

THE JOHNSON BUILDING

DOWNTOWN OFFICE AND RETAIL SPACE AVAILABLE



225 E. 11th Street
Sioux Falls, SD 57104



Suite 105: 1,505 SF +/-



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

LOCATION

Join vibrant Downtown Sioux Falls! The property is located at the corner of E. 11th Street and S. 2nd Avenue, positioned at the foot of the viaduct, near the Big Sioux River and a block and a half from Phillips Avenue.

DESCRIPTION

- Downtown is the City's center for business, finance, government, arts, culture, and historic architecture
- Building offers freight elevator and loading dock
- Excellent opportunity to join the flourishing downtown redevelopment scene!
- Neighbors include Bin 201, USPS, Avera, the Central Bus Station and many downtown shopping, restaurants and professional services
- 68 on-site parking spaces +/-
- Shell space with an open floorplan
- Zoning: DTPUD
- Current tenants include: Lenae Design and Evans Haigh & Arndt, 605 Running Co. Hireclick, Cattitude Johnson Properties, Preach-es, and Sageworth Trust Co.
- Contact broker for cooperating broker agreement, kitchen equipment and additional information

RAQUEL BLOUNT SIOR

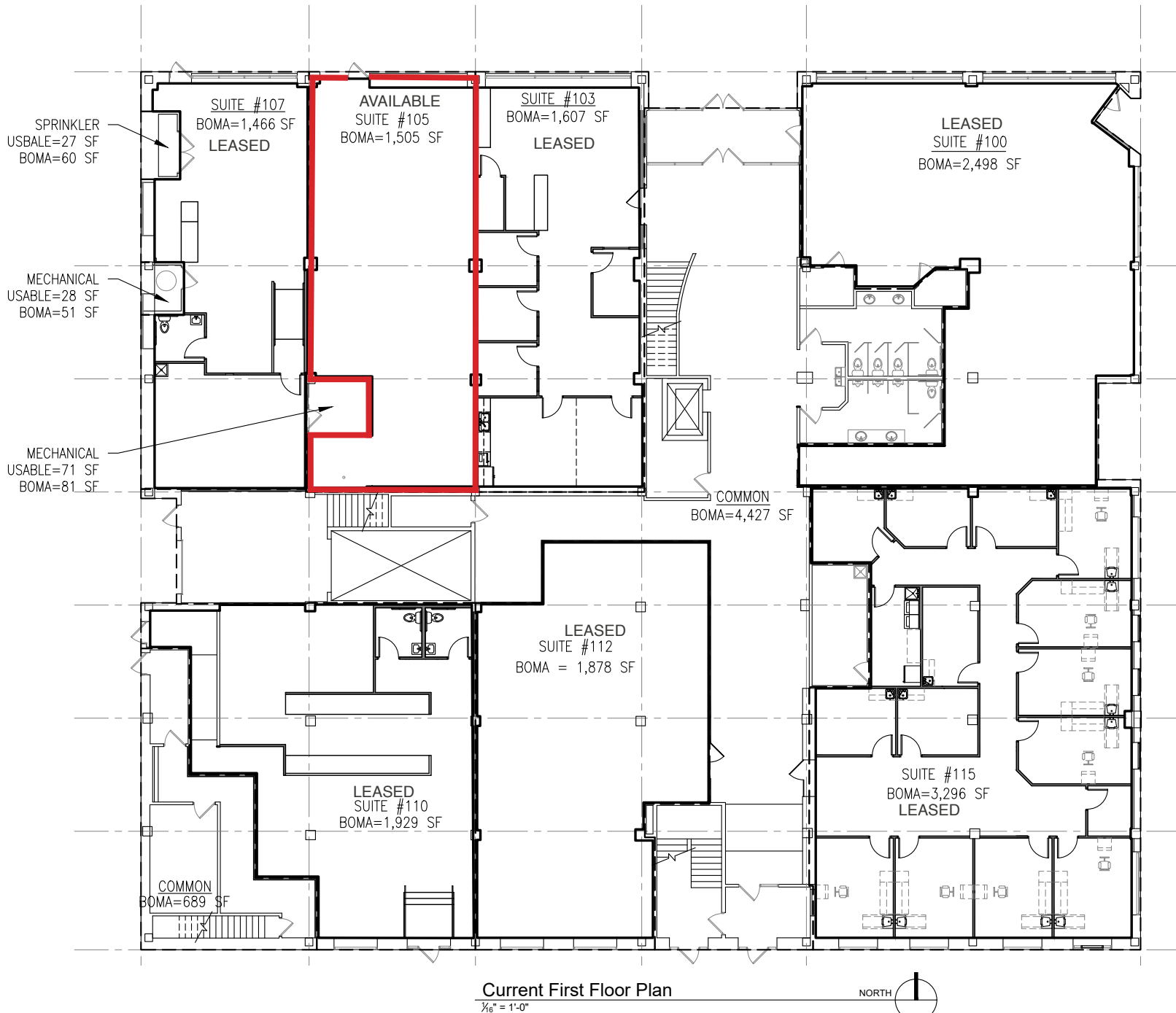
605.728.9092 | raquel@lloydcompanies.com

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.

