FOR SUBLEASE

512 N. Main

SINGLE TENANT OFFICE BUILDING

512 N. Main Ave. | Sioux Falls, SD 57104



SIZE

Main Floor: +/- 2,288 sf
Lower Level: +/- 2,288 sf

PRICE

$23.35 psf* (NNN)
Estimated NNN: $8.82 psf

*Lower level sf is included in rent

LOCATION

Located one block from Phillips Avenue in downtown Sioux Falls, this office space offers convenient access to local dining, shopping, and entertainment, along with nearby attractions like Falls Park, Sioux Steel District, and Levitt at The Falls. Includes dedicated on-site parking.

SUBLEASE

Sublease term runs through August 31, 2027

FLOOR PLAN

Floor plan includes a reception area, 6 cubicles, 2 large offices, main-floor restroom, copy room, conference room, and lower-level storage with a kitchenette and restrooms.

NEIGHBORS

Mosaic Arts & Events, Bread & Circus Sandwhich Kitchen, The Coliseum, Levitt at Falls Park, Chef Lance on Phillips, ICON Events + DaDa Gastropub, Minnehaha Courthouse, and more.

Information deemed reliable, but not guaranteed.

Van Buskirk
VanBuskirkCo.com

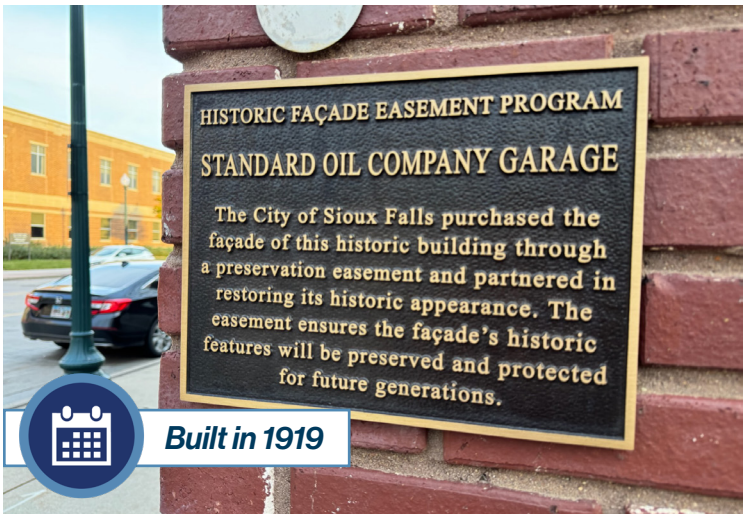
AUTUMN KAUFHOLD
(605) 351-5512
autumn.kaufhold@vanbuskirkco.com

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Property Features
512 N. Main

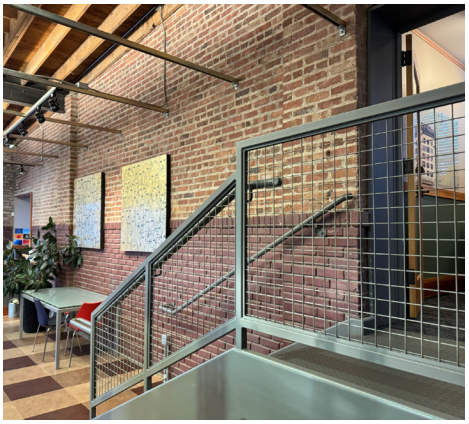
Enjoy the advantages of a downtown Sioux Falls address.

This property offers an attractive combination of convenient access to the city's business and entertainment district, 30 dedicated on-site parking spaces, and excellent visibility along an established downtown corridor.











