



THE JOHNSON BUILDING

11TH STREET + 2ND AVENUE

DOWNTOWN OFFICE / RETAIL SPACE

225 East 11th Street, Suite 100 | Sioux Falls, SD 57104



SIZE

2,498 sqft



PRICE

\$22.00 psf (NNN)
NNN = \$6.60 psf (includes utilities)



LOCATION

Newly renovated building in Downtown Sioux Falls on the corner of East 11th Street and South 2nd Avenue.



LAYOUT

Double frontage corner space with a flexible floor plan and access from South 2nd Avenue and a common entrance on East 11th Street.



DTSF

Prime Downtown Sioux Falls retail / office opportunity. Position your business in the heart of the city with high visibility and strong foot traffic.



AREA TENANTS

2nd Avenue Salon Suites, Lenae Design, Evans Haigh & Arndt, 605 Running Co., Hireclick, Preach-es, Sageworth Trust Co., ACE Hardware, BIN 201, USPS, Avera, Central Bus Station, The One2

Information deemed reliable but not guaranteed.



TYSDAL
COMMERCIAL

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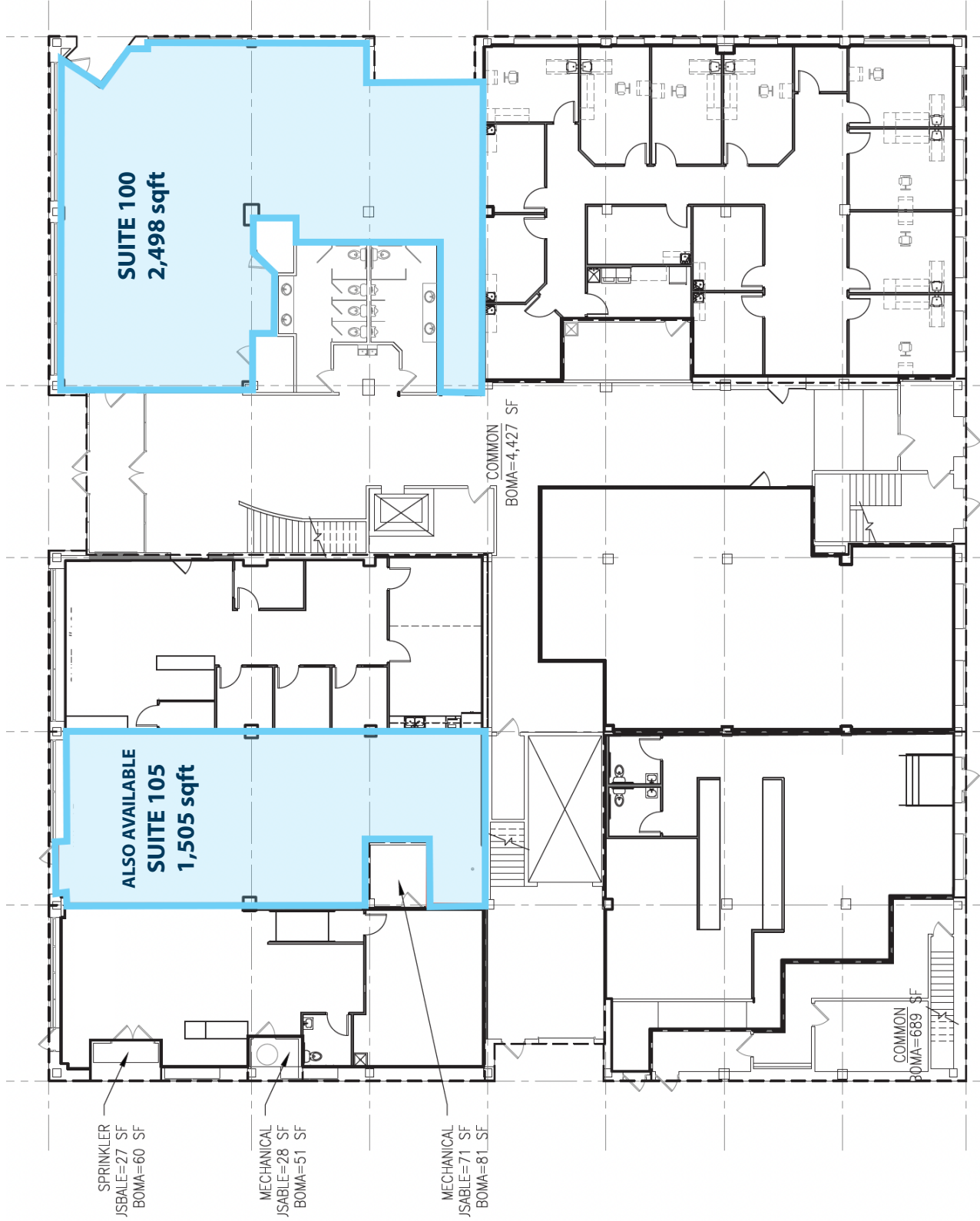
AREA MAP



PARCEL MAP



FLOOR PLAN



PHOTOS

