



THE
STEEL
DISTRICT

OFFICE / RETAIL / HOTEL & CONVENTION CENTER / RESIDENTIAL LIVING



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ABOUT THE PROJECT

The Steel District is Sioux Falls' premier *live, work, play, stay* destination. Thoughtfully designed along the Big Sioux River, the development brings new energy to downtown while building upon the momentum under Sioux Falls' recognition as the #1 city for young professionals.

Anchored by its riverfront location, The Steel District combines Class A office space, main-level retail, luxury condos, a boutique hotel, and modern convention space into one connected community. The Steel District creates an unmatched, all-inclusive experience where people can connect, create, and thrive.



TheSteelDistrict.com





FALLS PARK

BIG SIOUX RIVER

UPPER FALLS OF THE
BIG SIOUX RIVER

LUTHERAN SOCIAL
SERVICES

LLOYD LANDING

SHELTER

PHASE I

RESIDENTIAL

AVAILABLE

THE
STEEL
DISTRICT

PHASE II

RAVEN

RAVEN

HARVESTER

SIOUX STEEL

CONVENTION

POWER

HILTON CANOPY

RETAIL

N METLI PLACE

PAWSVILLE PARK
DOG PARK

T. DENNY SANFORD
SPLASH PAD

INCLUSIVE
PLAYGROUND

ICE LOOP

WARMING HOUSE

CHANGING AREA

JACOBSON PLAZA AT
FALLS PARK

E FOURTH PLACE

LEVITT AT THE
FALLS

STARTUP SIOUX FALLS

E SIXTH STREET

N PHILLIPS AVE

STOCKWELL
ENGINEERS

THE CASCADE AT FALLS PARK

PHILLIPS AVENUE LOFTS

SOUTHEASTERN
BEHAVIORAL HEALTH

FALLS
CENTER

JONES
421

CONFLUENCE
10/4/2023 | 19061

BUILDING COSTS

Unit	Availability	Size (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA (per USF)
100	Jack Rose Lounge	5,918 SF	-	-	-	-	-	-
120	Available	1,051 SF	\$25.00/SF	\$7.06/SF	\$32.06/SF	\$33,695.06	\$2,807.92	\$50/SF
130	Available	1,002 SF	\$25.00/SF	\$7.06/SF	\$32.06/SF	\$32,124.12	\$2,667.01	\$50/SF
140	Available	1,049 SF	\$25.00/SF	\$7.06/SF	\$32.06/SF	\$33,630.94	\$2,802.58	\$50/SF
150	Available	1,580 SF	\$25.00/SF	\$7.06/SF	\$32.06/SF	\$50,654.80	\$4,221.23	\$50/SF
160	Available	1,108 SF	\$25.00/SF	\$7.06/SF	\$32.06/SF	\$35,522.48	\$2,960.21	\$50/SF
170	Pasque Boutique	1,641 SF	-	-	-	-	-	-
180	Washington Pavillion	1,493 SF	-	-	-	-	-	-
Total Available Space		5,790 SF	\$25.00/SF	\$7.06/SF	\$32.06/SF	\$185,627.40	\$15,468.95	\$50/SF

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.48*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.23*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.35*
Total	-	\$7.06

