



— the — MINNESOTA CENTRE

Downtown Property For Sale



110 North Minnesota Avenue
Sioux Falls, SD 57104



size

Building: 58,912 sqft
Land: 33,000 sqft



price

\$16,200,000
(6.5% Pro Forma Cap Rate)



co-tenancy

First Bank & Trust,
CenturyLink, Lynn Jackson
Law Firm, Canfield, MUZAK,
Mahlander's, Argus Leader



layout

Four-story Class A office
building with underground
heated parking garage, plus
on-site surface parking lot.



location

High-profile location on
northeast corner of 9th
& Minnesota in Sioux
Falls.



traffic

Minnesota Avenue:
18,700 cars per day

9th Street:
2,800 cars per day

(building signage available)

Information deemed reliable but not guaranteed.



Lake Lorraine | 2571 S. Westlake Drive #100
Sioux Falls, South Dakota 57106
VBClick.com | 605.361.8211



605.310.4509
Mike.Knudson@VBClick.com

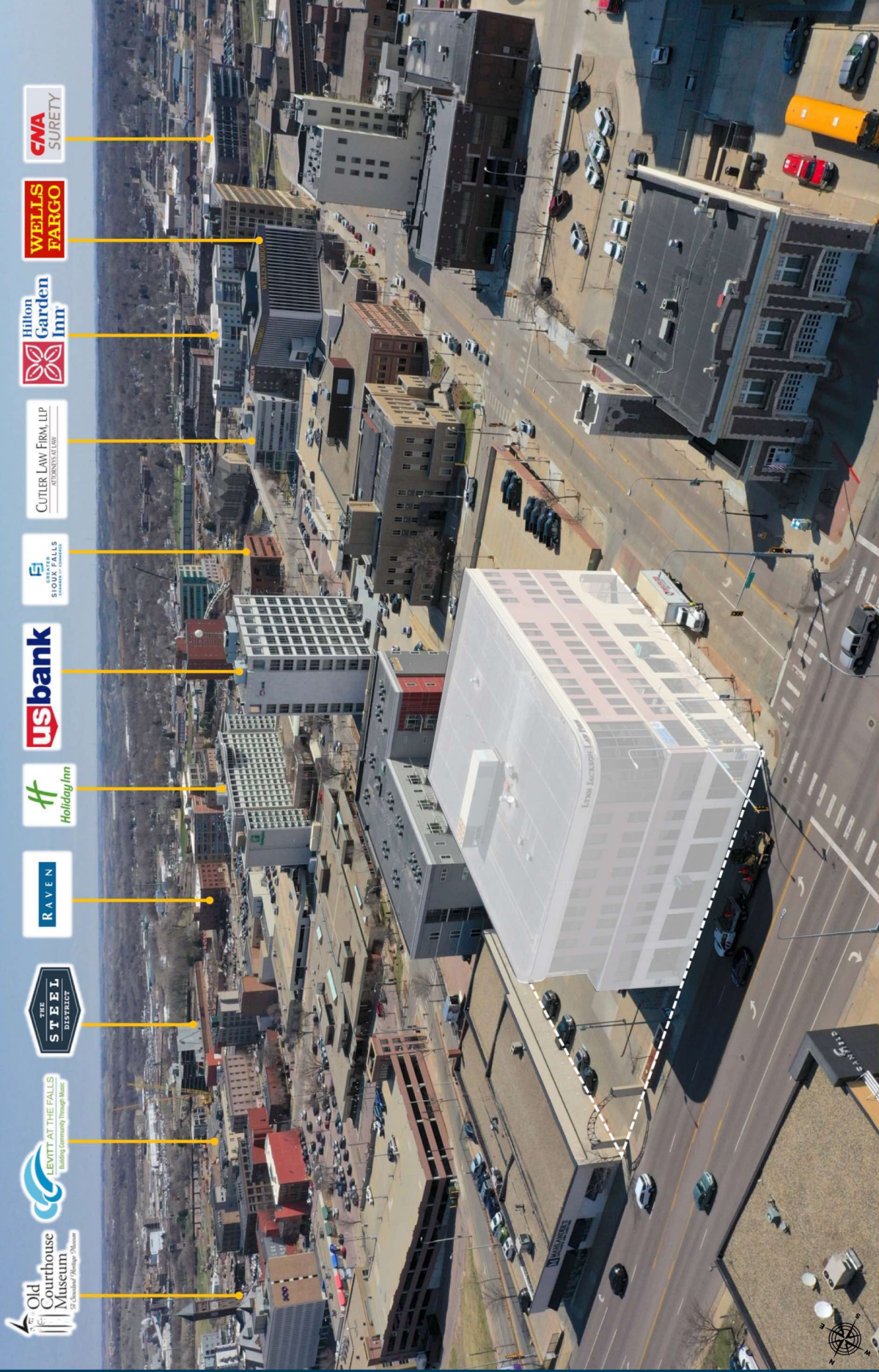


605.376.0127
