

600 E. 7th Street, 2nd Floor
Sioux Falls, SD 57103

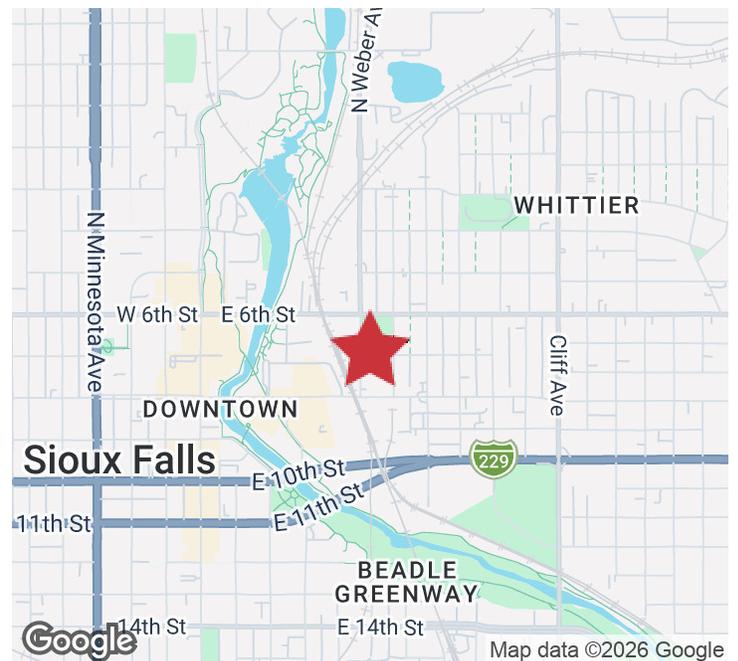
Lease Rate	\$3,200/MONTH GROSS INCLUDING UTILITIES
Suite Size	1,901 SF

PROPERTY HIGHLIGHTS

- Historical former fire station and public library
- Three windowed offices, open area with 5 desks
- Conference room and restroom on second floor
- Fully renovated in 2018
- Existing office furniture to remain for tenant's use during their lease term
- Street parking
- Stone Group Architect's occupies the first floor

LOCATION DESCRIPTION

Located in downtown Sioux Falls in the historic East Side Fire Station
Area neighbors include Heritage Park, Cherapa Place, Click Rain, Monk's Ale House, Roots of Brasil, Sioux Area Metro, Johnstone Supply Sioux Falls



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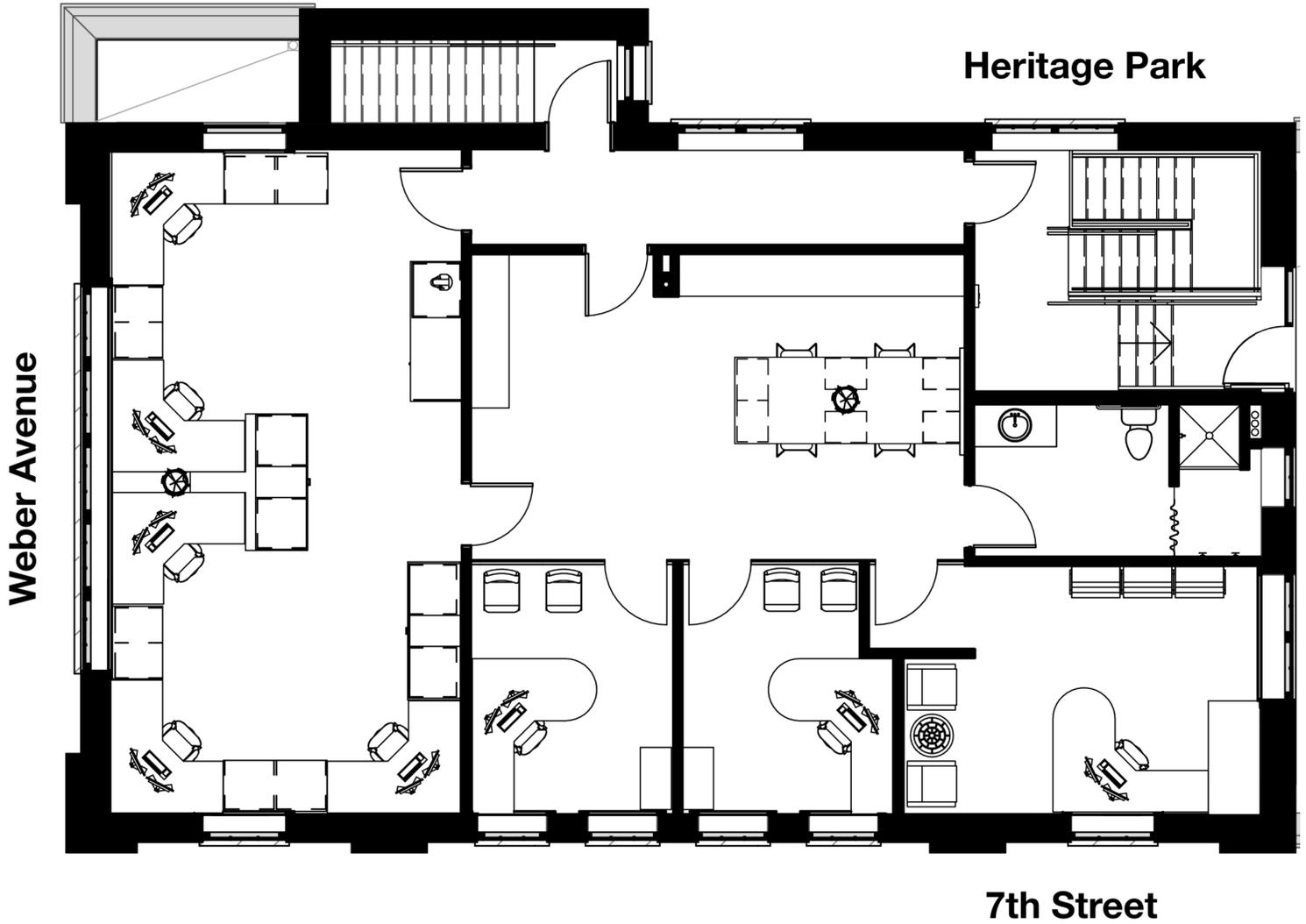
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FLOOR PLAN

600 E. 7TH STREET, 2ND FLOOR
Sioux Falls, SD 57103

FOR LEASE

Office Suite



SECOND LEVEL FLOOR PLAN

INTERIOR PHOTOS

600 E. 7TH STREET, 2ND FLOOR
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FOR LEASE

Office Suite



EXTERIOR PHOTOS

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AERIAL

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FOR LEASE

Office Suite



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