

# DOWNTOWN OFFICE BUILDING

108 S. DAKOTA AVE | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT

Presenting a distinctive commercial real estate opportunity in the heart of the central business district in downtown Sioux Falls. This iconic, round-shaped building, with a total area of 6,800 square feet, is now available for sale. Built in 1966 and tastefully updated in 1977, 2012, 2014, 2020, and 2024, this property boasts a main floor of 2,163 square feet, featuring a captivating lobby with a gas fireplace, reception area, two open office spaces, restrooms, a large executive office, and an expansive executive conference room. The lower level, accessible from the main floor, offers 4,637 square feet of versatile space, including a quality finished break area, tech room, open office area, glass overhead doors for flexible meeting room configurations and a lounge area. The building also has a large 17,863 SF indoor heated parking garage. Conveniently facilitating access, an enclosed stairwell positioned on the northeast corner of the property ensures seamless, and secure connectivity between the surface parking stalls and the lower-level garage area. There is also direct access from the lower level office to the indoor parking garage.

QUICK FACTS

- **Address:**  
108 S Dakota, Sioux Falls, SD 57104
- **Pricing:**  
\$2,450,000
- **Year Built:**  
1966 (Renovations in 1977, 2012, 2014, 2020, & 2024)
- **Building Size:**  
Total: 6,800 SF +/-  
Main Level: 2,163 SF +/-  
Lower Level: 4,637 SF +/-
- **Site Size:**  
22,500 SF +/- (0 .52 Acres)
- **Price / SF:**  
\$360.29
- **Real Estate Taxes:**  
\$20,225.40 (2024 Taxes payable in 2025)
- **Zoning:**  
DTPUD
- **Parking:**  
Garage encompasses 17,863 SF  
30 indoor heated parking stalls; 45 surface parking stalls  
\*Excellent opportunity to generate additional income from parking rentals to nearby businesses  
\*Some parking stalls are committed for a period of time - contact Broker for details
- **Other:**  
New concrete surface parking structure installed in 2019, with transferrable 25 year leak warranty

KRISTEN ZUEGER, SIOR

Broker Associate

605.376.1903 | 150 E 4th Place | Suite. 600 | Sioux Falls, SD 57104

Information herein is deemed reliable, but not guaranteed.



