



OFFICE / RETAIL / HOTEL & CONVENTION CENTER / RESIDENTIAL LIVING



150 E. 4th Place,
Sioux Falls, SD 57104

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



OFFICE DETAILS

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. The office tower currently is home to ~350 employees.



URBAN FINISHES & CLEAN INTERIORS

Custom office spaces to meet your company's needs



PARKING DETAILS

Ample covered and non-covered surface spaces



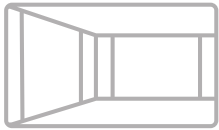
LOCATION

Highly desired downtown location on the river



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





AVAILABLE OFFICE SPACE

LEASE RATES:
\$25 / RSF

PARKING RAMP:
\$85 / mo. per space

SUBDIVISION:
Spaces may be subdivided.

AMENITIES:
Fitness facility on-site.
Adjacent Canopy by Hilton
hotel contains available
conference space for groups
from small teams to 800

RESTAURANTS:

Office Tower:

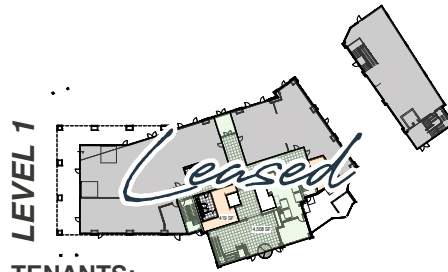
- Big Sioux Burger
- Dahlia Kitchen & Bar
- Ironwood

Canopy by Hilton hotel:

- Torrent Coffee Bar
- Cascata Italian Cuisine

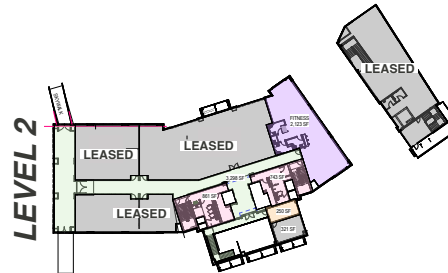
Retail Wrap:

- Jack Rose Social Club



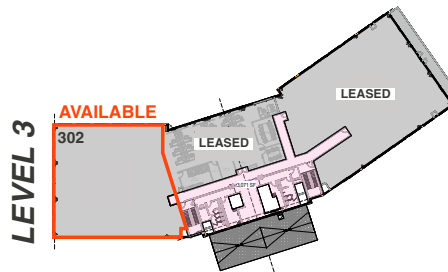
TENANTS:

- Dahlia Kitchen & Bar
- Big Sioux Burger
- Ironwood



TENANTS:

- Brioux Falls
- IFAM Capital
- Exit 156 Capital



TENANTS:

- Philadelphia Insurance
- Holmes Murphy



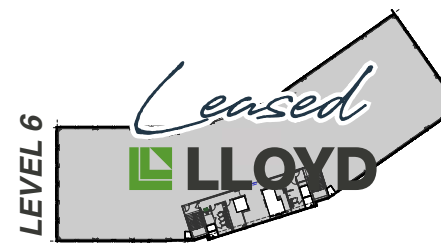
TENANTS:

- Holmes Murphy
- Vavoza
- IRAR Trust Company
- Saint Joseph Trust Company



TENANTS:

- Lloyd Companies



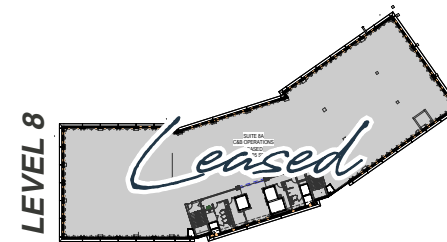
TENANTS:

- Lloyd Companies



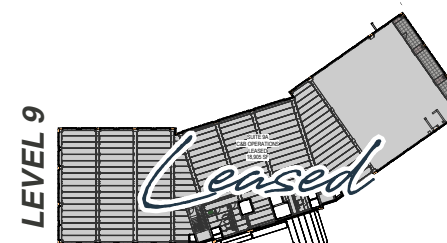
TENANTS:

- Robins Kaplan LLP
- AARP



TENANTS:

- Burwell Enterprises



TENANTS:

- Burwell Enterprises

BUILDING COSTS

Unit	Level	Availability	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA (per USF)
302	3	Available	5,718 USF	26.00%	7,207 RSF	\$25.00	\$8.89/SF	\$33.89	\$244,245.23	\$20,353.77	\$50.00
401	4	Available	3,147 USF	25.40%	3,946 RSF	\$25.00	\$8.89/SF	\$33.89	\$133,729.94	\$11,144.16	\$50.00
402	4	Available	3,503 USF	25.40%	4,392 RSF	\$25.00	\$8.89/SF	\$33.89	\$148,844.88	\$12,403.74	\$50.00
701	7	Available	1,890 USF	24.70%	2,357 RSF	\$25.00	\$8.89/SF	\$33.89	\$79,878.73	\$6,656.56	\$50.00
706	7	Available	5,977 USF	24.70%	7,452 RSF	\$25.00	\$8.89/SF	\$33.89	\$252,548.28	\$21,045.69	\$50.00

*These numbers are based on estimates and are not guaranteed. Decks are included in usable square footage. Current asking rent and TIA are based on a lease with a 10-year term. Current asking rent and TIA are subject to change based on duration of lease.

