



THE JOHNSON BUILDING

DOWNTOWN OFFICE/RETAIL SPACE FOR LEASE



225 E. 11th St,
Sioux Falls, SD 57104



1,505 SF +/-



\$20.00 / SF NNN
TIA: \$40.00 / SF

LOCATION

Positioned at the corner of E. 11th Street and S. 2nd Avenue, The Johnson Building offers prime visibility, being at the foot of the viaduct, connecting 3 lanes of traffic. Adjacent to the Yankton Bike Trail, this site attracts both commuters and recreational users, being steps from the Big Sioux River and within 2 blocks of Phillips Avenue.

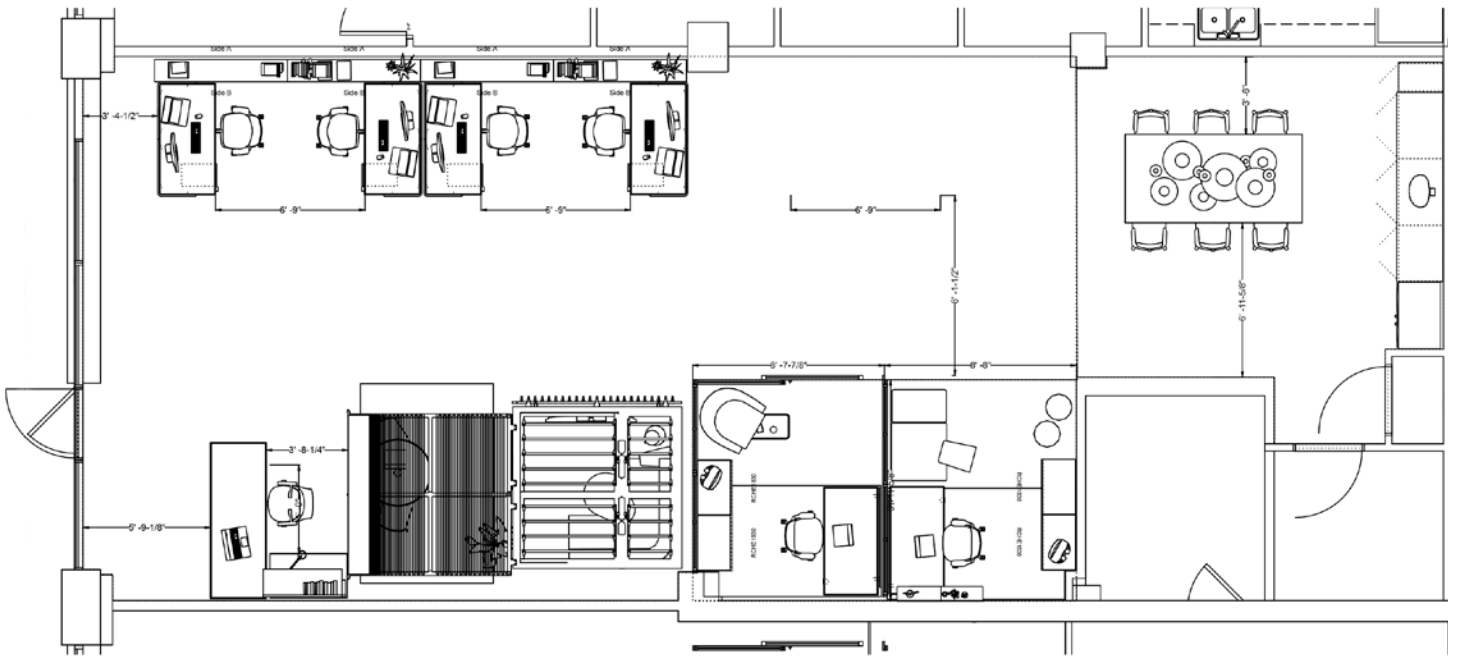
DESCRIPTION

- Shell space with an open floor plan
- Building offers freight elevator and loading dock
- 68 on-site parking spaces +/-
- Zoning: DTPUD
- Aesthetically pleasing modern common areas
- Built in 1925; renovated in 2021