CAM includes the following utilities: Gas, Water & Sewer, and Trash

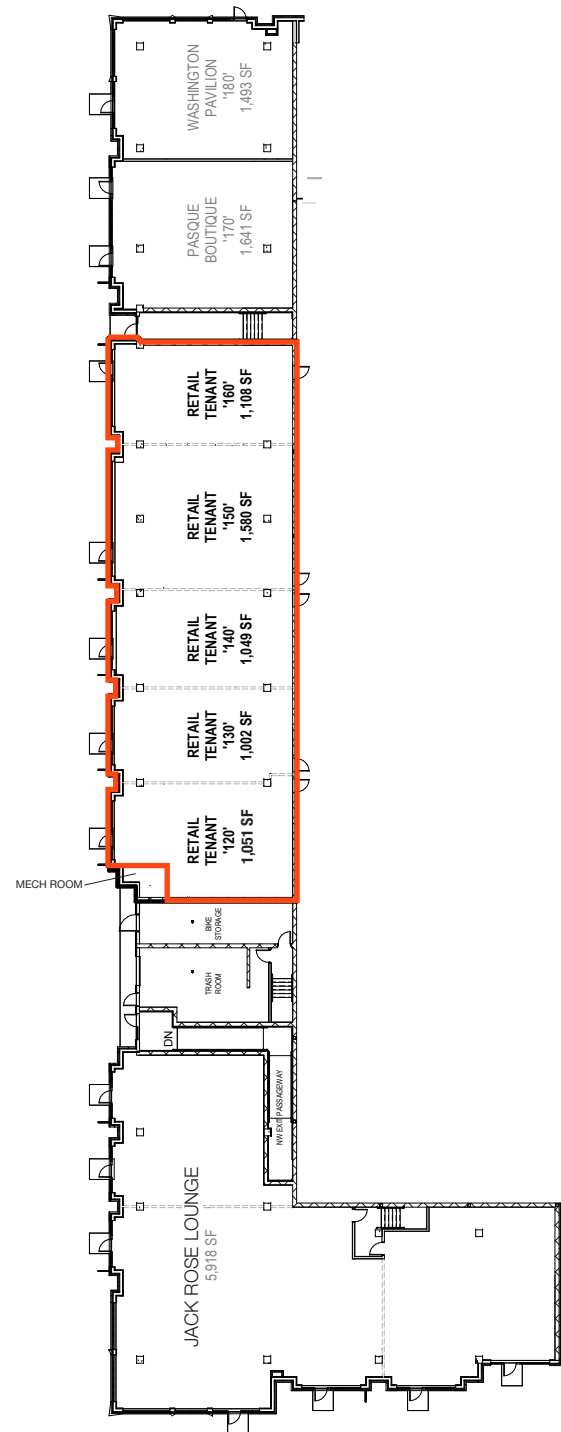
*These numbers are based on estimates and are not guaranteed.

UTILITY INFORMATION

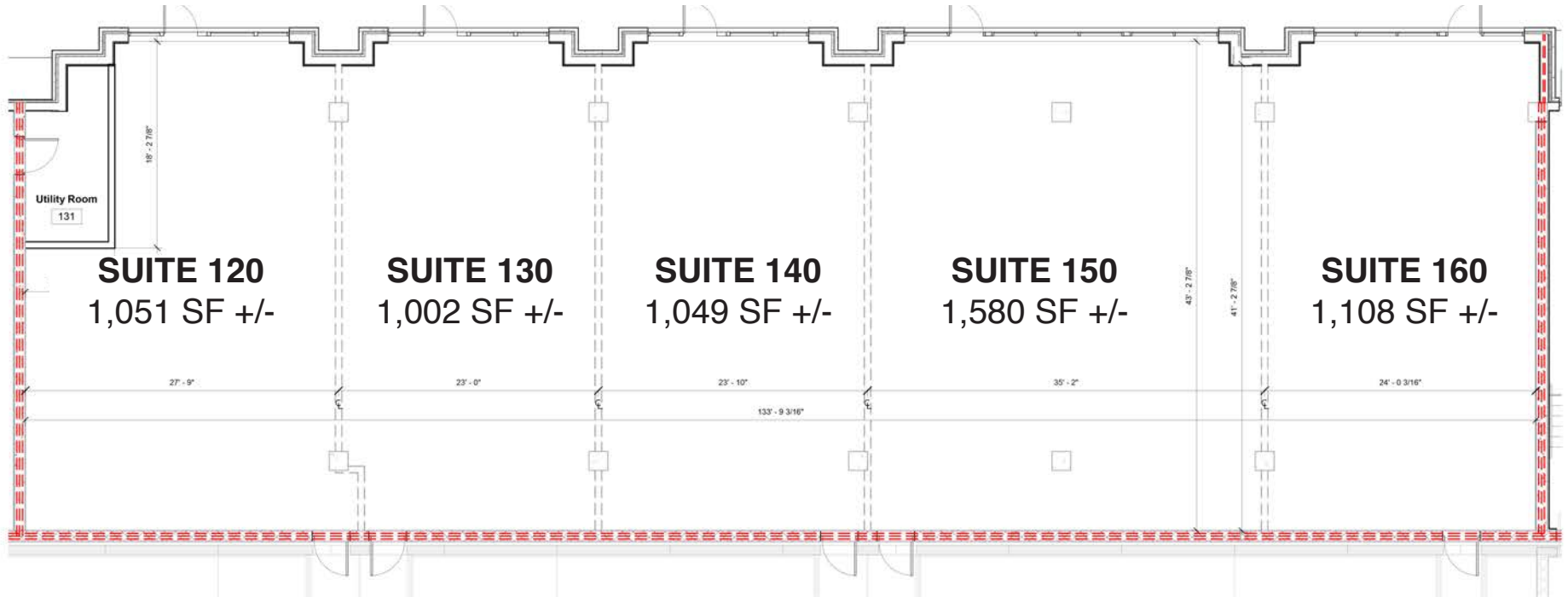
Utility	Paid By	Provider	Part of CAM	Separately Metered	Other
Gas	None	None	N/A	N/A	No service at this time, but can be added by tenants; if added it will be submetered.
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	Based on sub-meter reading.
Water <i>(High Consumption Users)</i>	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	No	Yes	Based on sub-meter reading.
Water <i>(Low Consumption Users)</i>	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the first floor.
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the first floor.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	N/A	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/Cable/ Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A	N/A