SUMMARY

108 S. DAKOTA AVE | SIOUX FALLS, SD



## UPPER LEVEL



## LOWER LEVEL



*Information herein is deemed reliable, but not guaranteed.*



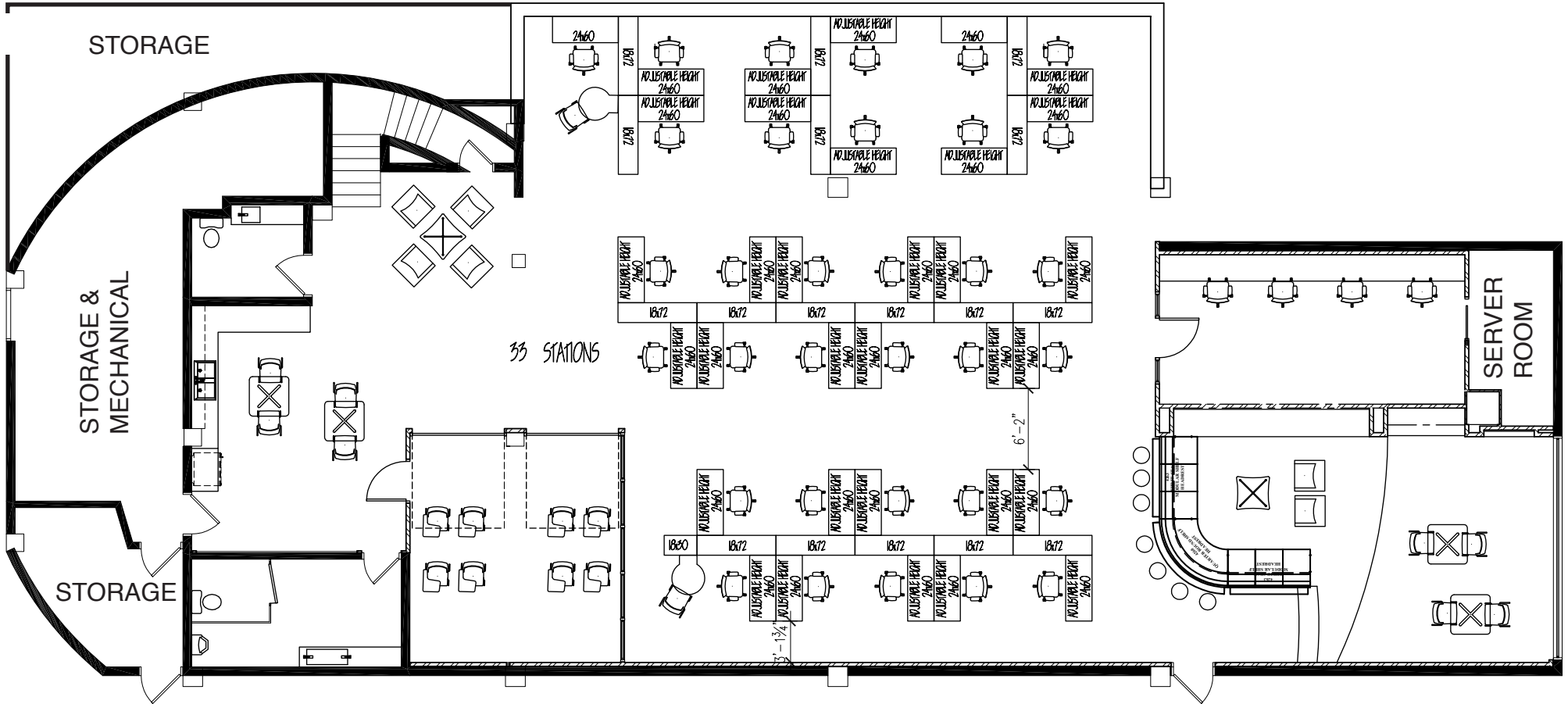


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# EXTERIOR

