

The Gas Company Building, Suite 2A Sioux Falls, SD 57104

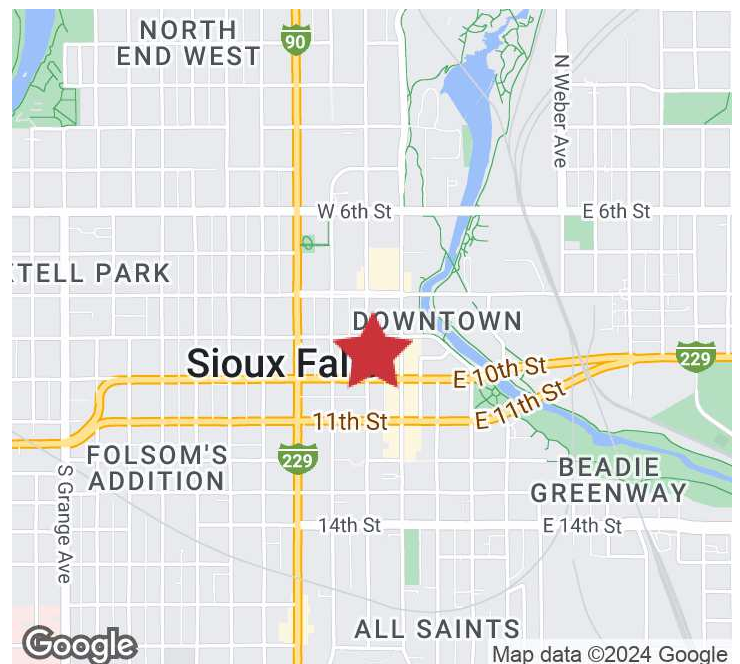
Sublease Rate	\$13.00/SF GROSS
Suite Size	7,040 SF
Prime Lease Expiration	6/30/2026

PROPERTY HIGHLIGHTS

- Large, open work areas, 3 private offices, and break room
- Previously used for a nursing program - leased as-is
- Office space in historic Gas Company Building
- Year built: 1941 by Sioux Falls Construction Company and designed by Harold Spitznagel
- City parking ramp located adjacent to building (350+ spaces)
- New main lobby

LOCATION DESCRIPTION

Located in the heart of downtown Sioux Falls
 Building tenants: McGough Construction, 4Front Studios, and Felsburg, Holt & Ullevig
 Area neighbors include: Wells Fargo, Experity, CCC Information Services, US Bank, First Dakota National Bank



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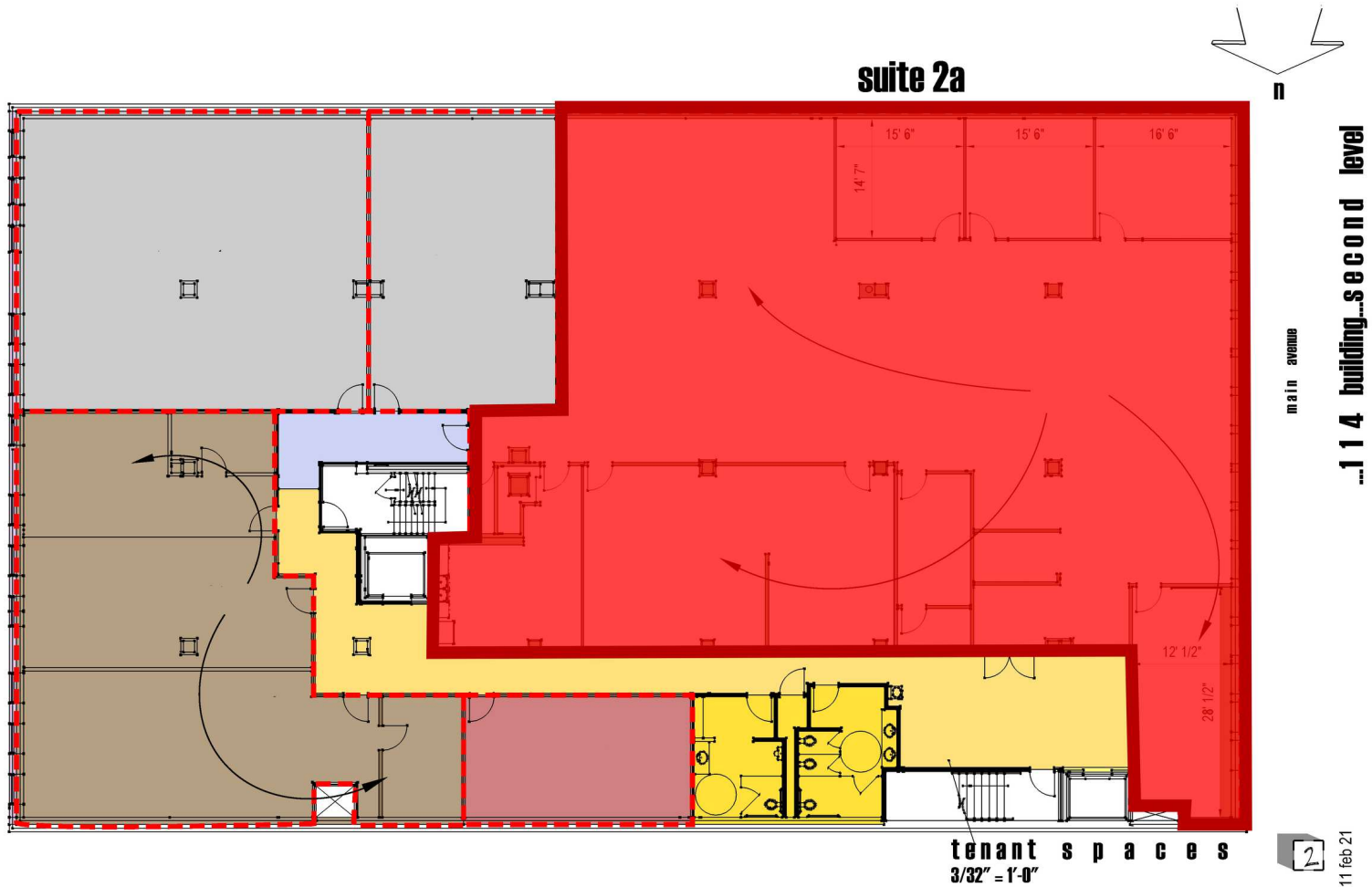
FLOOR PLAN