// **RETAIL SPACE - LEVEL 1**



// RETAIL FLOOR PLAN



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// **DESIGNED FOR CONNECTION & COLLABORATION**

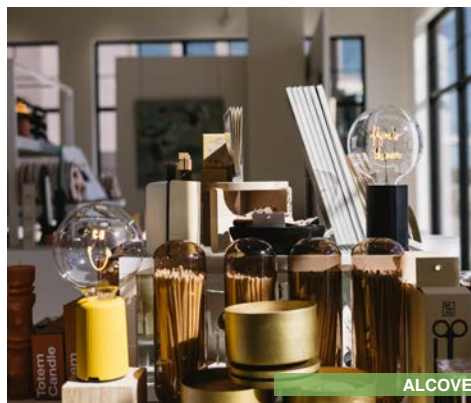


RETAIL

Explore Sioux Falls' newest premier shopping destination, where local charm meets modern style. Our retail spaces showcase a curated selection of local gems, including Alcove, Brioux Falls, Pasque Boutique, and Jack Rose Social Club, all open now. The Steel District offers somewhere to shop, socialize, and discover something new.



BRIUX FALLS



ALCOVE



PASQUE BOUTIQUE

// DESIGNED FOR CONNECTION



RESTAURANTS

The Steel District offers an array of dining experiences. Grab a premium coffee at Brioux Falls, savor burgers at Big Sioux Burger, enjoy top-notch steak and seafood at Ironwood, or dive into Mexican flavors at Dahlia Kitchen & Bar. Jack Rose Social Club is a gastropub with an elevated cocktail selection.

The Canopy by Hilton features Torrent Coffee Bar and Cascata Italian Cuisine, both open now.

- **Big Sioux Burger:** Seats up to 79
- **Dahlia Kitchen & Bar:** Indoor seating for 128, outdoor seating for 76
- **Ironwood:** two story restaurant with indoor seating for 129, outdoor seating for 28
- **Jack Rose Social Club:** 6,400 SF social club with two patios



// **DESIGNED FOR COMFORT & RELAXATION**



canopy™
BY HILTON



HOTEL

Whether hosting a large conference or just a small gathering, the Canopy by Hilton & convention center accommodates your guests' every need. The live, work, play, stay modeled development allows office tenants the perfect opportunity to entertain clients or employees for any event or occurrence while guaranteeing their utmost hospitality.

- *Hotel: 216 Guestrooms*
- *Convention: 1,000+/- Occupancy*
- *5 - 10 meeting rooms/ballrooms (depending on event's configuration)*
- *Ground-floor bar*
- *Cascata Italian Cuisine*
- *Torrent Coffee Bar*



// DESIGNED FOR BALANCE & DISCOVERY



LIVE

The Steel District Lofts redefine luxury living in a mix of condos available for purchase and stunning apartments available for rent, all with spectacular views of Downtown Sioux Falls. The Steel District Lofts are designed with tenants and owners in mind, understanding the importance of ending the day in a relaxing and welcoming atmosphere. Interiors include blonde cabinets, quartz countertops, oversized windows, polished concrete floors, and patios with a view. Upgraded lofts showcase tiled fireplaces, a tiled backlit wine bar, and heated bathroom floors.