108 S. DAKOTA AVE | SIOUX FALLS, SD

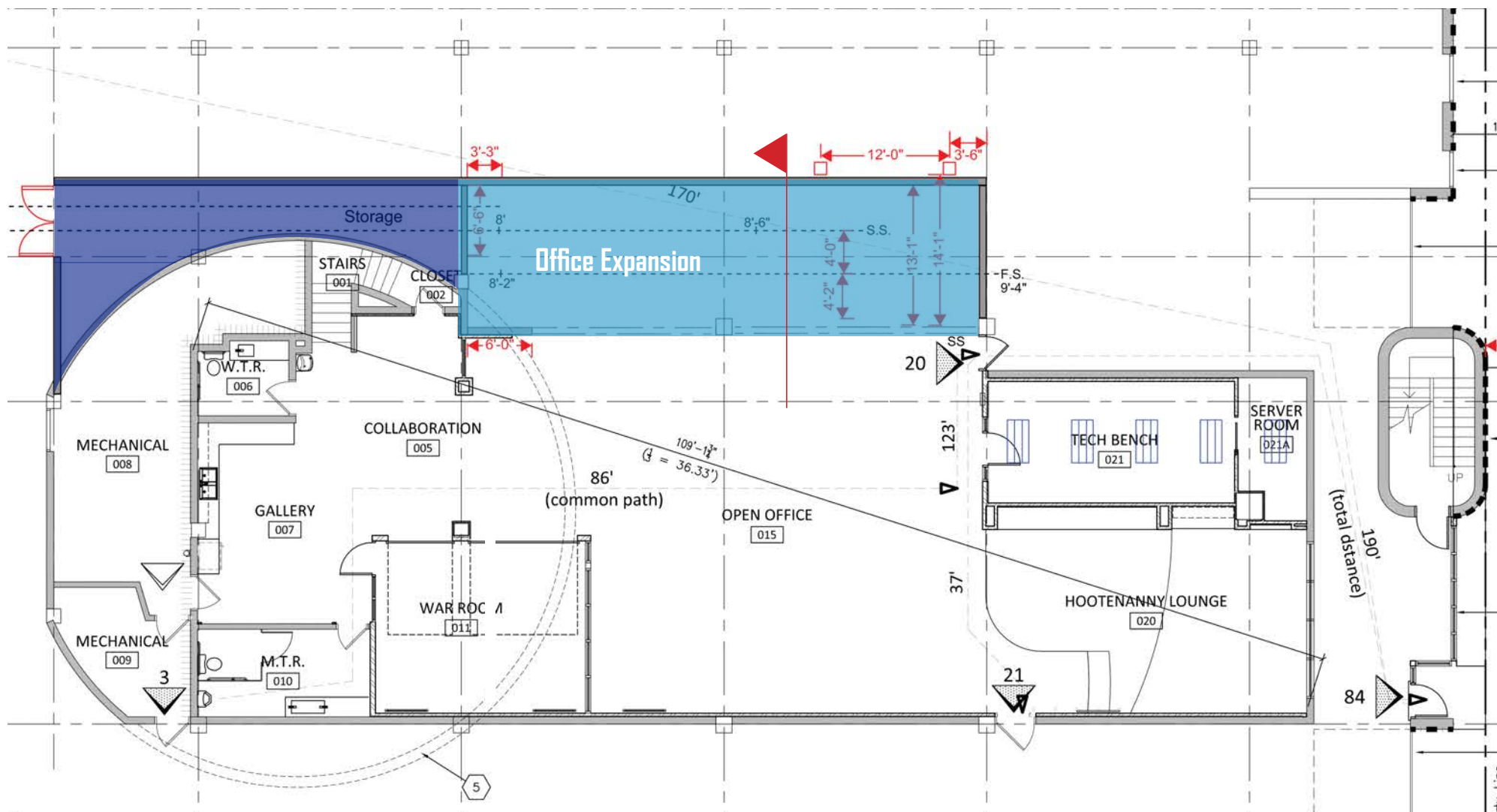


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# LOWER LEVEL - FLOOR PLAN



108 S. DAKOTA AVE | SIOUX FALLS, SD

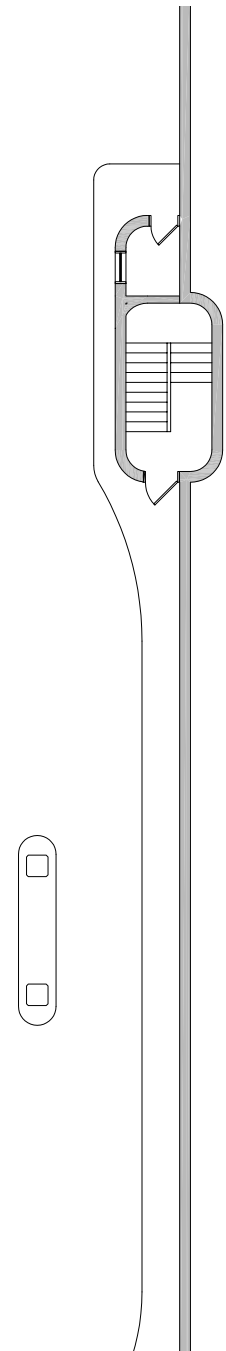
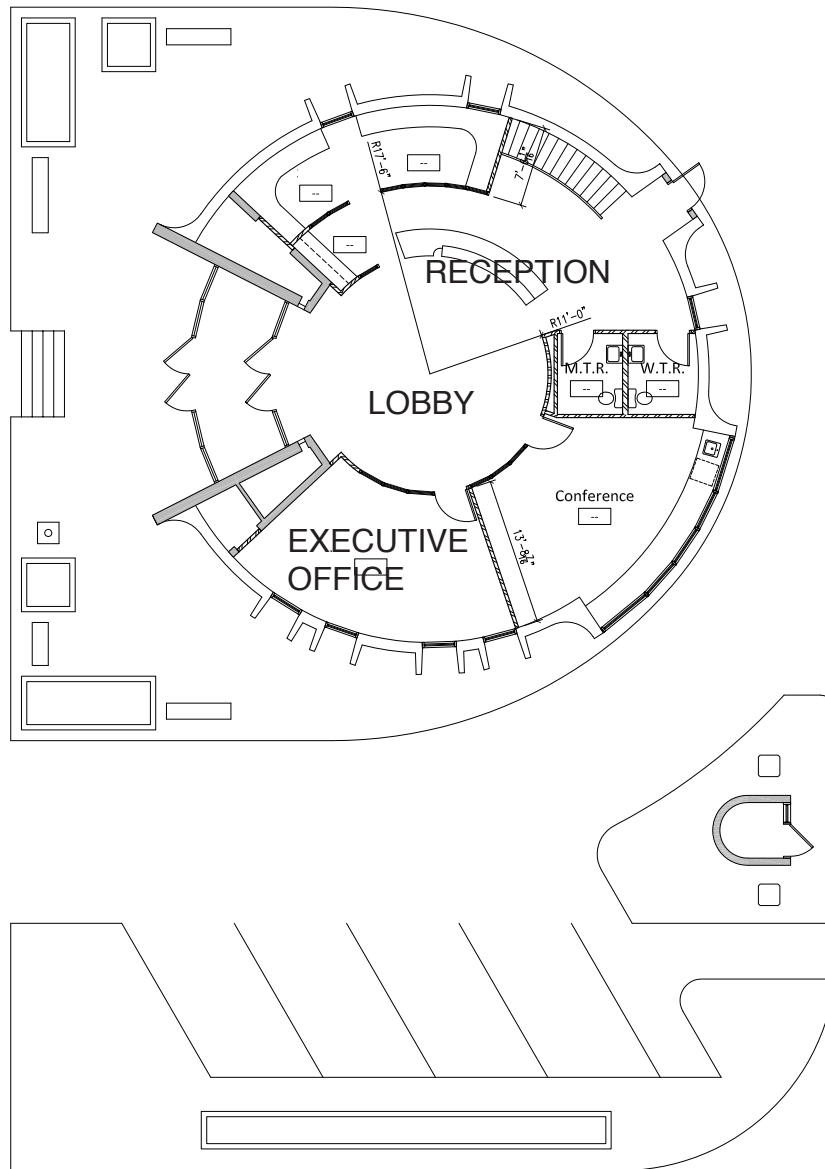