2025 ESTIMATED NNN INFORMATION

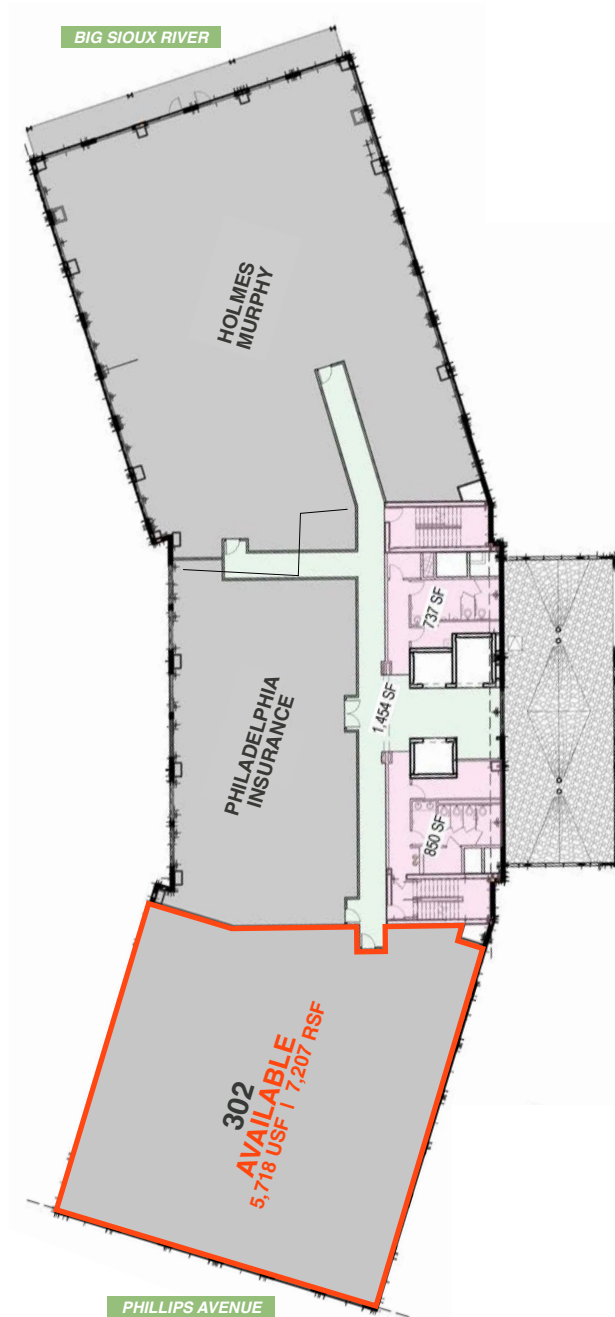
NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.55*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.65*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.69*
Total	-	\$8.89
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

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

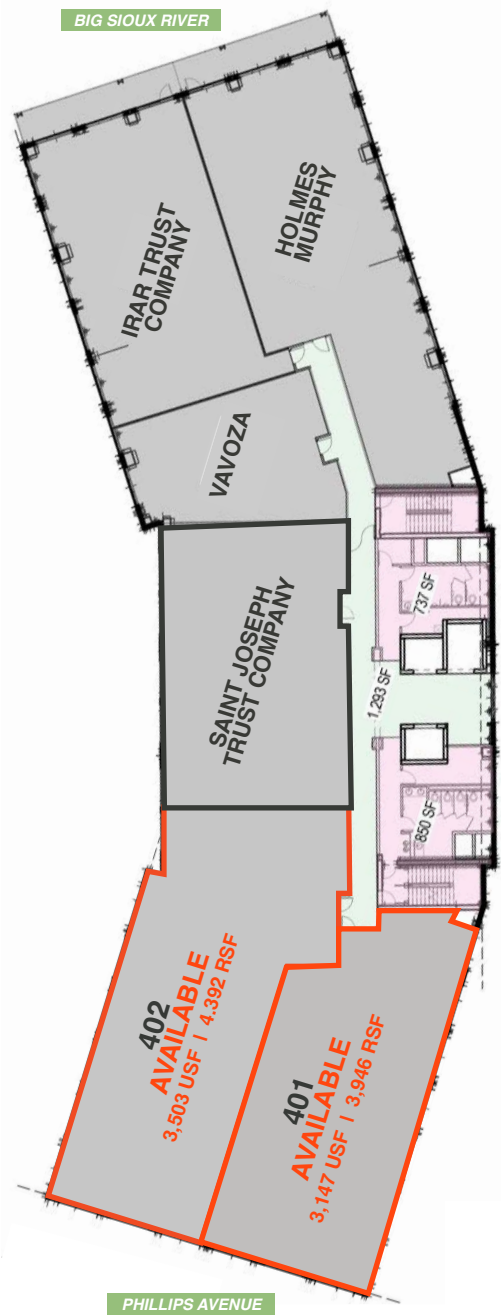
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Other
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on Tenant's space size as a pro-rata share of floor level.
Water	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 entire building.
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 entire building.
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

