

DOWNTOWN SPACES FOR LEASE

201 Pierce St, Sioux City, IA



**3 GREAT SPACES
FOR LEASE**



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

PROPERTY PROS
Group

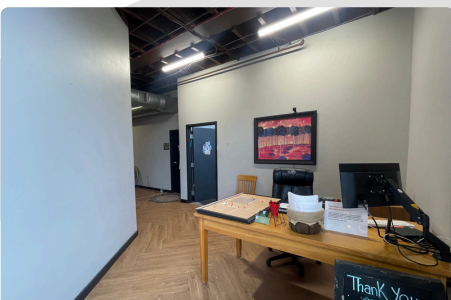
CENTURY 21
COMMERCIAL
ProLink

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

SUITE 110



- 1,700 SF OFFICE SPACE
- 4 PRIVATE OFFICES, ONE WITH RESTROOM
- KITCHENETTE & OPEN WORK SPACE
- AVAILABLE DECEMBER, 1, 2025
- \$2,000/MONTH, MODIFIED GROSS



**WELCOMING
RECEPTION AREA**



**INDUSTRIAL STYLE
FINISHES**



**FOUR PRIVATE
OFFICES**



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

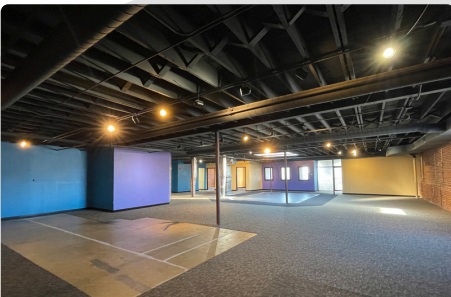
 kjwingert@c21prolink.com
 jennifer@c21prolink.com
 www.propertyprosgroup.com

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SUITE 201



- 3,500 SF WITH PRIVATE ENTRANCE
- SECOND FLOOR SPACE AT \$14.00/SF, GROSS
- PRIVATE OFFICES, CONFERENCE ROOM, KITCHENETTE & PRIVATE RESTROOMS
- READY FOR IMMEDIATE USE



LARGE OPEN WORK SPACE



BEAUTIFUL NATURAL LIGHT



THREE PRIVATE OFFICES



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SUITE 203



- 2,071 SF PRESTINE RESTAURANT SPACE
- \$4,000/MONTH, GROSS
- EQUIPMENT INCLUDED
 - AIR FRYER, TYPE 2 HOOD, PREP TABLES, WALK-IN FREEZER, STORAGE SHELVES/RACKS AND FURNITURE
- READY FOR IMMEDIATE USE



**WECLOMING
DINNING SPACE**



**HIGH-QUALITY
PIZZA OVEN**



LARGE KITCHEN



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SIouxLAND STATS

Number 1 ELEVEN Times

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



The Siouxland
Initiative

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.

smartasset™

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

SITeseLECTION

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

realtor.com

TOP EMPLOYERS



MERCYONE



UnityPoint Health



MEDIAN INCOME

2020 HOUSEHOLD

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



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