

Office

For Lease

401 Douglas St Sioux City, IA 51101



For Lease

1,562 SF | \$12.48 SF/yr
Office



Property Description

Recently updated, MidAmerican Energy building is one of Siouxland's highest quality and most full-service office buildings. Free access to over 12,000 SF of amenities. Incredible views of the Missouri River & expansive interior atrium. Redundant 1500 kw generator and uninterruptible power supply (UPS). Wellness center with showers & locker rooms. Full-service mail and document center, high level card access security and Roberts Floor Cell System. Reception services. On-site property management. Interior access to adjacent public parking ramp.

Full access to eight meeting rooms, including a 64-person assembly hall, 64-person press room, three 6-person conference rooms expandable to 30, all on the main floor, 12-person and 20-person conference rooms on the 4th floor and a 20-person executive dining room on the 5th floor.

Full-service lease includes taxes, bldg. insurance, CAM, nightly janitorial & utilities. Heated sidewalks. Ask about available furniture.

Location Description

Downtown Sioux City

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Location Information

Building Name	MidAmerican Energy Building
Street Address	401 Douglas St
City, State, Zip	Sioux City, IA 51101
County	Woodbury

Building Information

Building Size	224,425 SF
Building Class	A
Tenancy	Multiple
Number of Floors	6
Year Built	1979
Year Last Renovated	2019
Office Buildout	General Office

Property Information

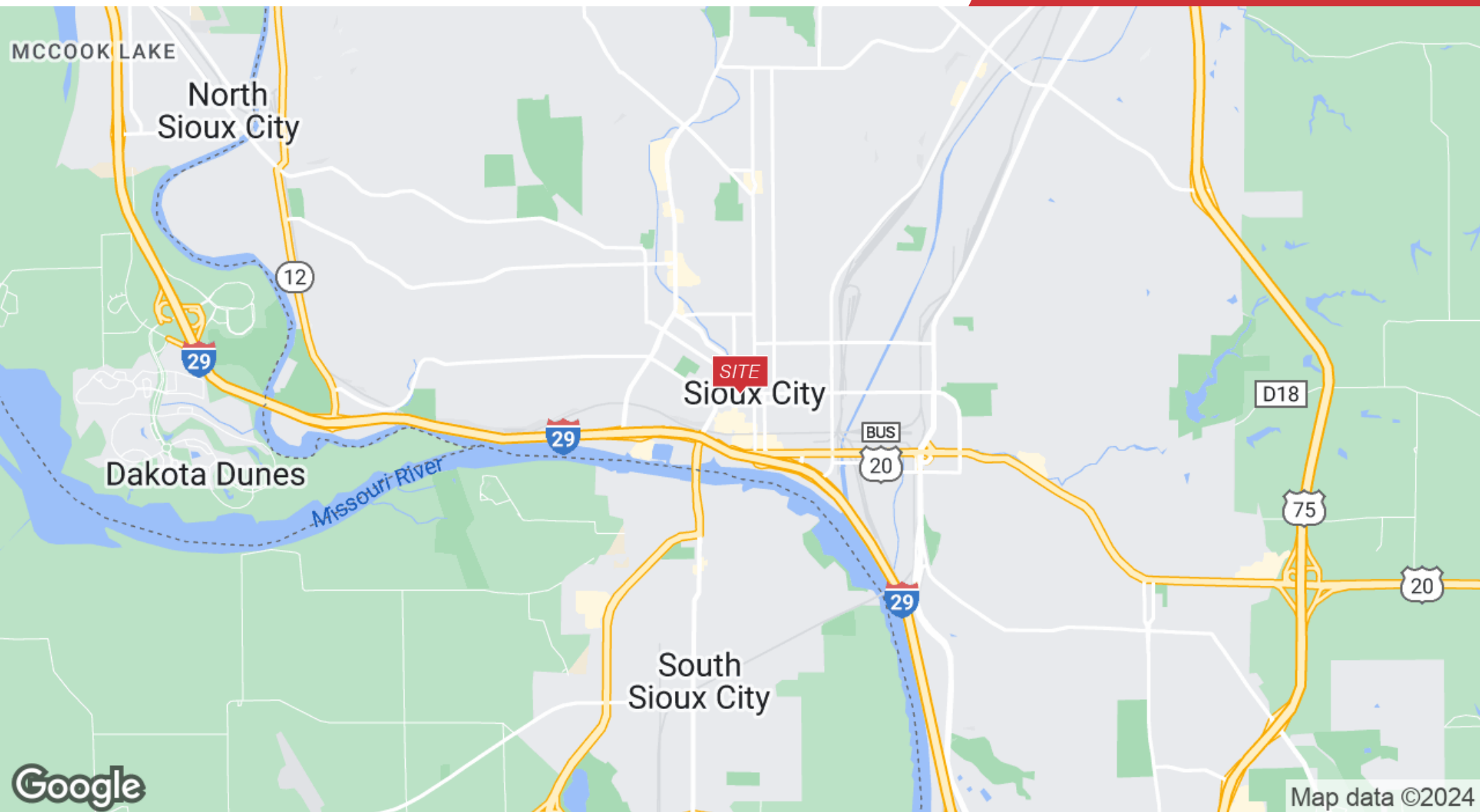
Property Type	Office
Property Subtype	Office Building
Zoning	DC
Lot Size	1.37 Acres
APN #	894728311003
Lot Frontage	189 ft
Lot Depth	316 ft
Corner Property	Yes
Traffic Count	15200
Traffic Count Street	5th St & Douglas St

