

**3 MONTHS
FREE**
WITH 30-MONTH LEASE

PARKER BLOCK

317 N. Main Ave.

1st Floor Office Space For Lease



317 North Main Avenue
Sioux Falls, SD 57104



size

2,800 sqft



price

\$14.00 NNN



location

Prime downtown location near many restaurants, hotels and entertainment venues.



layout

9 offices, conference room, 2 in-suite restrooms and reception area



updates

The Parker Block was built in 1889 and completely renovated/updated in 2006. Building features new mechanical, data, and building systems.



co-tenancy

U.S. Senator Mike Rounds, Holiday Inn, Fresh Produce, Epicosity, Sioux Falls Public Libraries

Information deemed reliable but not guaranteed.



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



605.376.0127
Ryan@VBClink.com

MINNESOTA AVE

MAIN AVE

PHILLIPS AVE

FALLS PARK

POPO WOODY'S

THE CASCADE

SEVERANCE BREWING CO

PHILLIPS AVE LOFTS

rc. ransom church.

LEVITT AT THE FALLS

6TH STREET

6TH STREET

DOWNTOWN SIOUX FALLS

MAIN AVE

AWAY

EDADA

THE SOURCE

ORPHEUM

Holiday Inn AN IHG HOTEL

THE SPA PHILLIPS

ODE

JOHNSTONE SUPPLY

ARC OF DREAMS

8TH STREET

8TH STREET

SIOUXLAND LIBRARIES

GS

COUNTRY INN & SUITES BY HILTON

R

MONKS ALEHOUSE

MINNESOTA AVE

NORTH DAKOTA AVE

MAIN AVE

PHILLIPS AVE

First Bank & Trust

FIRST DAKOTA

WELLS FARGO

IP

Hilton Garden Inn

DM's Designs FURNITURE • STUDIO

CRAVE

8TH & RAILROAD CENTER

CNA

Remedy BREWING CO

9TH STREET

CENTRAL FIRE STATION

CCC

W/G

First National Bank

FIVE GUYS BURGERS AND FRIES

IMPACT DENTAL

PHILLIPS AVE DINNER

10TH STREET

10TH STREET

MINNESOTA AVE

SOUTH DAKOTA AVE

MAIN AVE

PHILLIPS AVE

the Y

EmBe

CARNEGIE LIBRARY

SIOUX FALLS CITY CLERK

First Interstate Bank

Edward Jones

JLG

blend

COF FEA

PRIMP

Crawford's

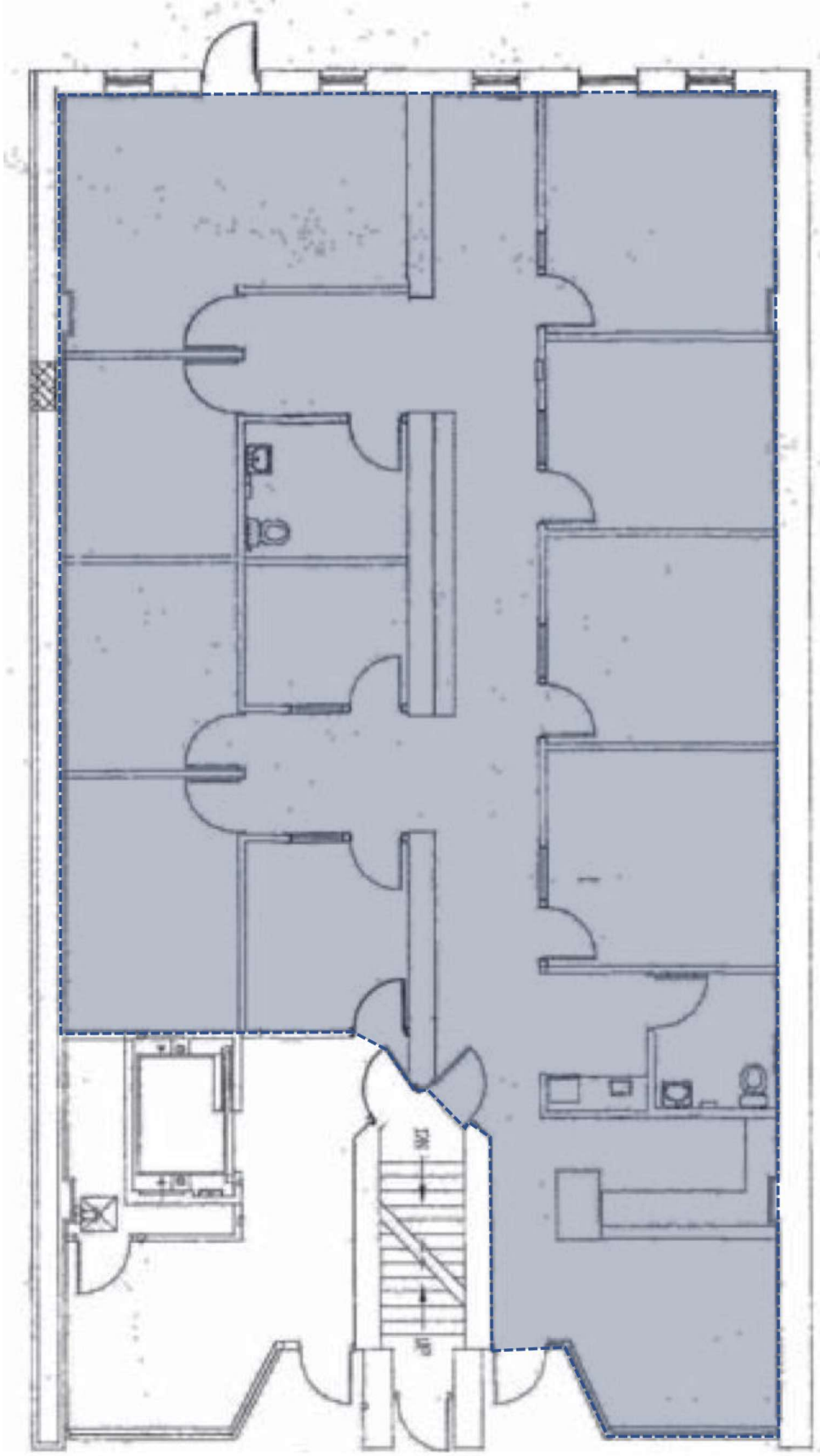
FAWICK PARK

11TH STREET

11TH STREET



FLOOR PLANS



PROPERTY PHOTOS

