



MOVE-IN READY RETAIL SUITE FOR LEASE

OFFICE / RETAIL / HOTEL & CONVENTION CENTER / RESIDENTIAL LIVING

150 E. 4TH PLACE, SIOUX FALLS, SD 57104



ABOUT THE DEVELOPMENT

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.

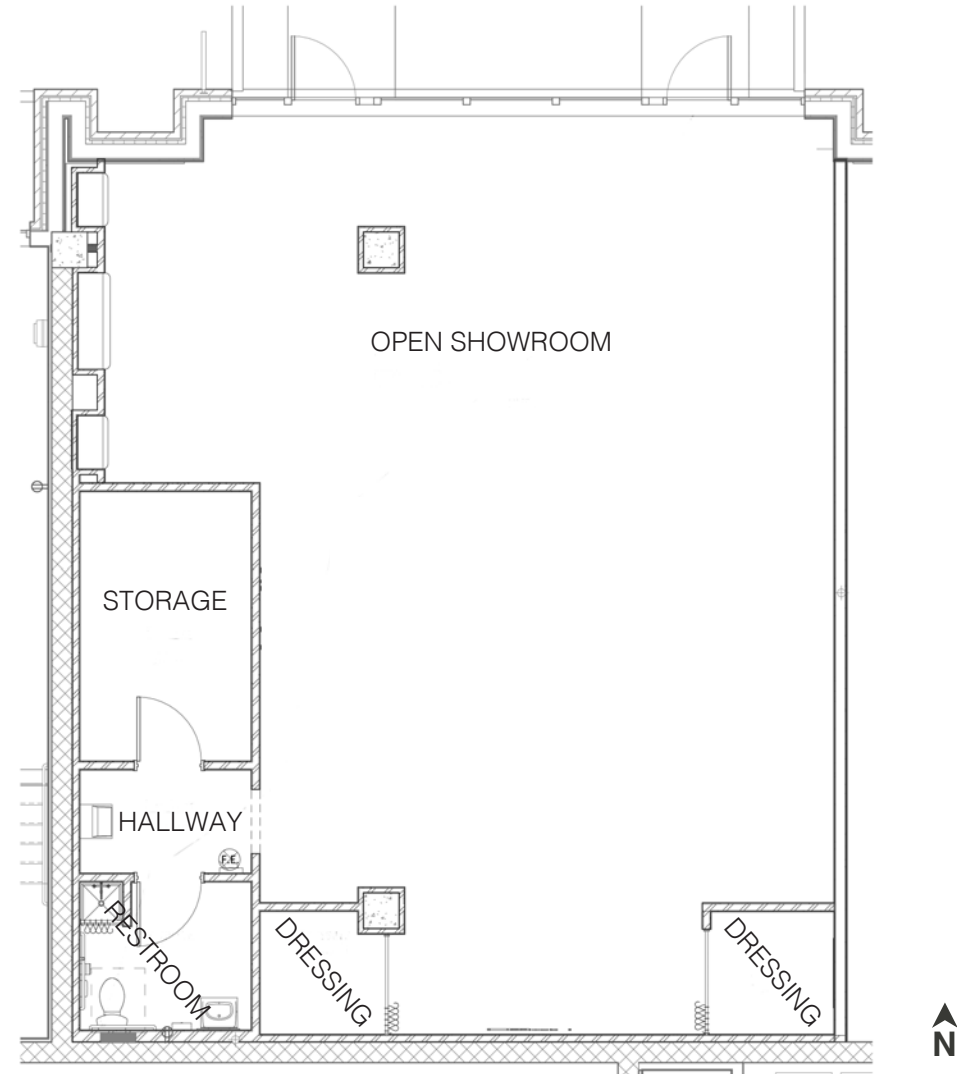


TheSteelDistrict.com



SUITE #170 QUICK FACTS

- **Address:**
151 E. 4th Place, Suite 170, Sioux Falls, SD 57104
- **Available Space (RSF):**
1,642 SF +/-
- **Lease Rate:**
Contact Broker
- **Est. NNN:**
\$7.06 / SF
- **Floor Plan:**
Open retail layout with built-in wall shelving, dressing rooms, storage, and integrated display millwork
- **Availability:**
Now
- **Parking:**
Metered street parking in front of retail suites and access to the 900-stall parking garage
- **Year Built:**
2024