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# LOWER LEVEL - FLOOR PLAN



108 S. DAKOTA AVE | SIOUX FALLS, SD



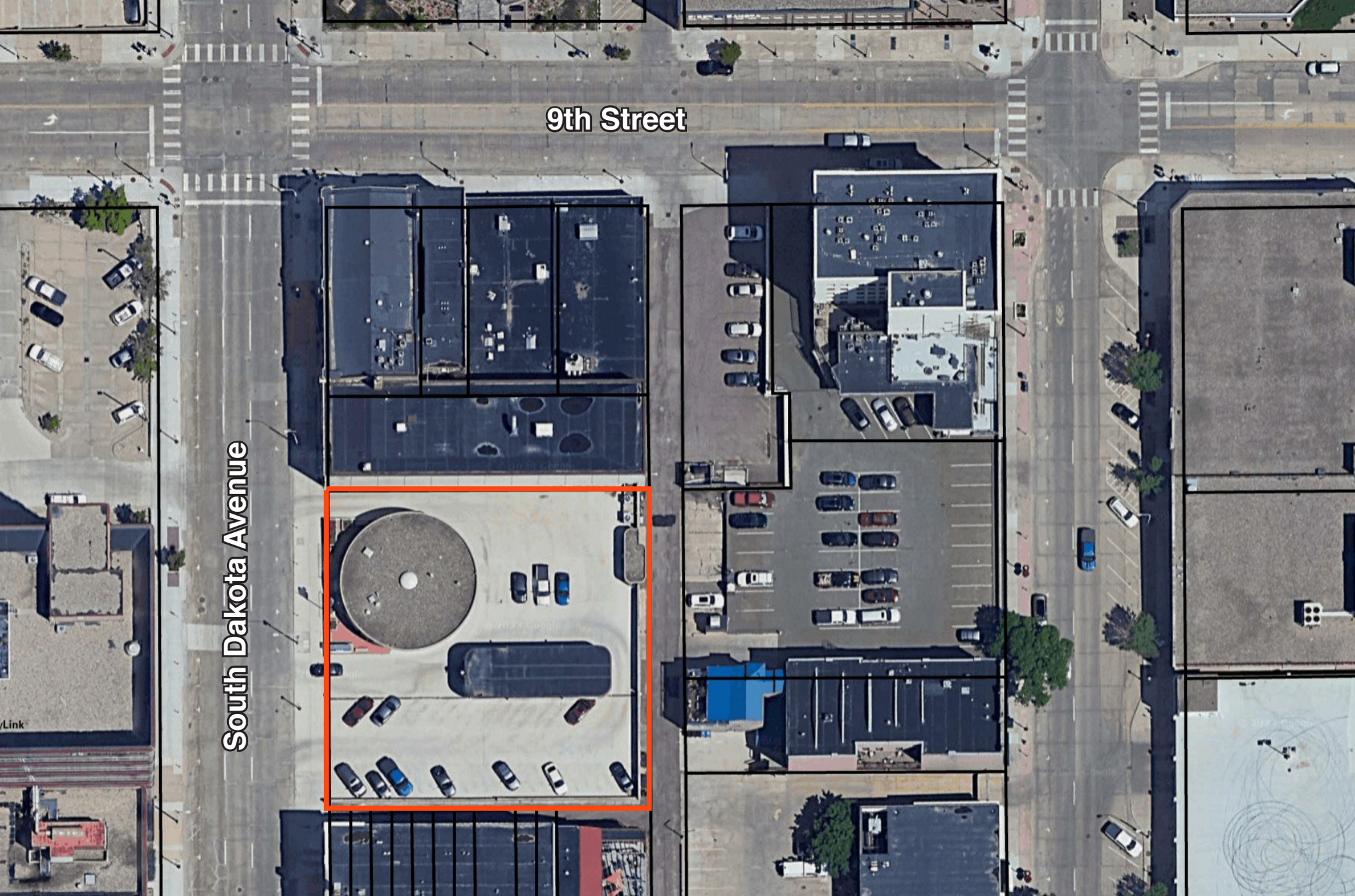
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# MAIN LEVEL - FLOOR PLAN



