



# 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.



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Sioux Falls, South Dakota 57106  
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Ryan@VBClink.com





**MULTI-CULTURAL CENTER**  
SIOUX FALLS, SD

**BREAD & CIRCUS**  
**U/E**  
UPTOWN EXCHANGE LOFTS  
SDPB  
South Eastern

**LEVITT AT THE FALLS**  
Building Community Through Music

**SIOUX**  
STEEL COMPANY

**MINNEHAHA COUNTY**

**Old Courthouse Museum**  
Siouxland Heritage Museum

**pixelbox**  
**FRESH PRODUCE**

**PARKS & RECREATION**  
CITY OF SIOUX FALLS

**LSS**

6th Street



**WILEY'S TAVERN**

**RAVEN INDUSTRIES**

**CHERAPA PLACE**  
CON E A S T B A N K

**Avera**

**ORPHEUM THEATER CENTER**  
U.S. Senator **Mike Rounds**

**clickrain**

**COOP ARCHITECTURE**

**Siouxland Libraries**

**Holiday Inn**

**SIOUX FALLS AREA CHAMBER OF COMMERCE**

**COUNTRY INNS & SUITES**  
BY CARLSON

8th Street

**MAHLANDER'S APPLIANCE AND LIGHTING**

**FIRST DAKOTA NATIONAL BANK**

**WELLS FARGO**

**CUTLER LAW FIRM, ATTORNEYS AT LAW**

**Hilton Garden Inn**

**GOODYEAR**  
**FIVE GUYS**  
BURGERS and FRIES

**First Bank & Trust**

**CenturyLink**  
**ADworks**  
**Liberty National BANK**

**EXPERTITY**  
**Phillips Avenue DINER**

**T**  
The T-Shed

**STARBUCKS COFFEE**

9th Street

**Argus Leader**  
A GANNETT COMPANY  
**Great LIFE**

**COFFEA ROASTERIE**

**COFFEA ROASTERIE**

**First National Bank**  
**Lewis**  
Your first stop

10th Street

**COFFEA ROASTERIE**

10th Street

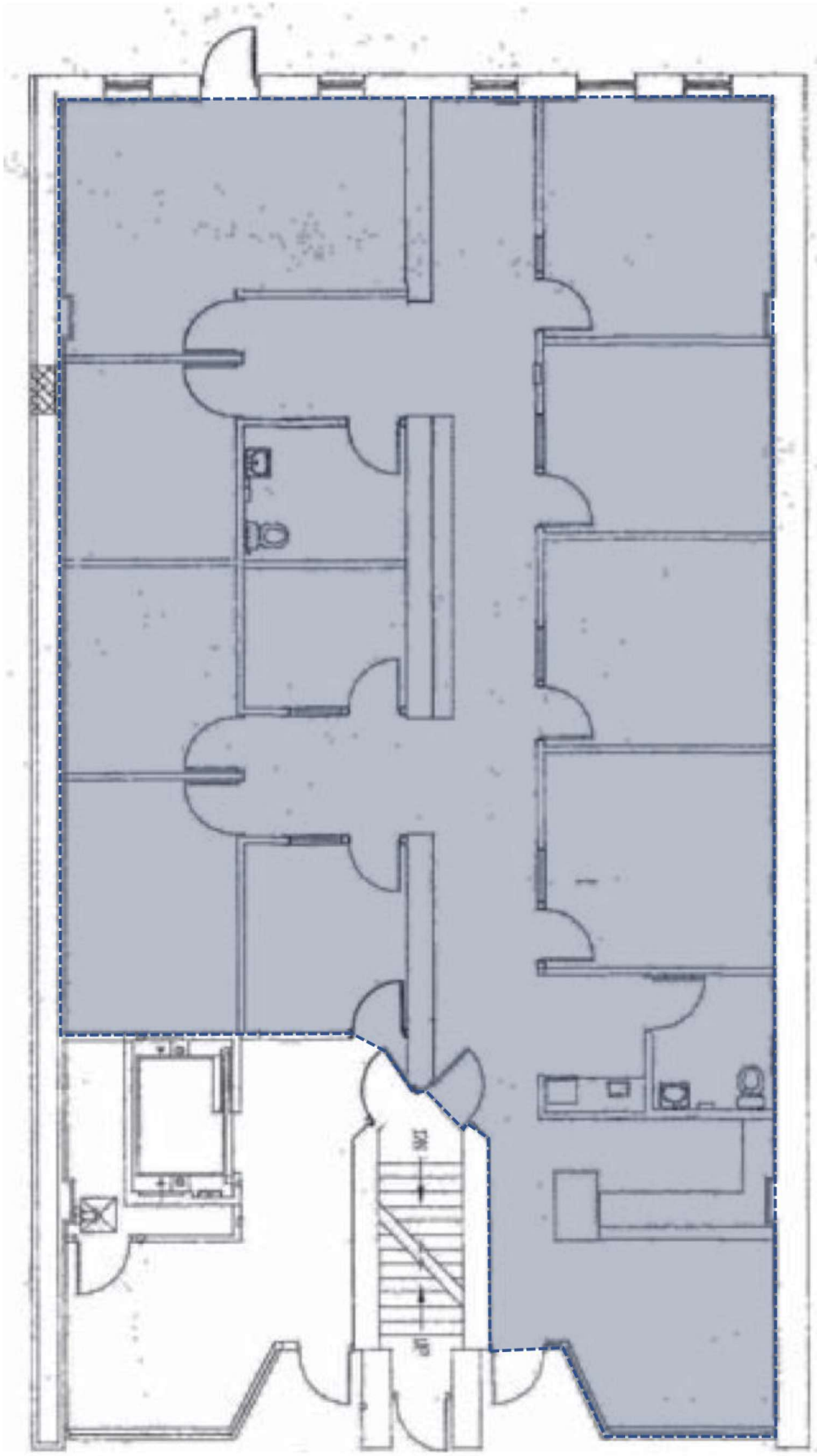
Minnesota Avenue

Dakota Avenue

Main Avenue

Phillips Avenue

# FLOOR PLANS





PROPERTY PHOTOS

