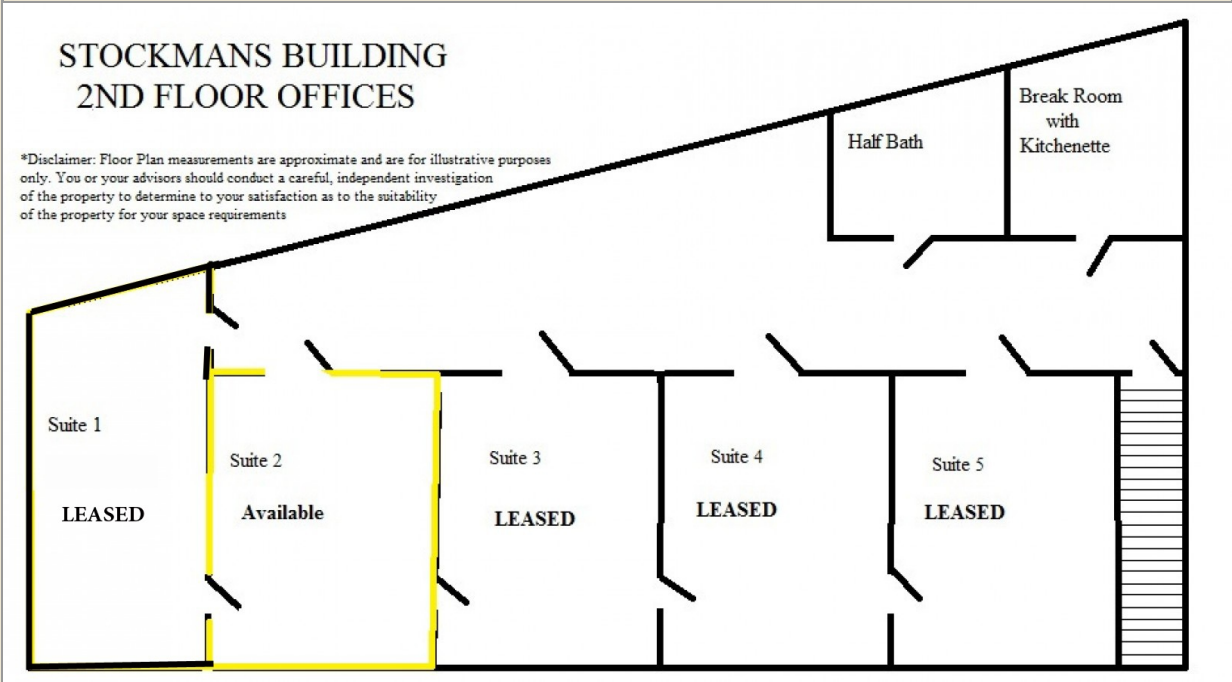
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# Stockmans Floor Plan-- 2nd Floor



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