

## 629 S. Minnesota Avenue

Sioux Falls, SD 57104

### PROPERTY HIGHLIGHTS

- Office suites available for lease in a multi-tenant office building located on South Minnesota Avenue
- Suite 200: 1,050 SF
- Suite L100: 1,198 SF
- Suite L102: 1,183 SF
- Utilities included
- Within blocks of the Downtown Business District
- Paved, on-site parking
- Monument signage on Minnesota Avenue
- Easy access to Minnesota Avenue

### LOCATION DESCRIPTION

Located 1/2 block south of 14th Street on S. Minnesota Avenue  
 High traffic location with 24,000 vpd  
 Access from Spring Avenue also  
 Area neighbors include First PREMIER Bank, First International Bank & Trust, and Sioux Falls Housing & Redevelopment Commission

|                 |                         |
|-----------------|-------------------------|
| Suite 200 Rate  | <b>\$12.00/SF GROSS</b> |
| Suite L100 Rate | <b>\$11.00/SF GROSS</b> |
| Suite L102 Rate | <b>\$10.00/SF GROSS</b> |



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# PHOTOS

## PROSPECT PLAZA SOUTH

629 S. Minnesota Avenue, Sioux Falls, SD 57104

# FOR LEASE

## Office Suites



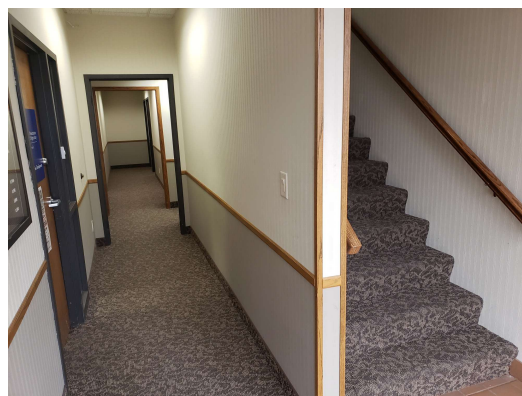
Suite 200



Suite 200



Suite L100



Entryway



Back Parking Lot

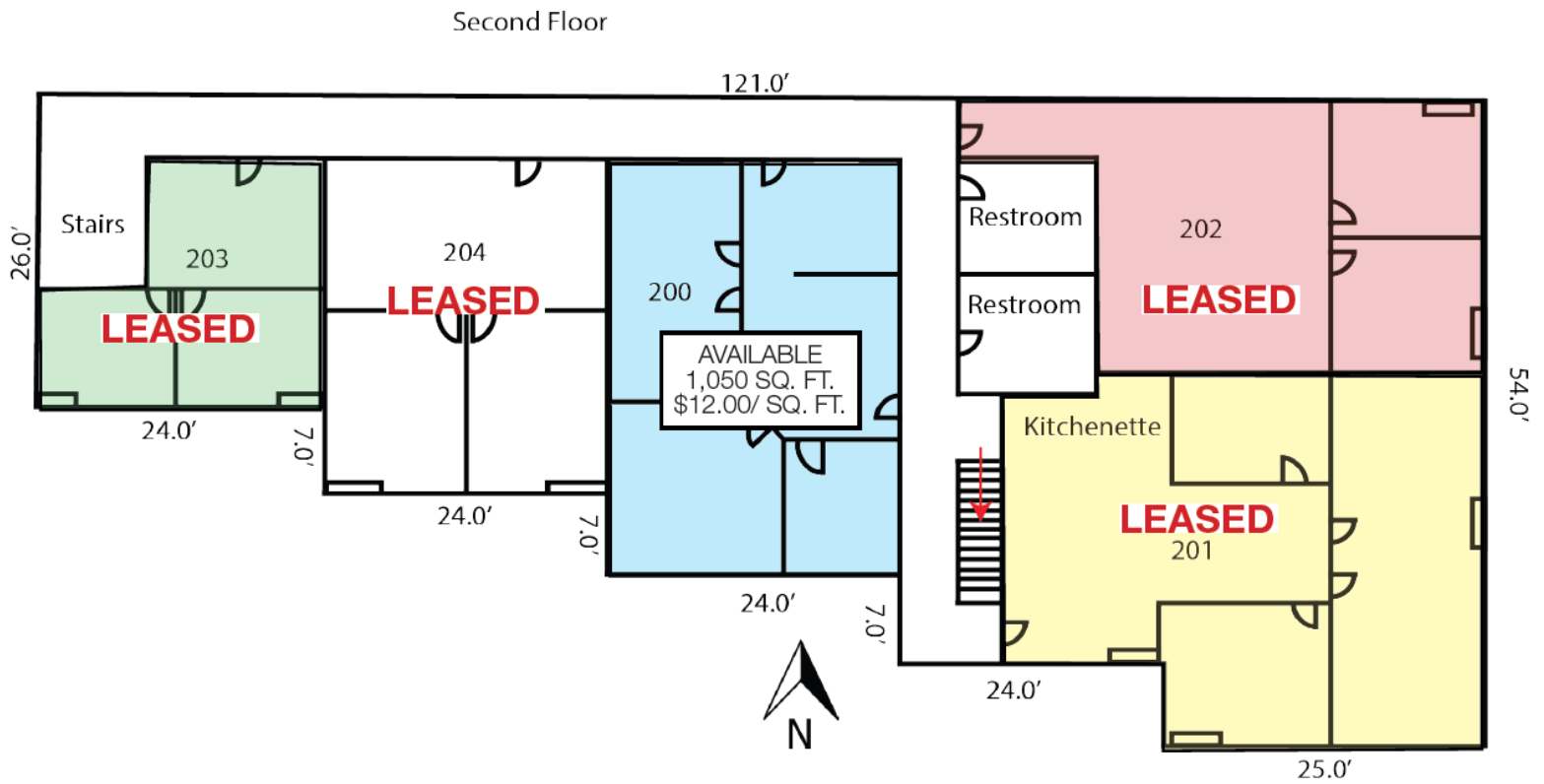
# 2ND LEVEL FLOOR PLAN

PROSPECT PLAZA SOUTH

629 S. Minnesota Avenue, Sioux Falls, SD 57104

FOR LEASE

Office Suites



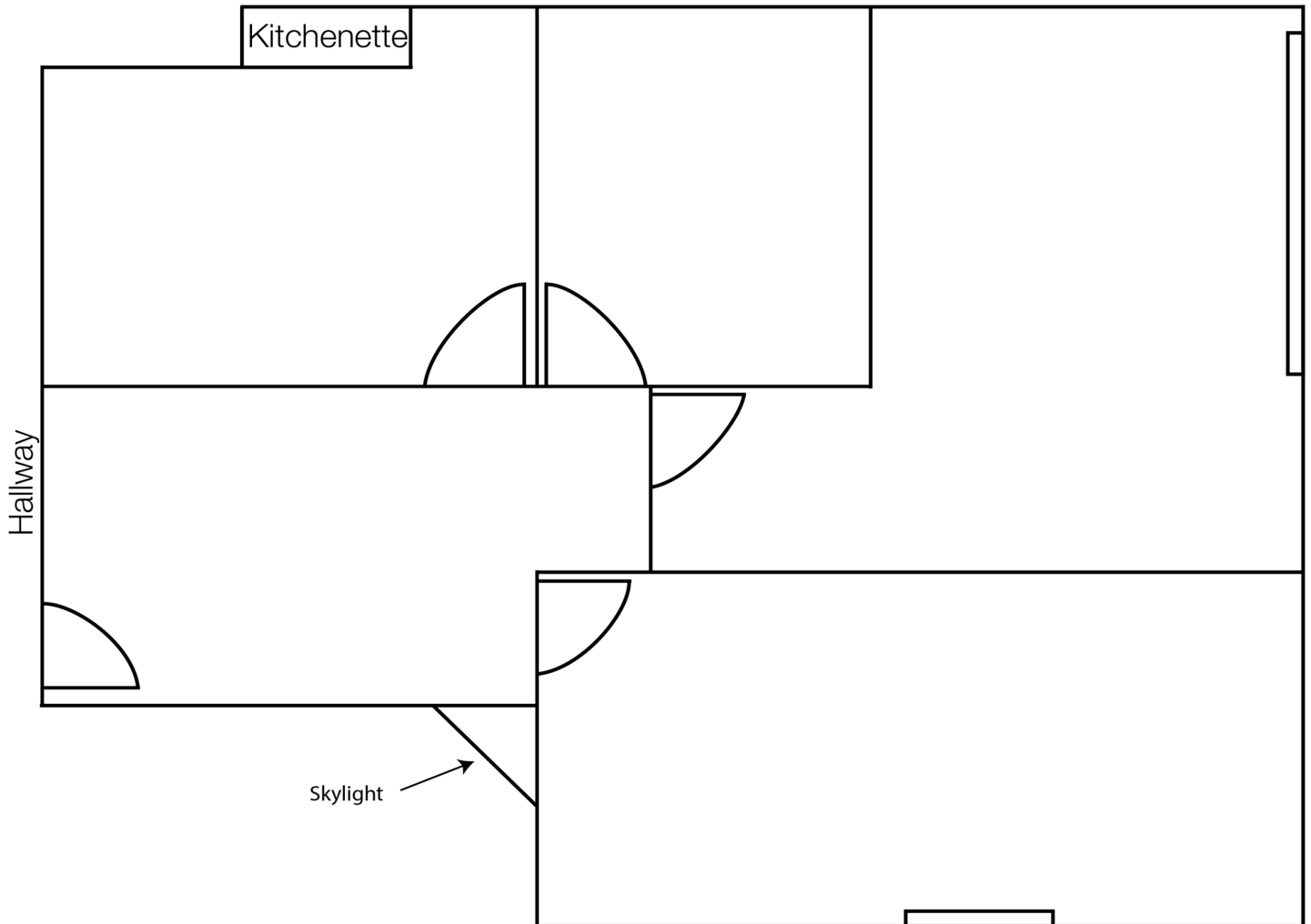
# L100 FLOOR PLAN

PROSPECT PLAZA SOUTH