THE GAS COMPANY BUILDING

114 S. Main Avenue, Suite 2A, Sioux Falls, SD 57104

FOR SUBLEASE

Office Suite



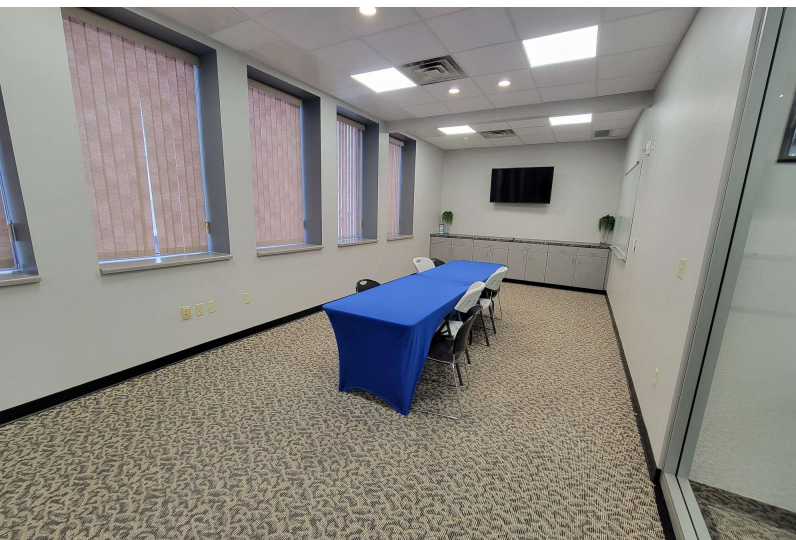
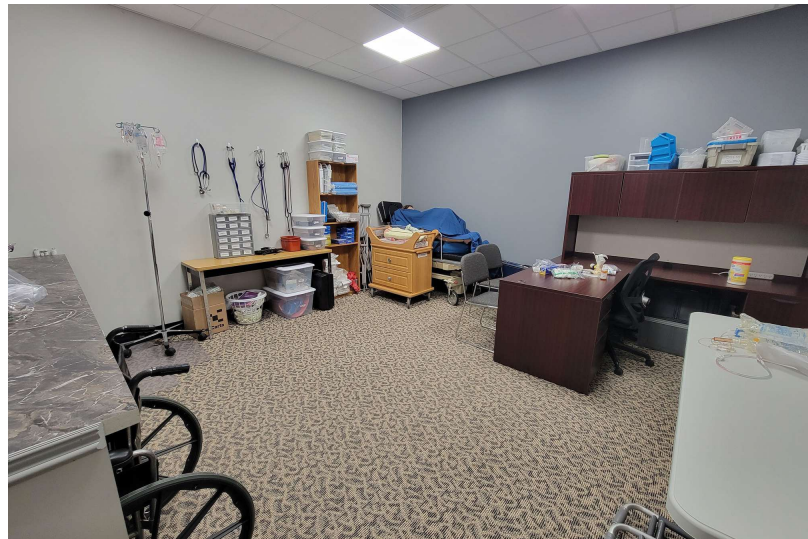
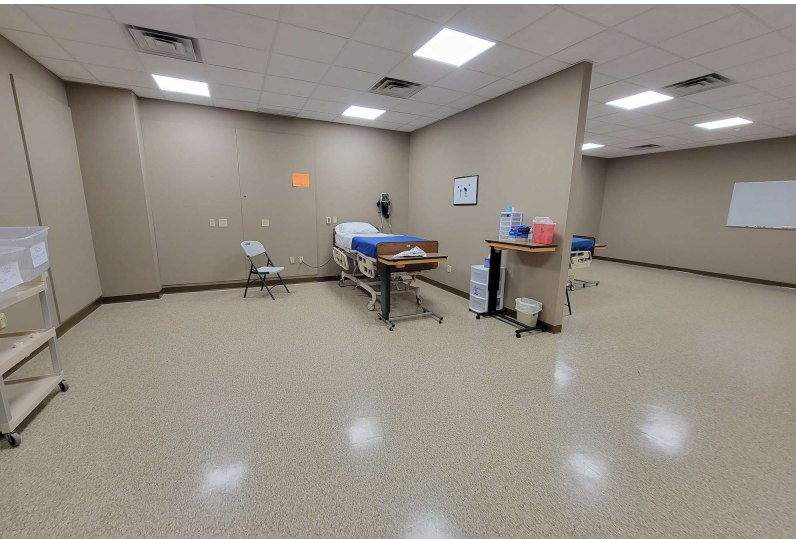
PHOTOS