- 98 Luxury Lofts
- Two-story condos on the ground level overlooking the riverfront
- Single-story condos on the 6th floor overlooking downtown and Upper Falls
- Community Room & Patio overlooking the Levitt



OUTDOOR SPACES

LEVITT AT THE FALLS

Be a part of the culture and action happening at Levitt at the Falls, an outdoor amphitheater venue presenting over 50 free events for the community including concerts, fitness activities, workshops, and more.

JACOBSON PLAZA AT FALLS PARK

Jacobson Plaza is a community destination complete with an ice ribbon in the winter all-abilities playground in the summer, your employees and guests are sure to have a multitude of activities and spaces to relax. Home of the state's largest playground.

FALLS PARK/GREENWAY

Office tenants can enjoy the view of the famous Falls Park, a serene oasis with vast waterfalls, green space, and bike/walking paths, and a greenway space. A great place for all guests and employees to enjoy and unwind between meetings and work, offering the ideal work/life balance advantage.

COURTYARD

The Steel District courtyard, at the intersection of the development's restaurant patio spaces, offers the tenant employees and guests yet another opportunity for off-site meetings, relaxation, and socialization.



LEVITT AT THE FALLS



COURTYARD



JACOBSON PLAZA



RIVER GREENWAY

OUTDOOR SPACES

LLOYD LANDING

The newly built plaza is named Lloyd Landing and includes multiuse public space – a shelter for picnics or other gatherings, a multipurpose synthetic turf lawn, a small dog run, seating and a photo station. The area also has new public art and activities including outdoor fitness, food trucks and live music.

T. DENNY SANFORD SPLASH PAD

The splash pad was funded with help from T. Denny Sanford, who will donate up to \$1.75 million. It is about 15 percent larger than the one recently opened at Hayward Park.

PAWSIBLE PARK

Pawsible Park at Jacobson Plaza is a large, turfed area ideal for the growing number of nearby canine neighbors. “When it comes to Sioux Falls, we’re all about what’s possible – or ‘pawsible,’ if you will,” Pat Lloyd said. “We think the name of this park builds on the inspiration of the Arc of Dreams, which symbolizes those who saw and believe in the possibilities Sioux Falls holds for all – and of course, that includes the animals we love as well.”



PAWSIBLE PARK



T. DENNY SANFORD SPLASH PAD



LLOYD LANDING



OFFICE

The Class A office building is the first of its kind in the nation to use ultra-high-performance concrete eliminating the use of columns to allow for complete design customization. The urban-inspired architecture features expansive windows throughout all 9 stories welcoming ample natural light and stunning 360 views of the downtown scene & Big Sioux River. The building contains amenities to allow for employees to live an energized, healthy lifestyle including access to the 24/7 gym & locker room, proximity to bike/walking trails, closeness to clean, natural restaurants, and surrounding outdoor venues/parks.



URBAN FINISHES & CLEAN INTERIORS

Custom office spaces to meet your company's needs



LOCATION

Highly desired downtown location on the river



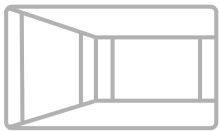
PARKING DETAILS

Ample covered and non-covered surface spaces



OUTDOOR SPACES

Surrounded by various outdoor amenities and patio spaces on-site and nearby



NO COLUMNS

Ultra-high performance concrete for column-less office spaces



FITNESS CENTER

On-site fitness center & locker room overlooking the Upper Falls



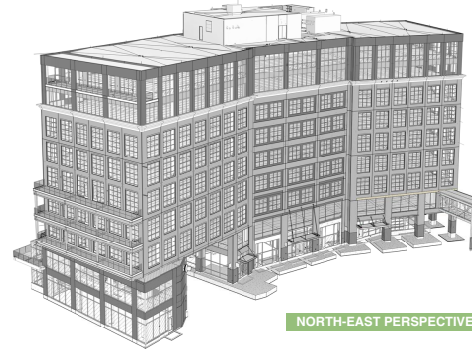
ACCESS TO CONVENTION SPACE

Located next to the Canopy by Hilton event center accommodating groups from 10-1,000