- Co-tenants include Lenae Design, Evans Haigh & Arndt, 605 Running Co., Hire-click, The Cattitude Cafe, Preach-es, and Sageworth Trust Co.
- Neighbors include Bin 201, USPS, Avera, Ace Hardware, the Central Bus Station as well as many shopping, restaurants, coffee shops, and professional services
- One block from The One2, a mixed-use development currently under construction, with 175 apartments and 3,000 SF of commercial space
- Contact Broker for cooperating broker agreement

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

CONCEPT FLOOR PLAN

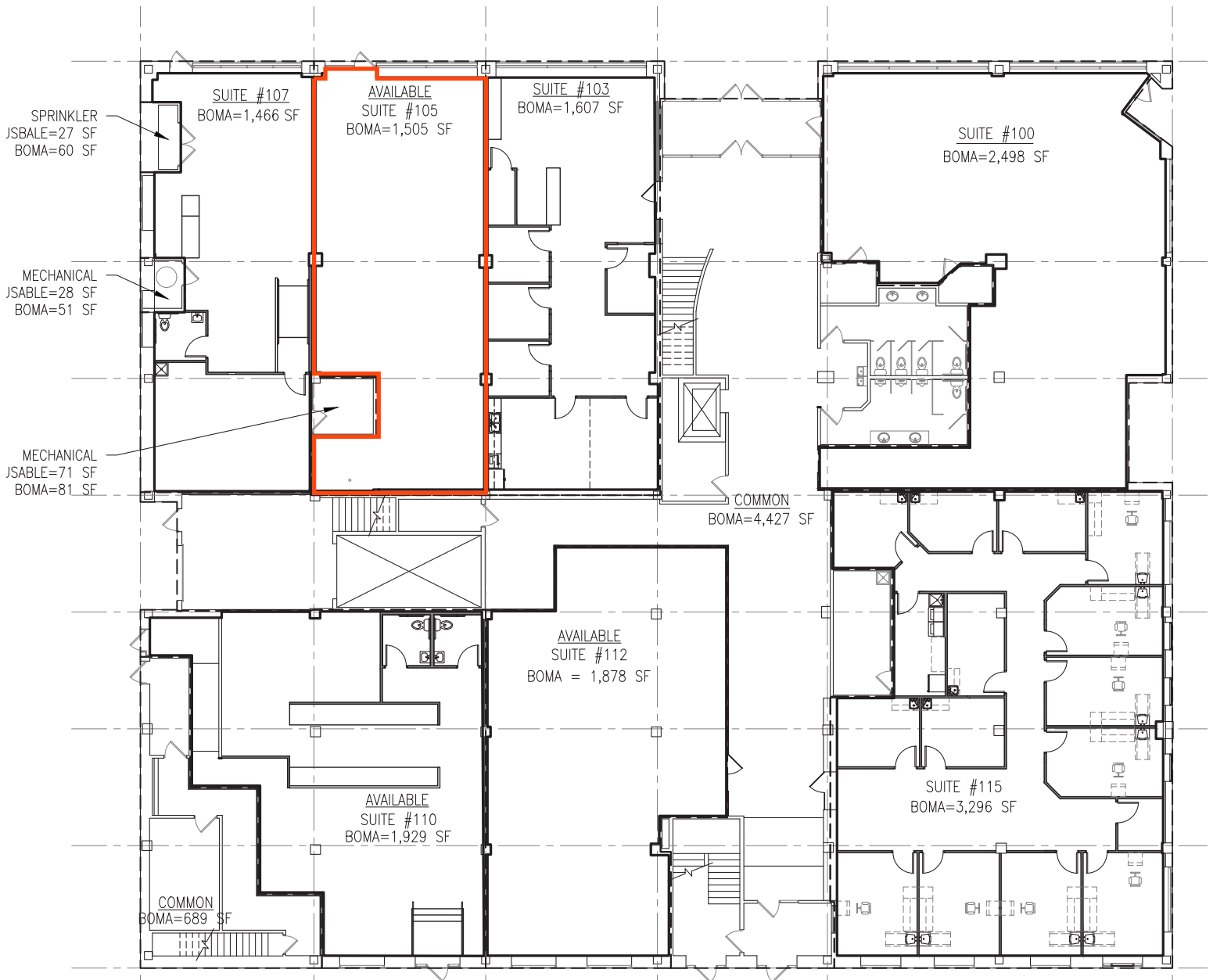
Concept only; subject to change
Example of a potential floor plan & design. Please note available
space is in shell condition ready for tenant build-out requests.