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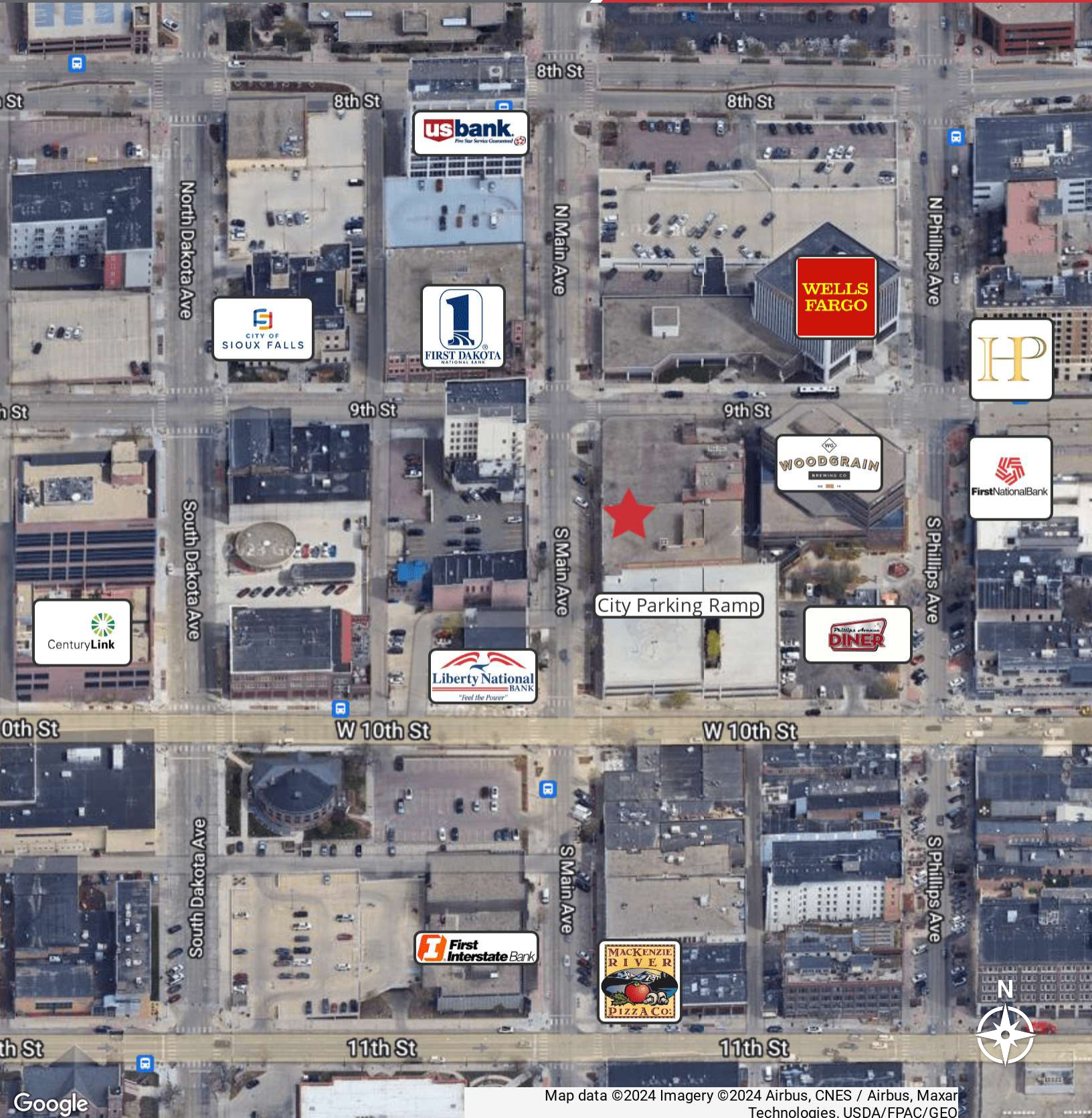
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