Parking & Transportation

Parking Type	Structure
Parking Ratio	3.07
Number of Parking Spaces	690

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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 100	1,562 SF	Full Service	\$12.48 SF/yr

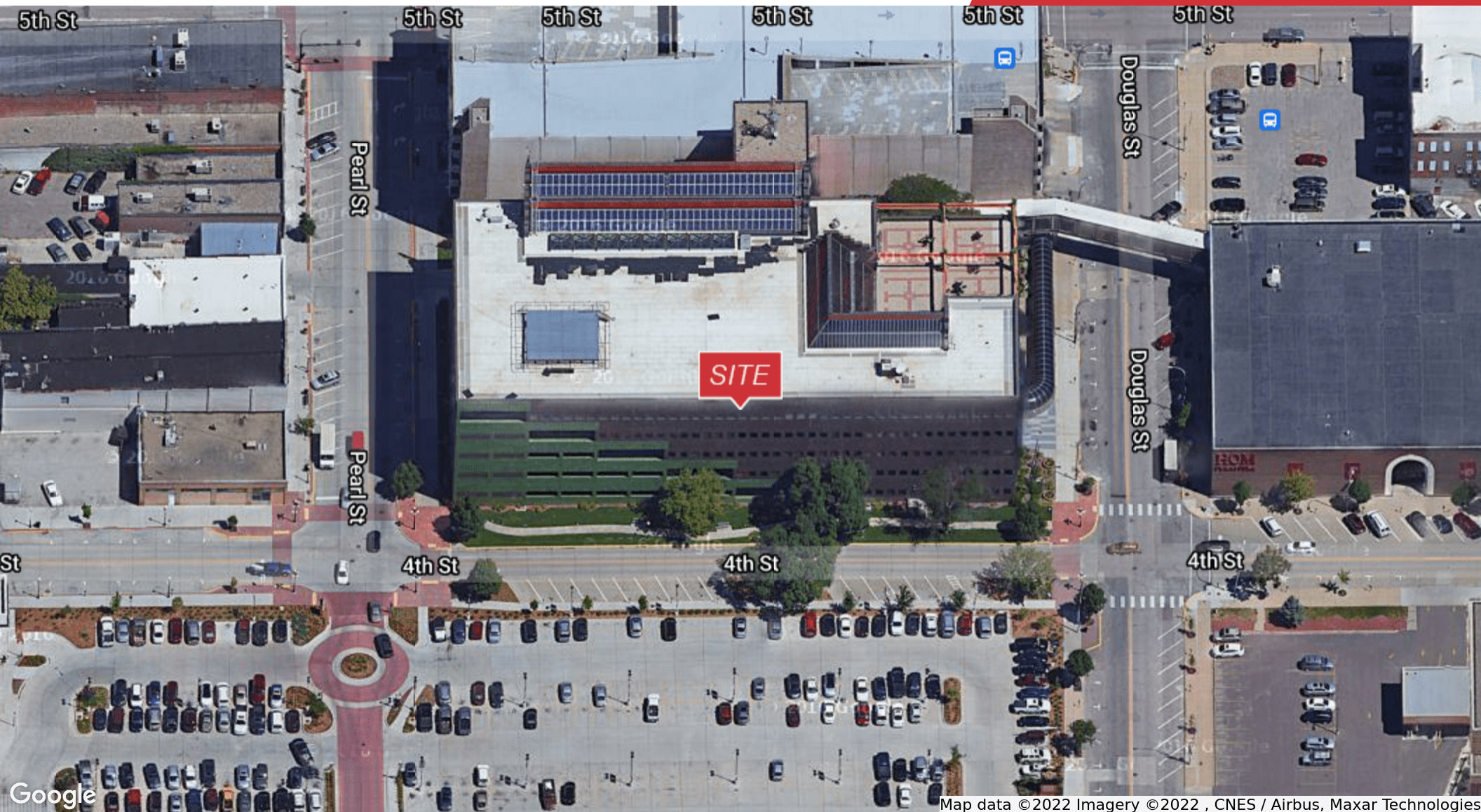
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Entrance