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FLOOR PLAN

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INTERIOR PHOTOS



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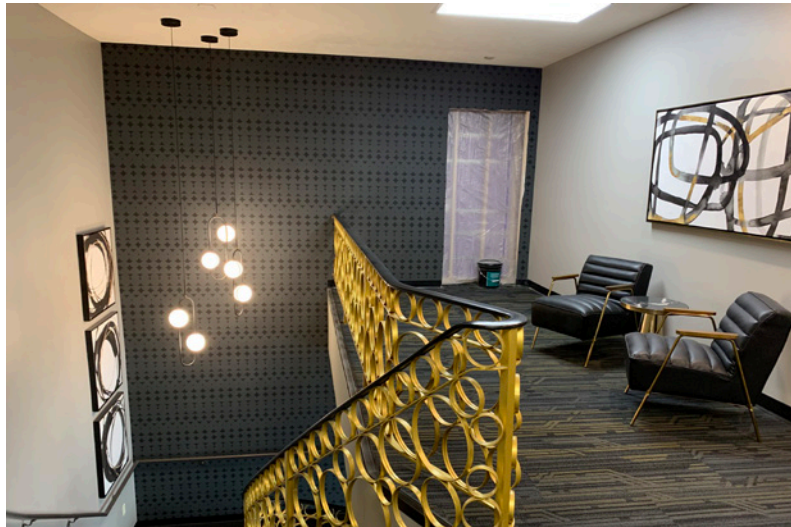
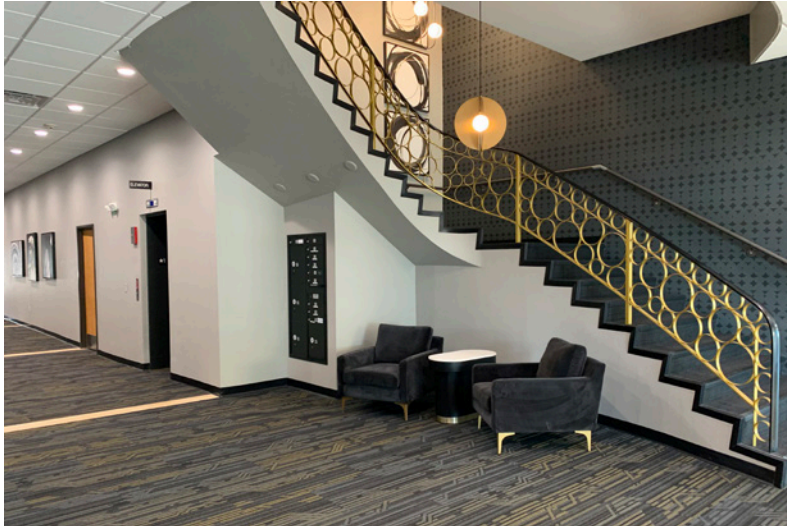
CONCEPT INTERIOR PHOTOS

Concept only; subject to change
Example of a potential floor plan & design. Please note available space is in shell condition ready for tenant build-out requests.