BUILDING COSTS

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		

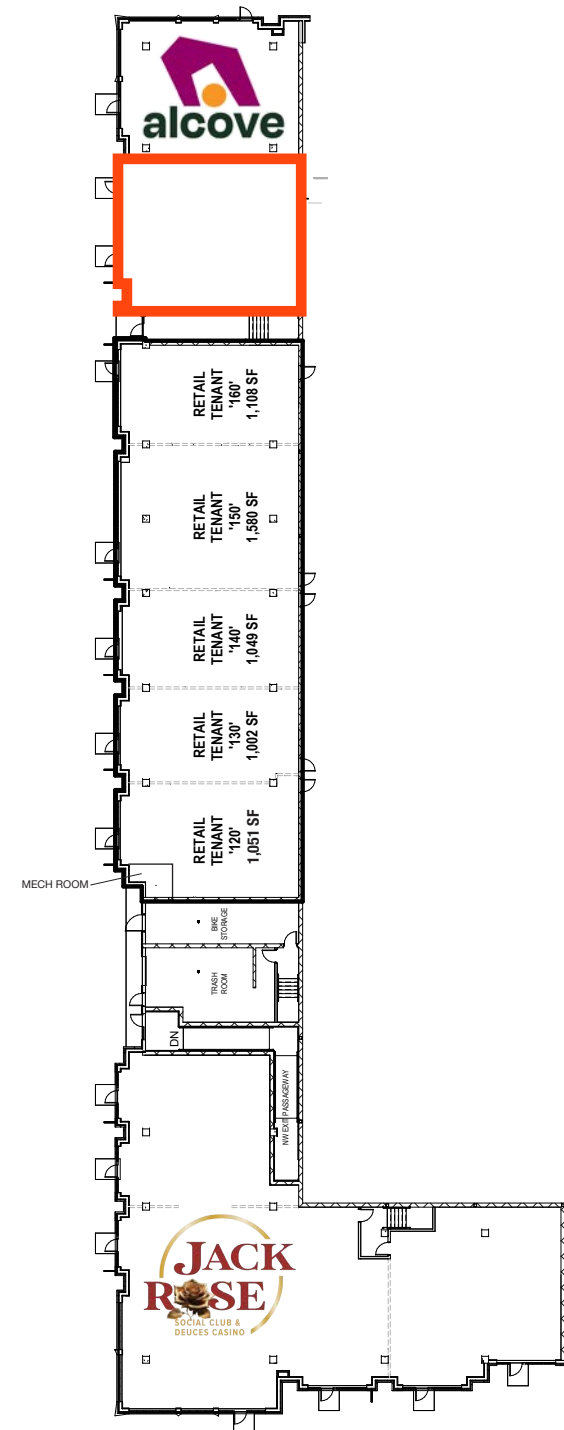
*These numbers are based on estimates and are not guaranteed.

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 (High Consumption Users)	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	No	Yes	Based on sub-meter reading.
Water (Low Consumption Users)	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 Directly to Provider	Tenant can select their preferred provider	No	N/A	N/A