FLEXIBLE FLOOR PLANS

Customizable office sizes ranging from a section of a level to multiple floors



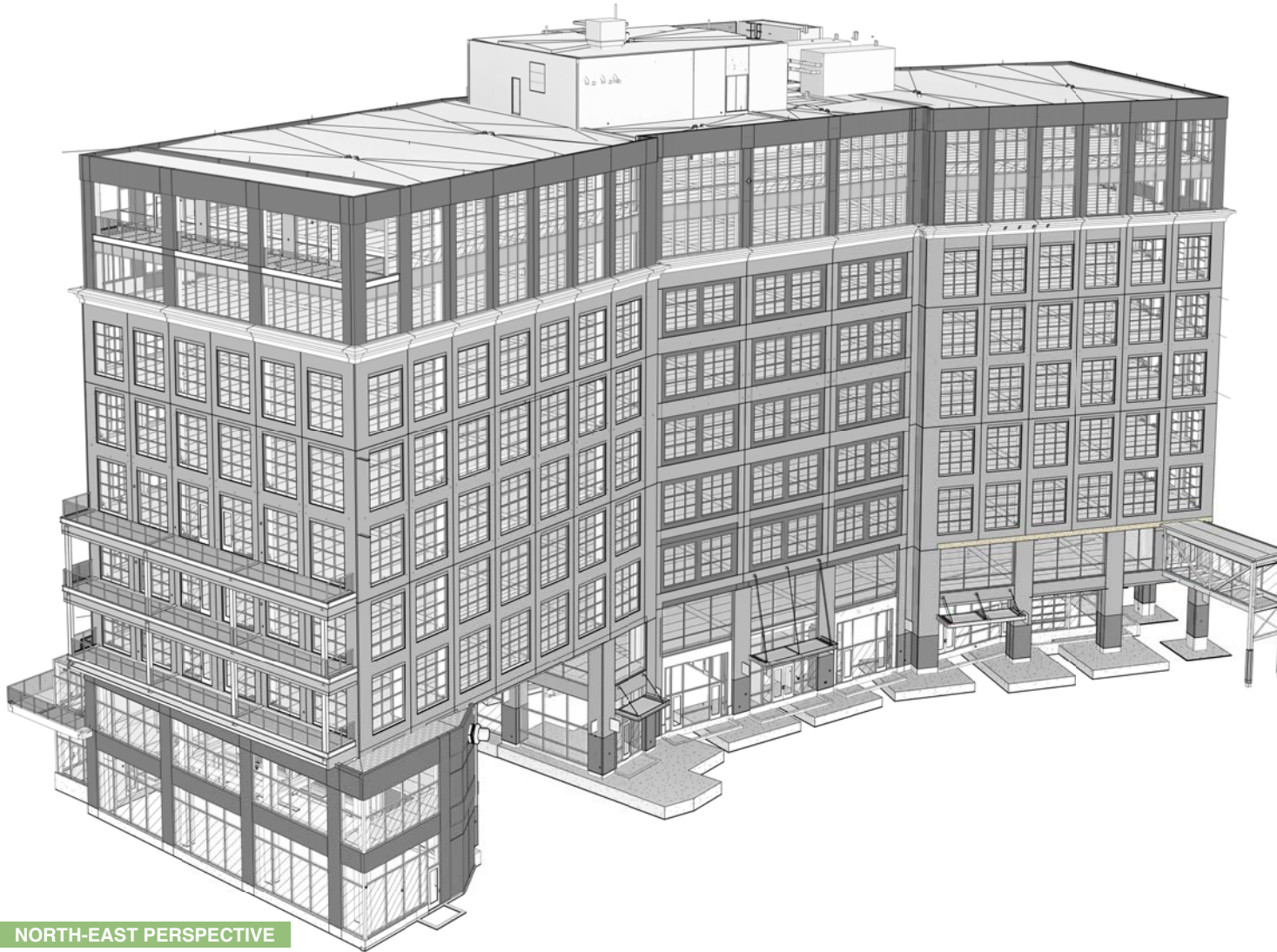
NORTH-EAST PERSPECTIVE



SOUTH-WEST PERSPECTIVE



OFFICE TENANTS



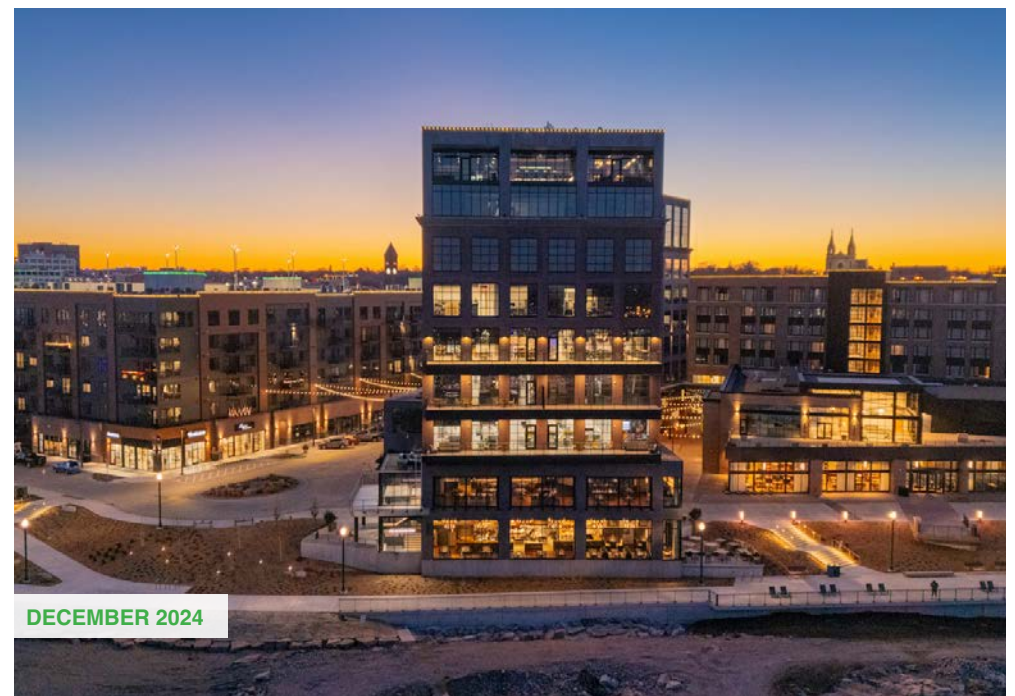
NORTH-EAST PERSPECTIVE



MAIN LEVEL

- Big Sioux Burger
- Dahlia Kitchen & Bar
- Ironwood

PHOTOS





AREA DINING, RETAIL & DEVELOPMENTS

- | | | | |
|---|---|--|---|
| 1. The Cascade
Candy Cloud Factory
Mary's Mountain Cookies
La Luna Cafe
Shenanigans Sports Bar
The Maker's Circle
Severance Brewing Co. | 13. Icon Lounge
14. Sioux Falls Parks & Recreation
15. Wiley's Tavern
16. 300 Building
17. The Market
18. Raven Industries
19. Orpheum Theater Center
20. Holiday Inn Downtown Sioux Falls
21. River Tower Apartments
22. Commerce Center
23. Equity Square
24. Wells Fargo
25. Hotel on Phillips
26. The Treasury
27. The Plaza
Woodgrain Brewing Co. | 28. First National Bank
Sioux Falls
29. Phillips Avenue Diner
30. PAVE
31. Coffea Roasterie & Espresso Bar
32. Mint & Basil Boutique
33. Zandbroz Variety
34. Carpenter Bar
35. Watch Shop, Coming Soon
36. Rehfeld's Art & Framing
37. Crawford's Bar & Grill
38. J.H. & Sons
39. Lucky's
40. Marie & Marie Bridal
41. Minervas Restaurant
42. CH Patisserie
43. JLG Beers
44. Duluth Trading Co.
45. Fernson Downtown
46. Washington Pavilion
47. MacKenzie River Pizza, Grill & Pub
48. JLG Architects | 49. Parker's
50. Escape 605 Axe Throwing & Escape Rooms
51. YMCA Apartments
52. Century Link
53. Mahlander's Appliance & Lighting
54. Siouxland Libraries- Downtown
55. Cathedral of Saint Joseph
56. River Greenway Improvements
57. Future Site of The Jacobson Plaza at Falls Park |
|---|---|--|---|