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COMMON AREAS



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EXTERIOR PHOTOS



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AREA MAP



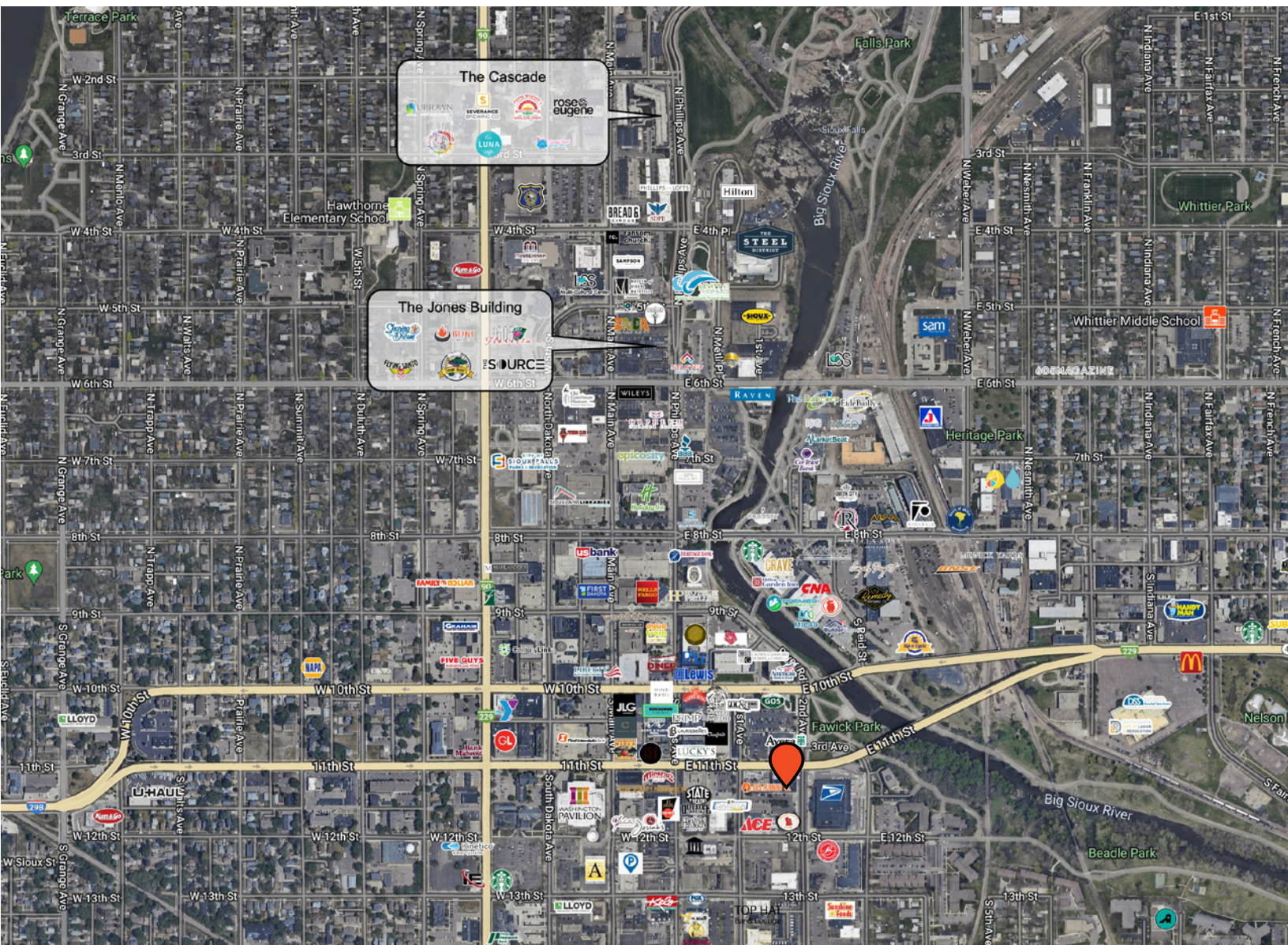
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DOWNTOWN MAP