Ryan@VBClick.com

AREA MAP



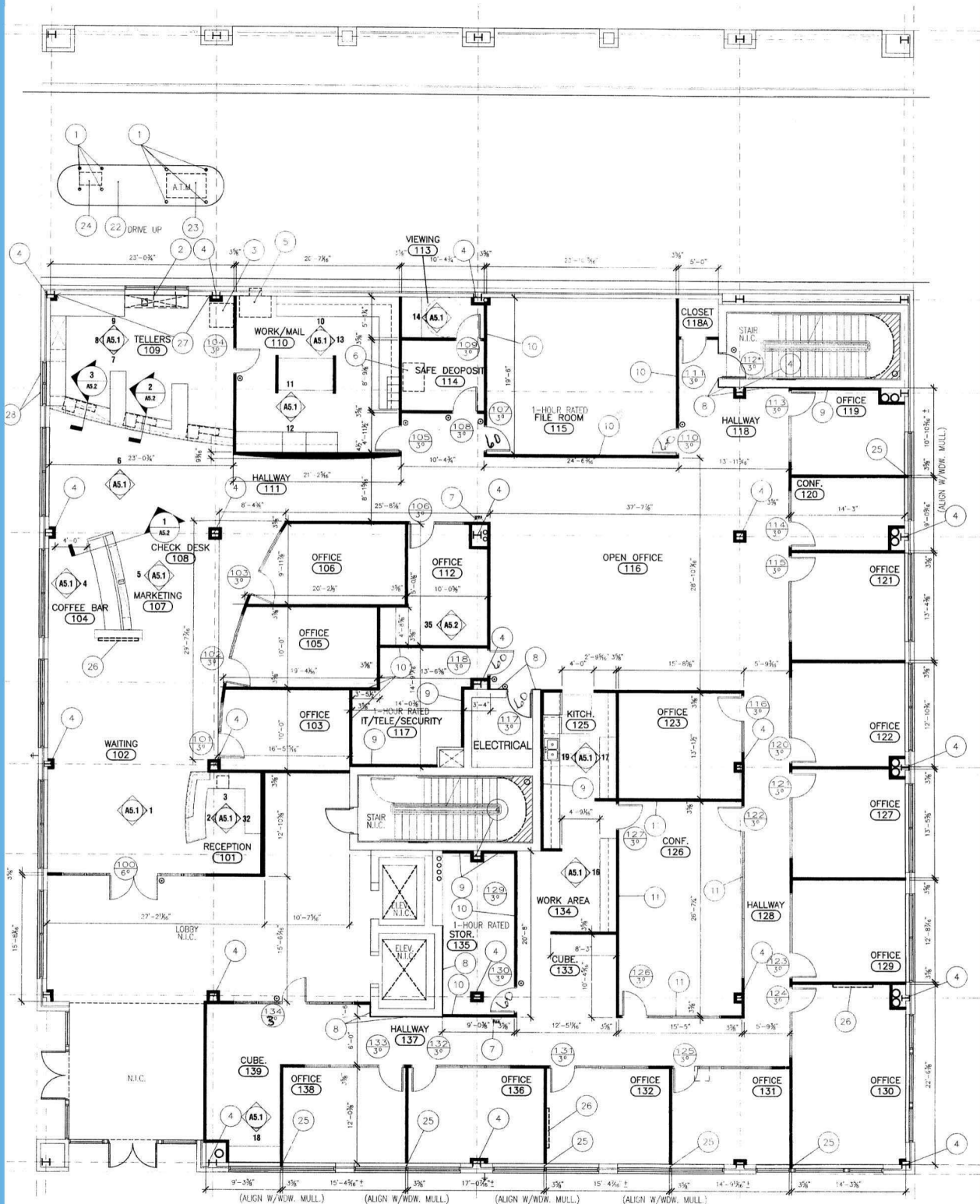
DOWNTOWN OVERVIEW



DRONE IMAGES

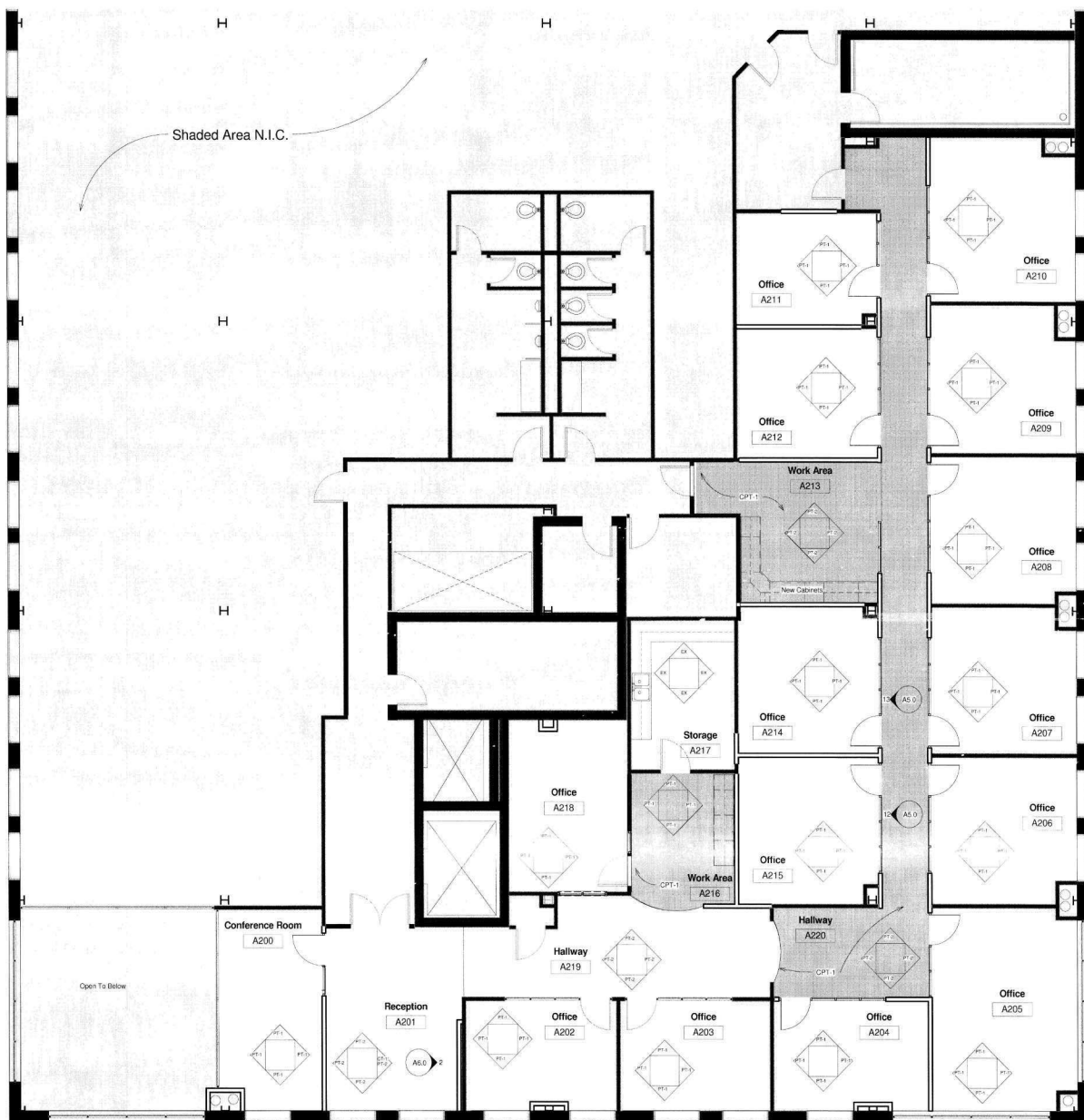


FLOOR PLAN - FIRST FLOOR



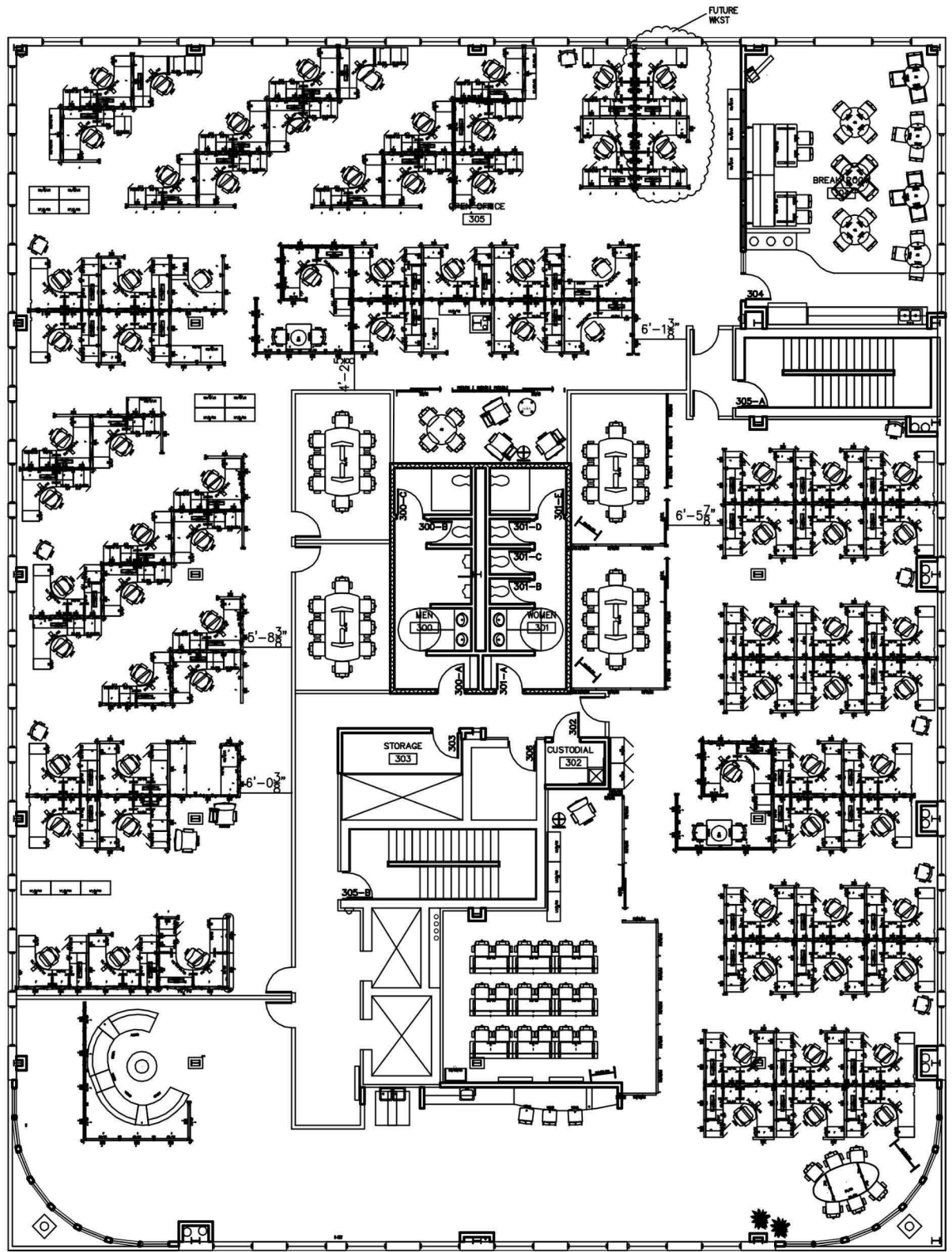
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FLOOR PLAN - SECOND FLOOR