108 S. DAKOTA AVE | SIOUX FALLS, SD





9th Street

South Dakota Avenue

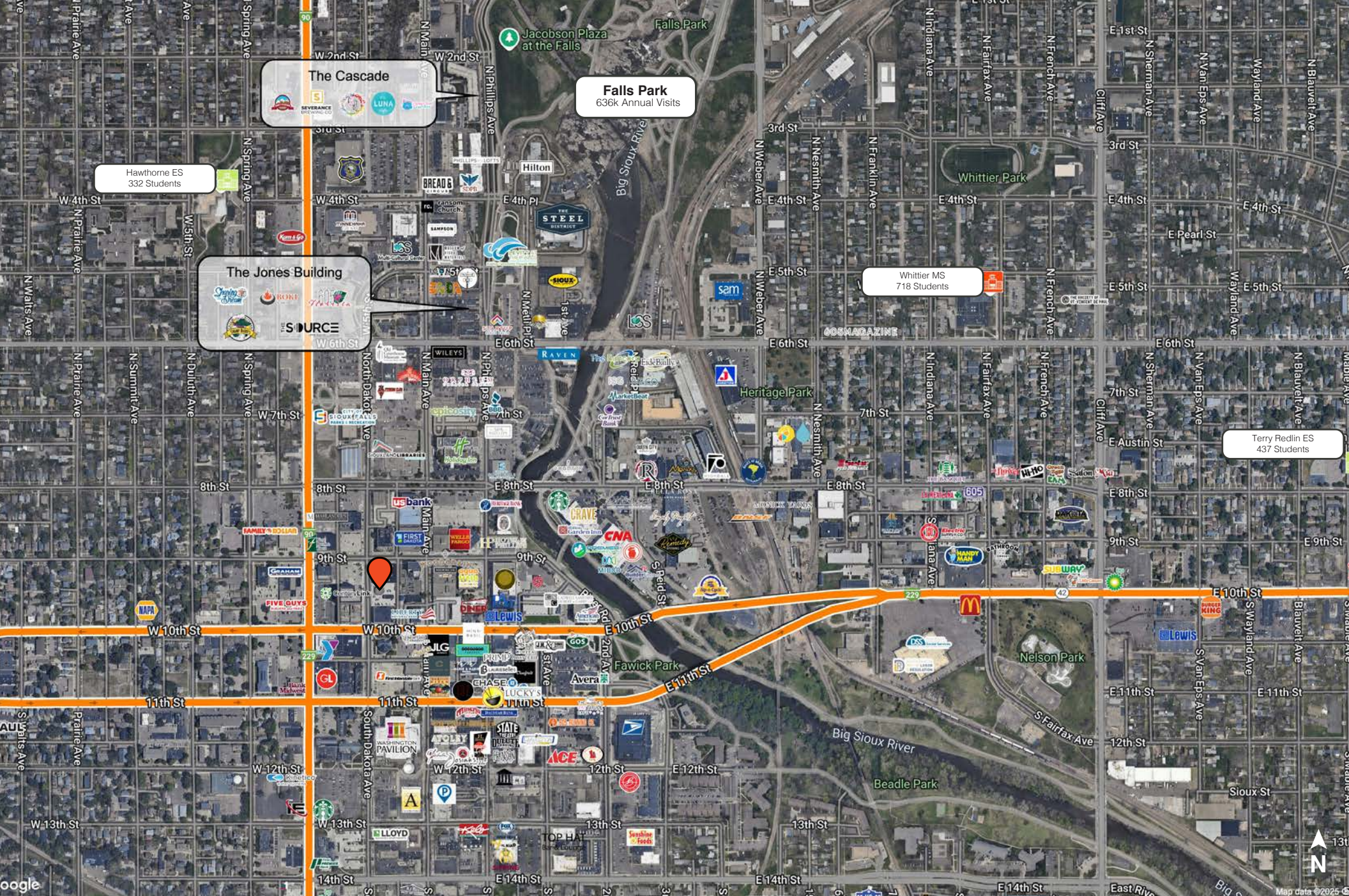
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**AERIAL**