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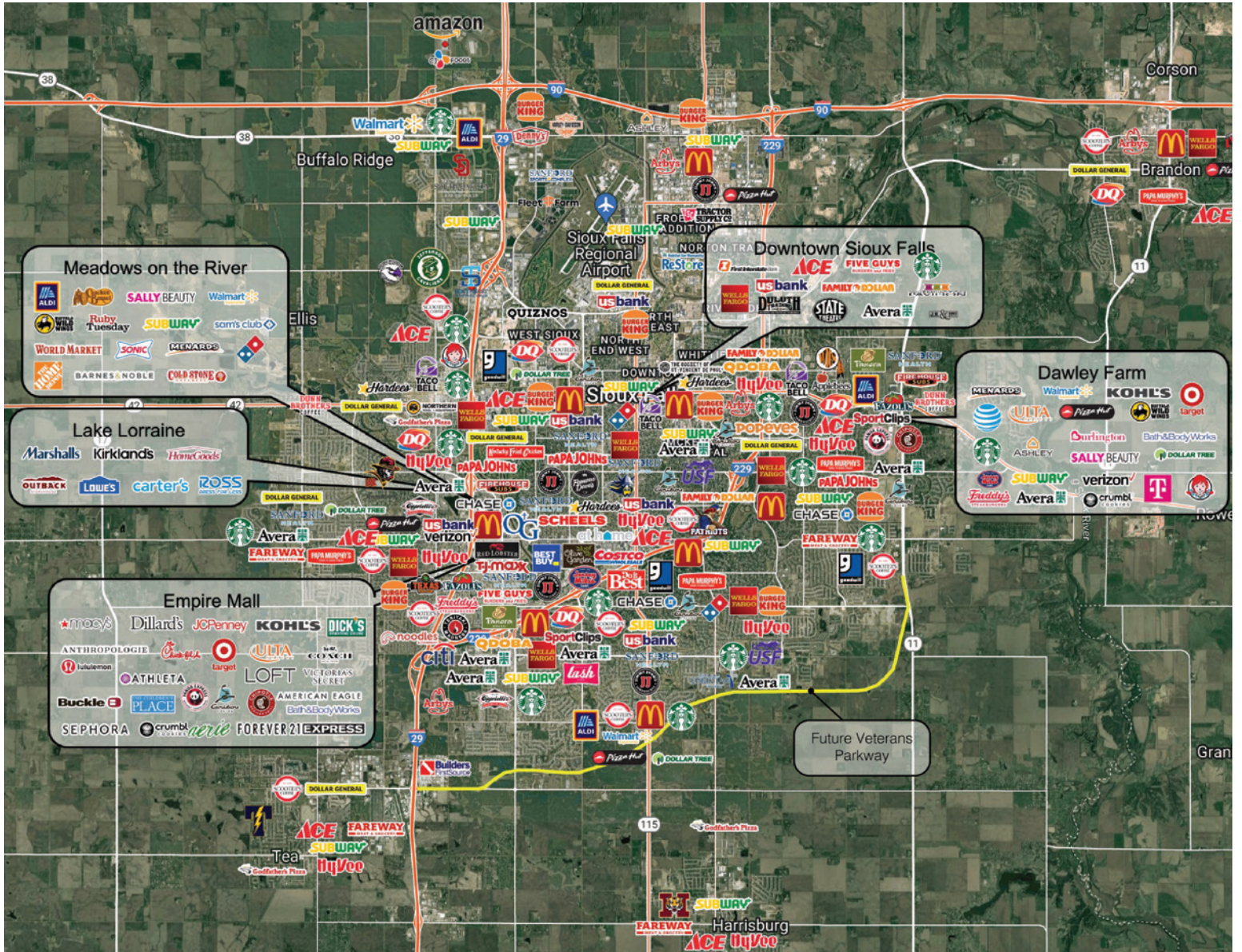
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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CITY MAP