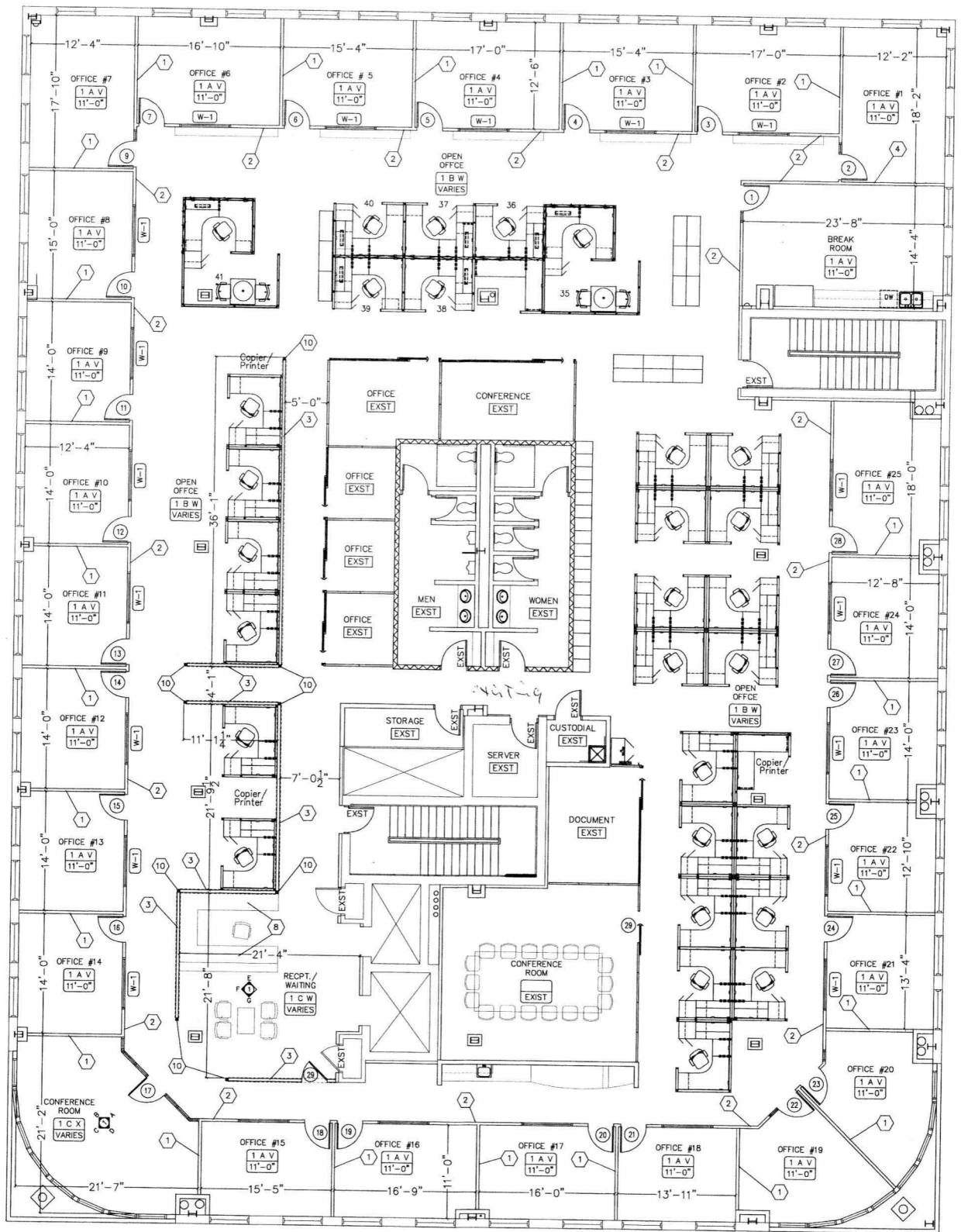


1 Finish Plan
Scale: 3/16" = 1'-0"

FLOOR PLAN - THIRD FLOOR



FLOOR PLAN-FOURTH FLOOR



FLOOR PLAN





Founded nearly 100 years ago, First Bank & Trust is a strong financial institution serving 17 communities throughout South Dakota and Minnesota. They offer commercial, agriculture, mortgage and personal lending options as well as insurance and wealth management services.

The Minnesota Centre serves as First Bank & Trust's local headquarters for the Sioux Falls market. They have been a tenant in the building for nearly 20 years, with their next lease renewal in 2023.