629 S. Minnesota Avenue, Sioux Falls, SD 57104

FOR LEASE

Office Suites



# L102 FLOOR PLAN

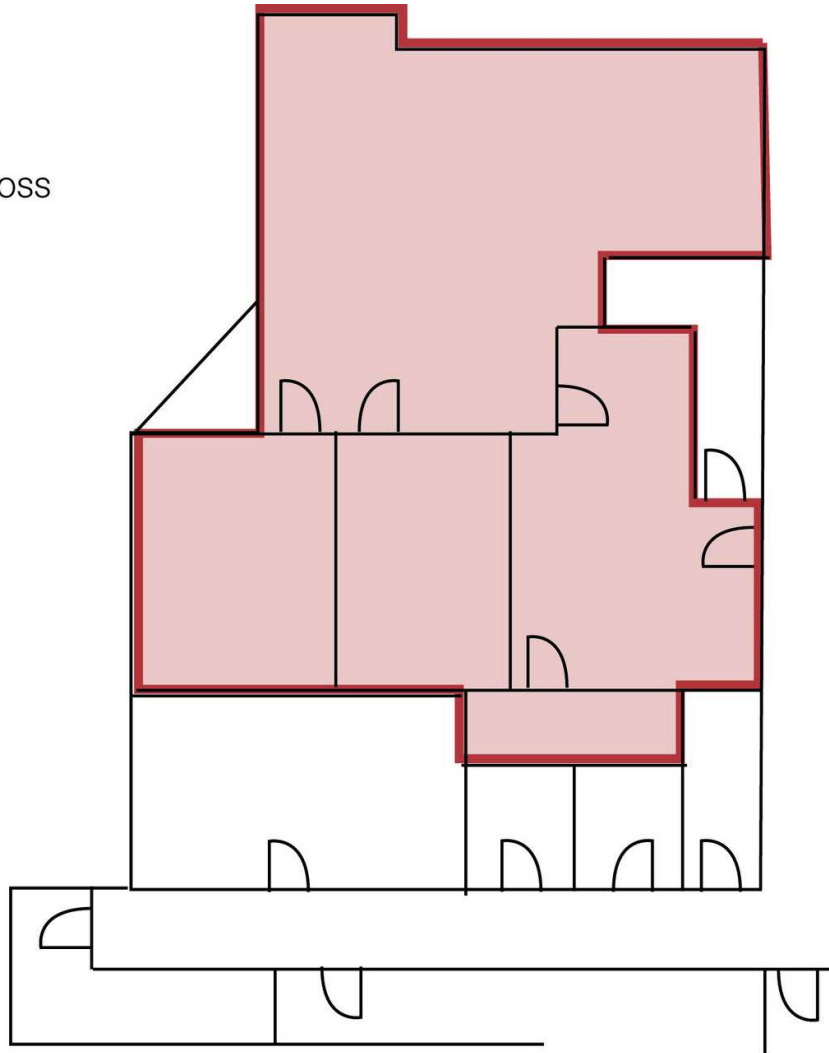
PROSPECT PLAZA SOUTH

629 S. Minnesota Avenue, Sioux Falls, SD 57104

FOR LEASE

Office Suites

L102  
1,266 sq. ft.  
\$10.00/ sq. ft. Gross



PARKING LOT

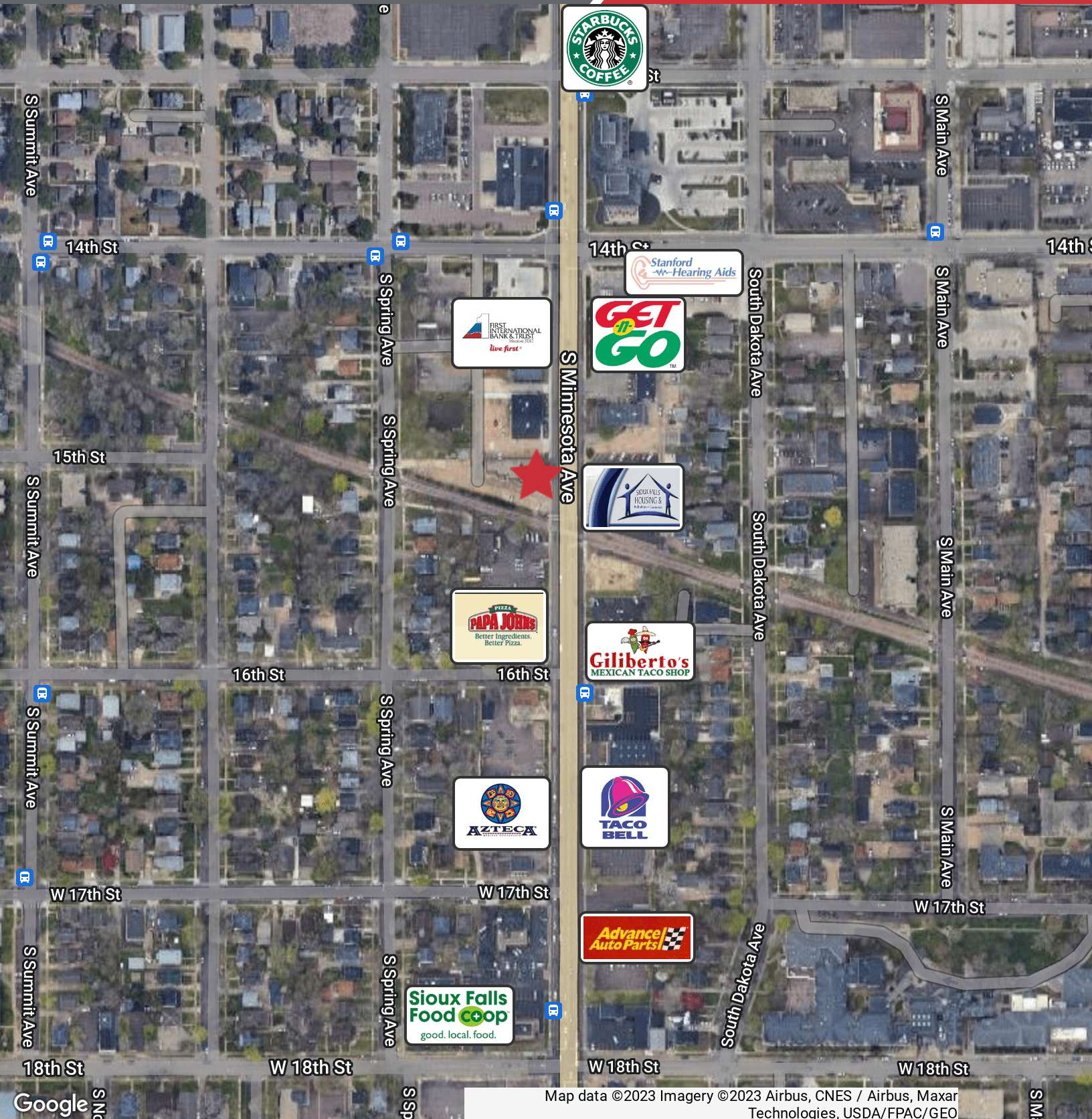
# AERIAL

## PROSPECT PLAZA SOUTH

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# FOR LEASE

## Office Suites



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