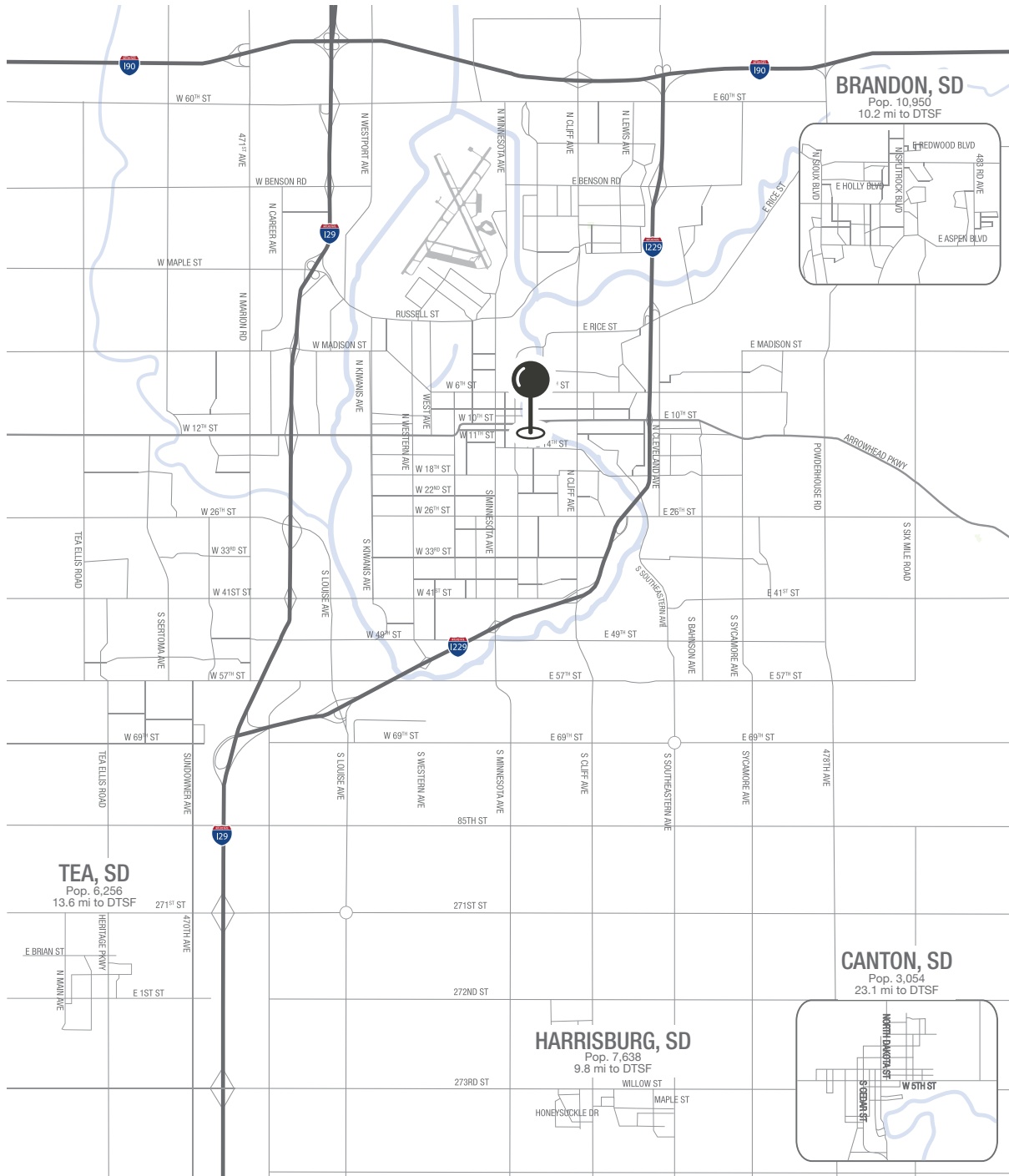
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505

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