Contact broker to schedule a tour! Autumn 605.351.5512

Van Buskirk Commercial Brokerage | 2571 Westlake Drive #100 | Sioux Falls, SD 57106 | 605.361.8211 | VanBuskirkCo.com

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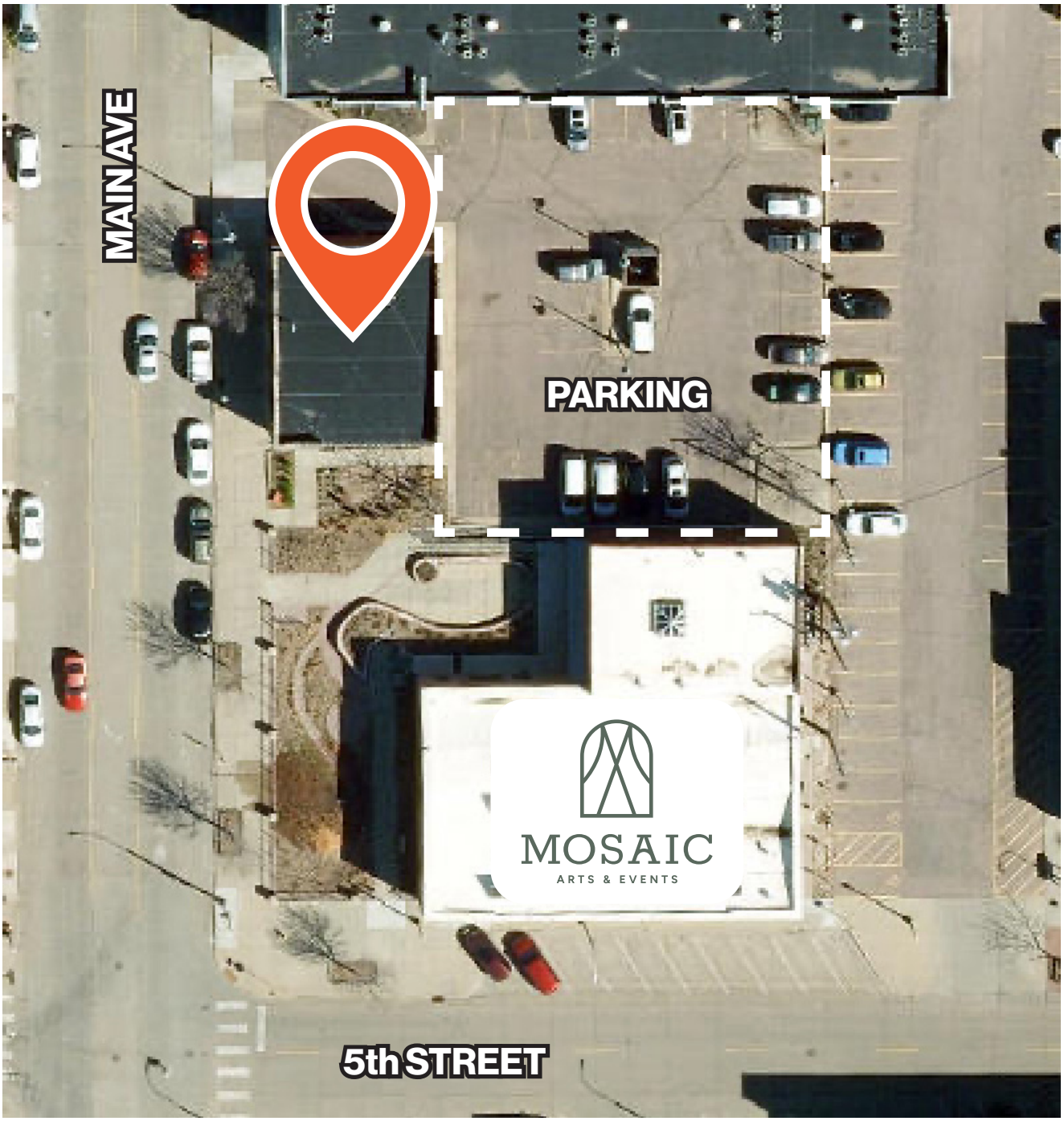
Area Map

512 N. Main



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Site Overview
512 N. Main



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Photos

512 N. Main