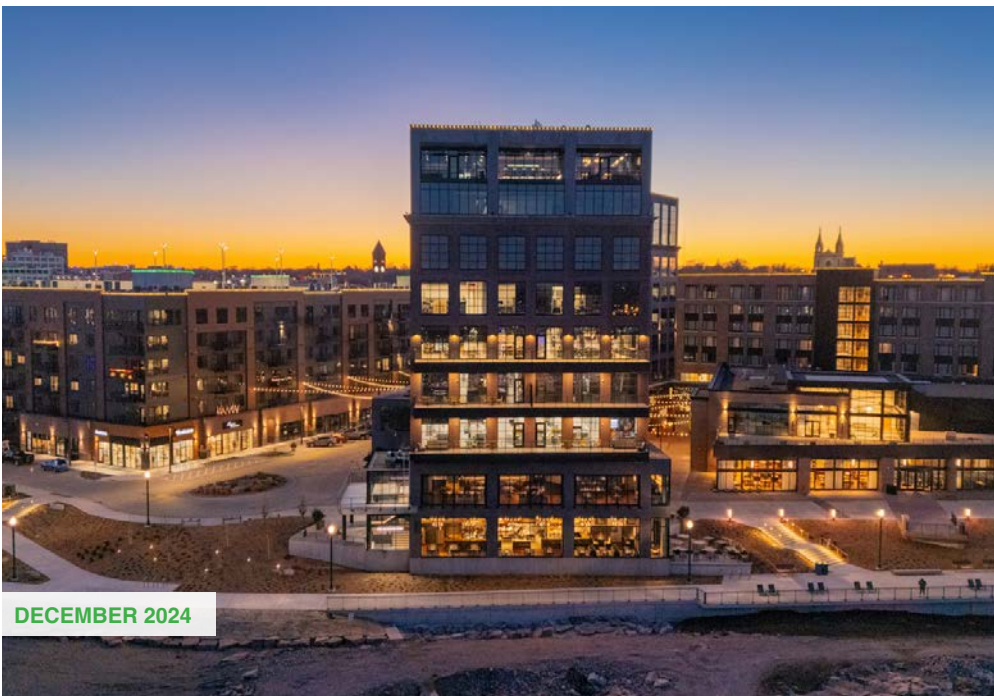
// RETAIL SPACE - LEVEL 1



INTERIOR PHOTOS



THE STEEL DISTRICT PHOTOS



OFFICE CO-TENANTS



MAIN LEVEL RESTAURANT & RETAIL CO-TENANTS



// DESIGNED FOR CONNECTION



RETAIL & RESTAURANTS

As a true live-work-play-stay destination, The Steel District brings together chef-driven dining, elevated social concepts, and curated retail. From morning coffee to late-night cocktails, the district offers a seamless experience for tenants, residents, visitors, and the greater Sioux Falls community. Each restaurant is complete with an outdoor patio.

Dining Experiences

- **Brioux Falls:** Grab-and-go coffee concept located within the office tower.
- **Big Sioux Burger:** Burger/breakfast forward concept with dive-bar energy, located on the main level adjacent to retail.
- **Dahlia Kitchen + Bar:** Contemporary Mexican restaurant and bar offering a high-energy dining experience, located on the main level adjacent to retail.
- **Ironwood Steakhouse:** Two-story standalone steakhouse along the Big Sioux River, delivering an elevated dining experience.
- **Jack Rose Social Club:** 21+ social club located on the retail wrap featuring food, drinks, gaming, and social space.



Canopy by Hilton

- **Torrent Coffee Bar**
- **Cascata Italian Cuisine**

Retail Experiences

- **Alcove:** Washington Pavilion's retail extension featuring local art, gifts, and design-driven items.

// 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.

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



LLOYD LANDING





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
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. JL 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- Down-
town
55. Cathedral of Saint Joseph
56. River Greenway
Improvements
57. Jacobson Plaza at
Falls Park |
| 2. Phillips Avenue Lofts
3. Larson Square Lofts
4. Bread & Circus
Sandwich Kitchen
5. Uptown Exchange Lofts
6. Levitt at the Falls
7. The Coliseum
8. Sioux Falls Police
Department Law
Enforcement Center
9. Minnehaha Court Services
10. Luciano's North
11. Old Courthouse Museum
12. Jones421 Building
Bella Rosa Floral
Boki European Street Food
Dakota Craft Links | 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. | | |



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