108 S. DAKOTA AVE | SIOUX FALLS, SD





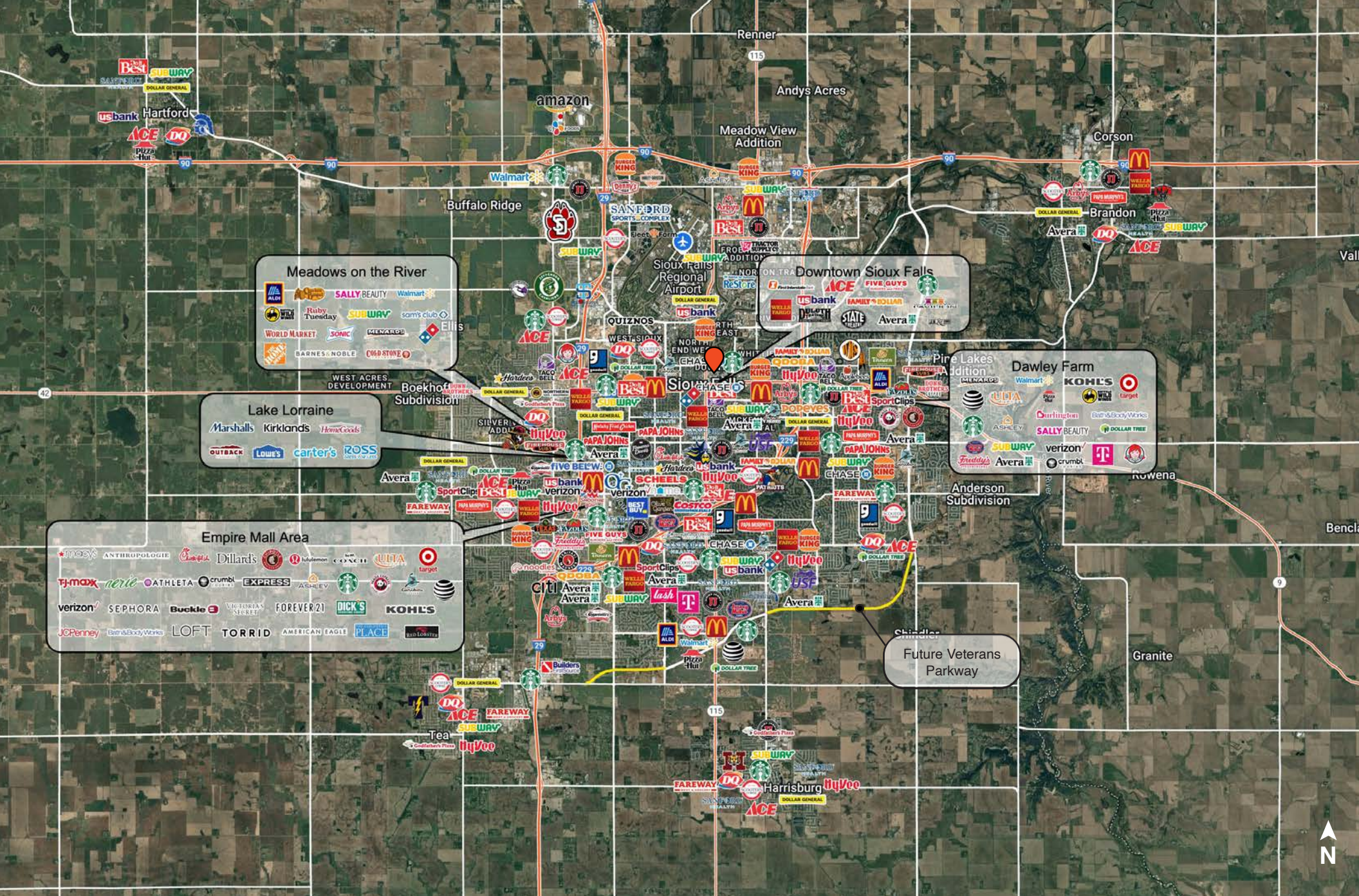
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# AREA MAP

