

600 4th St. #1011

\$3,302/m gross

SUBLEASE



3,302 SF OFFICE SPACE



CALL TODAY!
KJ 712-251-9905
JENNIFER
712-266-5972

PROPERTY PROS
Group

CENTURY 21
COMMERCIAL
ProLink
Century 21 ProLink
1114 4th Street, Sioux City, IA 51101

MOVE IN READY



GREAT LOCATION

DOWNTOWN PROMINATE BUILDING

IDEAL LAYOUT

PROFESSIONAL, PRIVATE & TURNKEY

WELCOMING

LARGE OPEN WINDOWS

600 4TH STREET #1011

- 3,202 SF OFFICE SPACE
- 5 PRIVATE OFFICES
- 1 LARGE CONFERENCE ROOM
- PRIVATE KITCHENETTE
- SECURE STORAGE ROOM
- LARGE OPEN WINDOWS
- FUNCTIONAL LAYOUT



KJ WINGERT, CCIM, CIN
JENNIFER ROSE BASS,
MBA, CCIM, CIN
LICENSED IN IA, NE & SD

 kjwingert@c21prolink.com
 jennifer@c21prolink.com
 www.propertyprosgroup.com

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SIouxLAND STATS

Number 1
ELEVEN
Times

#1 Metro for Economic Development
with Population of 200,000 or less.



SITeseLECTION

- 2007 #1
- 2008 #1
- 2012 #1
- 2013 #1
- 2015 #1
- 2016 #1
- 2017 #1
- 2019 #1
- 2020 #1
- 2021 #1
- 2022 #1

AT A GLANCE

METRO POPULATION 2020

Woodbury County, IA	105,941
Plymouth County, IA	25,698
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	14,399

SIoux CITY METRO 173,226

HOUSEHOLDS BY INCOME 2020

# of Households	56,113
Median Income	\$61,399

NATIONAL RECOGNITIONS

SIoux CITY RANKED #7
MOST LIVABLE SMALL CITY IN THE U.S.



SIoux CITY RANKED #5
MOST AFFORDABLE TRENDY
CITIES WHERE YOU CAN STILL BUY A HOME



SIoux CITY METRO RANKED #1
ECONOMIC DEVELOPMENT PROJECTS
FOR POPULATION UNDER 200,000



TOP EMPLOYERS



MEDIAN INCOME

2020 HOUSEHOLD

SIoux CITY, IA	\$57,750
SOUTH SIoux CITY, NE	\$56,744
DAKOTA DUNES, SD	\$99,034



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