Lynn Jackson Law Firm celebrated their 75th Anniversary in 2021. Headquartered in Rapid City, Lynn Jackson has had a presence in the Sioux Falls market for over 35 years. Their practice areas include estate planning, litigation, employment, business and real estate, government and education, and family law.

Lynn Jackson has been a tenant in The Minnesota Centre since 2009. They recently extended their lease through 2029.

FIRST FLOOR

11,081 sqft – First Bank & Trust
Drive-Thru – First Bank & Trust

SECOND FLOOR

14,079 sqft – First Bank & Trust

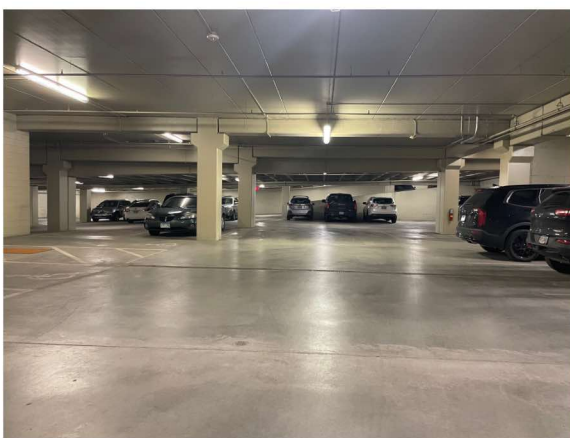
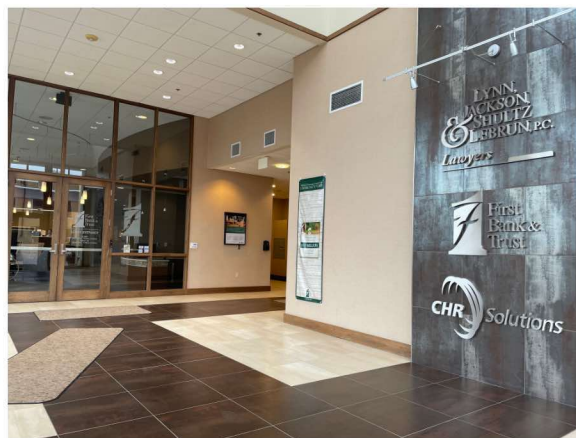
THIRD FLOOR

15,041 sqft – Available and able to be
leased to 1 or more tenants

FOURTH FLOOR

9,431 sqft – Lynn Jackson Law Firm
5,610 sqft – Available

PROPERTY PHOTOS



PROPERTY PHOTOS