108 S. DAKOTA AVE | SIOUX FALLS, SD





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# CITY MAP

108 S. DAKOTA AVE | SIOUX FALLS, SD



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	16,468	74,346	142,792
2020 Total Population	16,573	76,060	168,864
2020 Group Quarters	914	3,871	4,860
2024 Total Population	17,572	79,096	183,930
2024 Group Quarters	908	3,872	4,860
2029 Total Population	18,724	81,931	198,580
2023-2028 Annual Rate	1.28%	0.71%	1.54%
2024 Total Daytime Population	29,698	117,368	217,751
Workers	22,160	83,816	136,292
Residents	7,538	33,552	81,459
<b>Household Summary</b>			
2010 Households	7,189	30,632	57,517
2010 Average Household Size	2.13	2.25	2.38
2020 Total Households	7,652	32,092	69,719
2020 Average Household Size	2.05	2.25	2.35
2024 Households	8,185	33,633	75,743
2024 Average Household Size	2.04	2.24	2.36
2029 Households	8,774	35,055	81,819
2029 Average Household Size	2.03	2.23	2.37
2023-2028 Annual Rate	1.40%	0.83%	1.56%
2010 Families	3,162	16,466	34,539
2010 Average Family Size	3.07	2.96	3.01
2024 Families	3,246	16,728	42,779
2024 Average Family Size	3.10	3.10	3.12
2029 Families	3,419	17,177	45,716
2029 Average Family Size	3.11	3.10	3.14
2023-2028 Annual Rate	1.04%	0.53%	1.34%
2024 Housing Units	9,071	36,019	81,410
Owner Occupied Housing Units	30.6%	47.8%	52.8%
Renter Occupied Housing Units	59.7%	45.6%	40.2%
Vacant Housing Units	9.8%	6.6%	7.0%
<b>Median Household Income</b>			
2024	\$55,737	\$60,825	\$72,090
2029	\$62,444	\$68,619	\$84,781
<b>Median Age</b>			
2010	33.7	33.9	34.5
2020	36.5	35.5	36.2
2024	37.4	35.9	36.4
2029	39.0	37.3	37.5
<b>2024 Population by Sex</b>			
Males	9,233	41,199	92,759
Females	8,339	37,897	91,171
<b>2029 Population by Sex</b>			
Males	9,700	42,279	99,264
Females	9,025	39,652	99,316
<b>Data for all businesses in area</b>			
Total Businesses:	1,810	5,113	8,838
Total Employees:	26,249	77,462	127,493

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**KRISTEN ZUEGER, SIOR**  
**Broker Associate**

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**CONTACT INFO**  
108 S. DAKOTA AVE | SIOUX FALLS, SD