FIRST FLOOR CONCEPTUAL PLAN

Concept only; subject to change



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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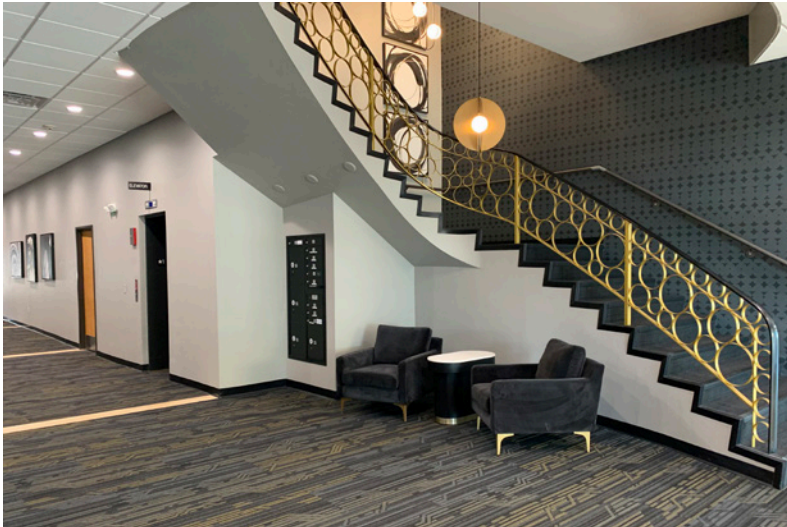
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COMMON AREAS



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DOWNTOWN MAP

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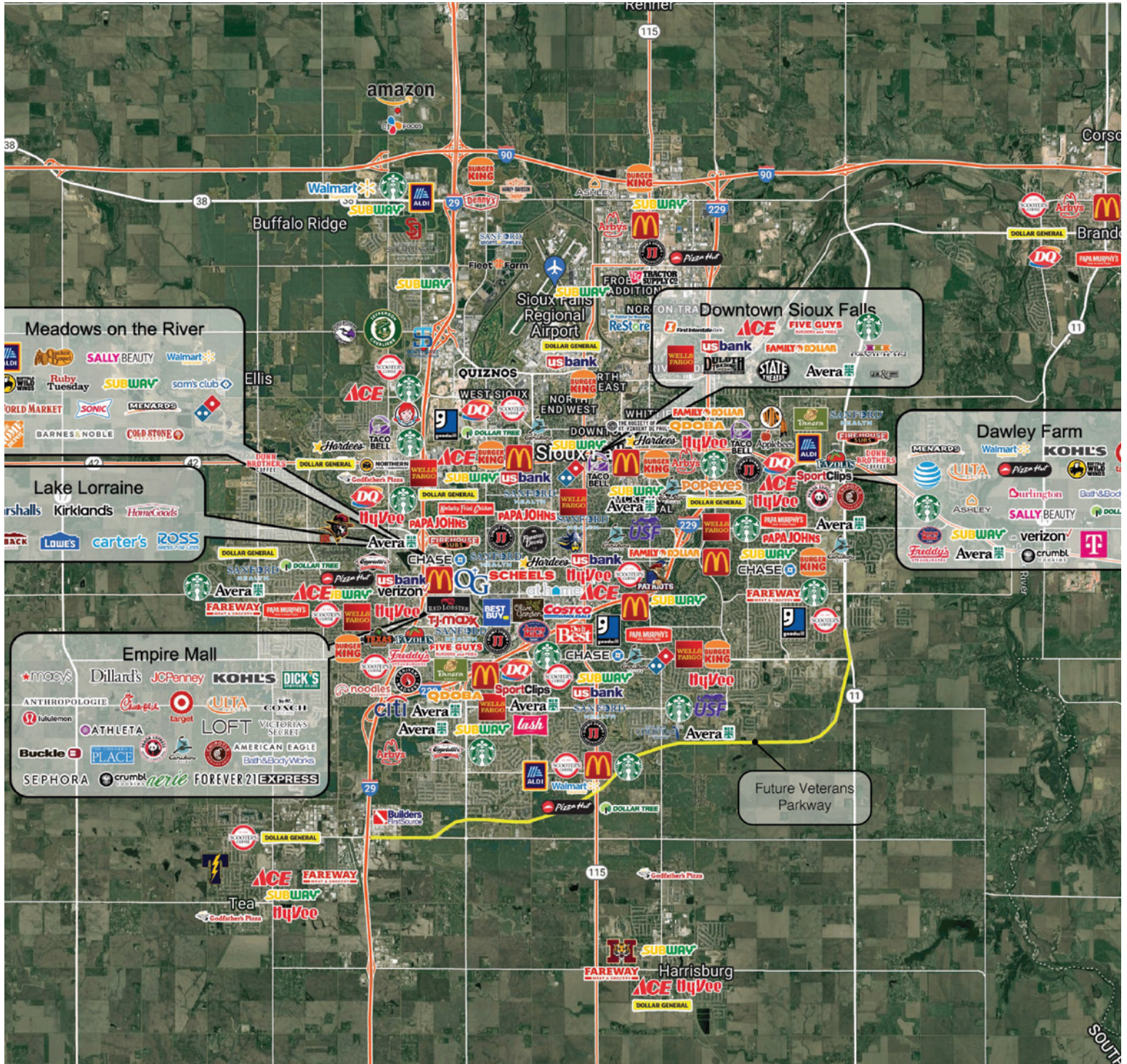
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CITY MAP

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SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

FAST FACTS



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



Best City for Young
Professionals
(SmartAsset 2023)



#1 Most Affordable
City in America
(Reader's Digest 2023)



#3 Hottest Job
Market
(ZipRecruiter 2023)



Top City for Millenni-
als Buying Homes
(SmartAsset 2020)



Third City in Eco-
nomic Strength
(Policom 2023)



Second Best City to
Start a Career
(Zippia 2020)



Top Eight Happiest
Cities in America
(WalletHub 2023)

TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



2,505

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