// OFFICE SPACE - LEVEL 3



// OFFICE SPACE - LEVEL 4



// OFFICE SPACE - LEVEL 7



BIG SIOUX RIVER

PHILLIPS AVENUE



OFFICE CO-TENANTS



MAIN LEVEL RESTAURANT & RETAIL CO-TENANTS



// 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.



BRIOUX FALLS



ALCOVE



PASQUE BOUTIQUE



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



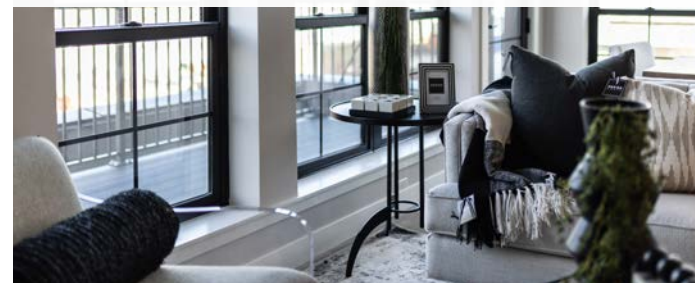
HOTEL

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



TheDistrictLoftsSF.com

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.

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.

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.

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



JACOBSON PLAZA



COURTYARD



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 donated 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







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. | North End Bakery & Deli
The Deku Tree
605 Florista
Sera Bella
Swamp Daddy's
The Source Coffee
Roasterie & Taproom | Frontier Bank
Agua Fresh | 49. Parker's |
| 2. Phillips Avenue Lofts | 13. Icon Lounge | 28. First National Bank
Sioux Falls | 50. Escape 605 Axe
Throwing &
Escape Rooms |
| 3. Larson Square Lofts | 14. Sioux Falls Parks &
Recreation | 29. Phillips Avenue Diner | 51. YMCA Apartments |
| 4. Bread & Circus
Sandwich Kitchen | 15. Wiley's Tavern | 30. PAve | 52. Century Link |
| 5. Uptown Exchange Lofts | 16. 300 Building | 31. Coffea Roasterie &
Espresso Bar | 53. Mahlander's Appliance
& Lighting |
| 6. Levitt at the Falls | 17. The Market | 32. Mint & Basil Boutique | 54. Siouxland Libraries- Down-
town |
| 7. The Coliseum | 18. Raven Industries | 33. Zandbroz Variety | 55. Cathedral of Saint Joseph |
| 8. Sioux Falls Police
Department Law
Enforcement Center | 19. Orpheum Theater Center | 34. Carpenter Bar | 56. River Greenway
Improvements |
| 9. Minnehaha Court Services | 20. Holiday Inn Downtown Sioux
Falls | 35. Watch Shop, Coming Soon | 57. Future Site of The
Jacobson Plaza at
Falls Park |
| 10. Luciano's North | 21. River Tower Apartments | 36. Rehfeld's Art & Framing | |
| 11. Old Courthouse Museum | 22. Commerce Center | 37. Crawford's Bar & Grill | |
| 12. Jones421 Building
Bella Rosa Floral
Boki European Street Food
Dakota Craft Links | 23. Equity Square | 38. J.H. & Sons | |
| | 24. Wells Fargo | 39. Lucky's | |
| | 25. Hotel on Phillips | 40. Marie & Marie Bridal | |
| | 26. The Treasury | 41. Minervas Restaurant | |
| | 27. The Plaza
Woodgrain Brewing Co. | 42. CH Patisserie | |
| | | 43. JL Beers | |
| | | 44. Duluth Trading Co. | |
| | | 45. Fernson Downtown | |
| | | 46. Washington Pavilion | |
| | | 47. MacKenzie River Pizza,
Grill & Pub | |
| | | 48. JLG Architects | |



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