

DEVELOPMENT OPPORTUNITY

DOWNTOWN SIOUX FALLS



140 E. 10TH STREET, SIOUX FALLS

PROPERTY HIGHLIGHTS:

Existing onsite parking ramp includes 525 parking spaces

- Located in an Opportunity Zone
- Zoning: Downtown Planned Unit Development (DTPUD)
- Opportunity:
 - 10th Street Frontage:
 - Level 1 13,180 sq. ft.
 - Level 2 13,800 sq. ft.
 - Level 3/4 13,500 sq. ft.
 - Level 5/6 13,500 sq. ft.
 - Above Ramp:
 - Floors 7-14 20,000 sq. ft. per floor or 160,600 sq. ft. for a total of 179' in total height
 - Floor 15 Potential for rooftop bar/restaurant or other 9,500 sq. ft.
- Areas of Note:
 - Available main level trash point
 - Potential pick up drop off locations
 - Potential skywalk connection to First National Bank building

EXECUTIVE SUMMARY:

Sioux Falls is an economically diverse and growing community. With a population exceeding 200,000 and investments occurring across all sectors and in all quadrants of the community, the City of Sioux Falls is excited to announce intent to target a solicitation of interest in the fourth quarter of this year in a downtown development opportunity located at the site of the recently built City-owned parking structure. This site is positioned on a highly visible arterial road in the heart of downtown, just off of Phillips Avenue. The views from the top level of the parking structure are 360 degrees and will only improve further given build-out of the maximum height supported at the site. The City will be seeking interest in developing this site, including the additional floors above the top deck of the parking ramp as well as the ground adjacent to the ramp between it and 10th Street. This opportunity offers a unique opportunity for visibility, density, parking access and site readiness—it is a prime location within walking distance to not only Phillips Avenue but the East Bank Neighborhood.

The existing on-site parking structure is city-owned and was occupied in 2020. Through a CMAR (construction manager at-risk) agreement, Journey Construction was awarded the opportunity to serve as general contractor on the ramp structure. JLC Architects served as the architect of record.

CONTACT

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- Areas of Note (continued):
 - Utilities plumbed for private development
 - Capacity for 2 additional private elevator shafts or 5 additional elevators. Potential for Jump lobbies.
 - 1 next to existing ramp elevator (Dual door to meet development floor heights)
 - South/Central—Pit is built and capped (2 elevators)
 - South/West—Shaft and pit built. Knock out doors on floors. (2 elevators)



ANTICIPATED TIMELINE:

- November 7, 2022—Announcement of negotiated land to public
- January 2023—Project team begins review of proposals



Looking Southwest



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**525
PARKING SPACES**



**13,180
SQ. FT. +/-**
Site adjacent to
the ramp



**20,000
SQ. FT. +/-**
Available above
the ramp



**9,500
SQ. FT. +/-**
Top of
the ramp



**360°
VIEWS**



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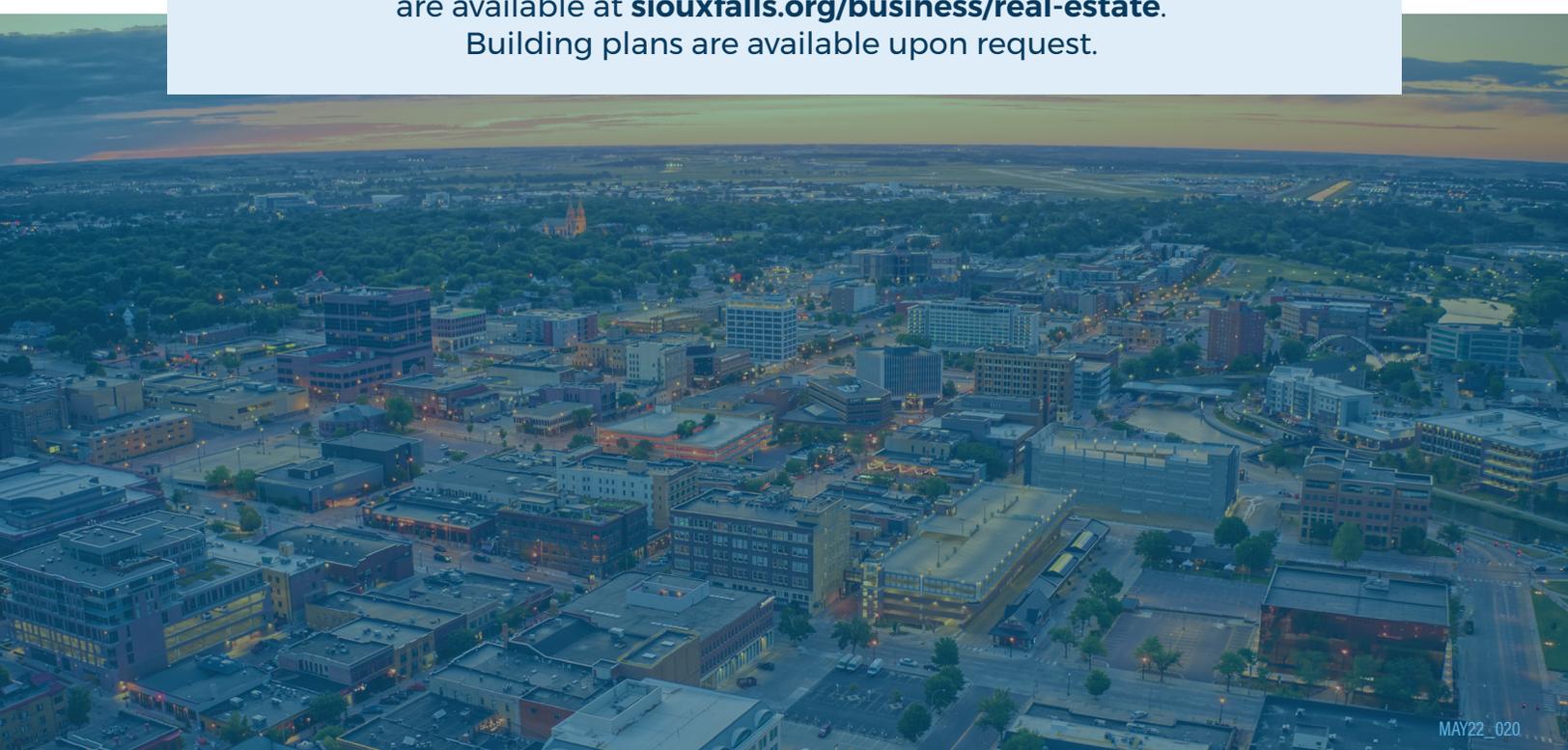


PROJECT GOALS & OBJECTIVES

- Maximize the City's existing investment into the Property
- Development and construction teams shall have experience specific to downtown urban development
- Leverage the site and existing parking to create density, activity, and uses that contribute to the vibrancy of downtown
- Create a mix of uses within the development
- Activate 10th Street frontage and increase connectivity and walkability
- Use quality design and materials that protect the City's existing and long term investment into the Property
- Consistent with the vision within the 2035 Downtown Plan



Additional project details and information on the negotiated sale process are available at siouxfalls.org/business/real-estate.
Building plans are available upon request.



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