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Courthouse Square 1st Floor 325 South 1st Avenue



OFFICE SPACE FOR LEASE

Space Available: *9,850 sq.ft.*
Base Lease Rate: *Call for details*
Lease Terms: *Gross or NNN*
Tenant Improvement Allowance: *\$30.00 P.S.F.*
Occupancy: *Immediate*
Year Built: *New*
Lease Terms: *Minimum 5 year*

Property Features:

- *1st floor space - Can be subdivided*
- *Soaring glass windows and tall ceilings*
- *Inexpensive utilities and taxes*
- *First "green" building in South Dakota*
- *Includes 2 underground parking spaces and other parking available*
- *Open plaza*
- *Prime downtown location*
- *Current tenants include:
US Attorney General, ATF, Secret Service, and Stencil Corporation*