Reception



Main Floor Atrium



Main Floor Atrium

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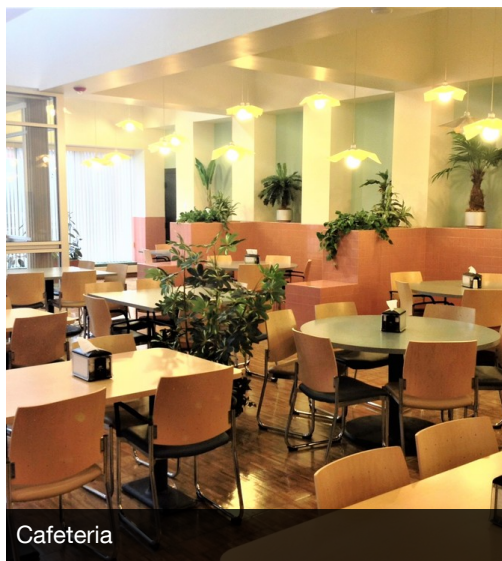
Community Room



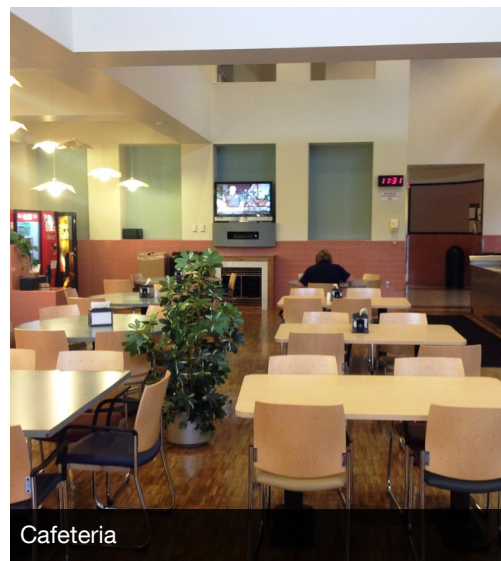
Assembly Hall



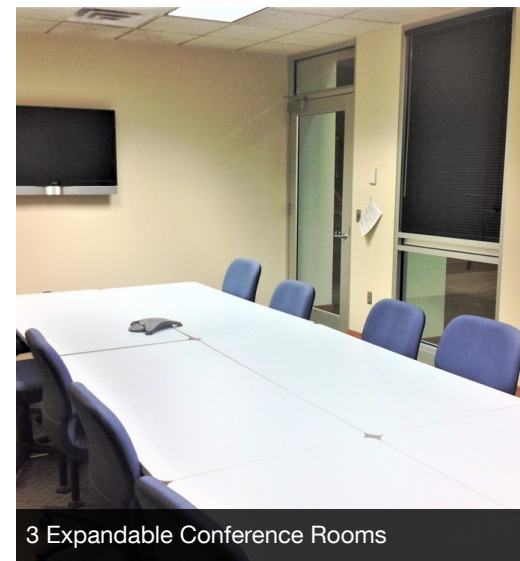
Cafeteria



Cafeteria



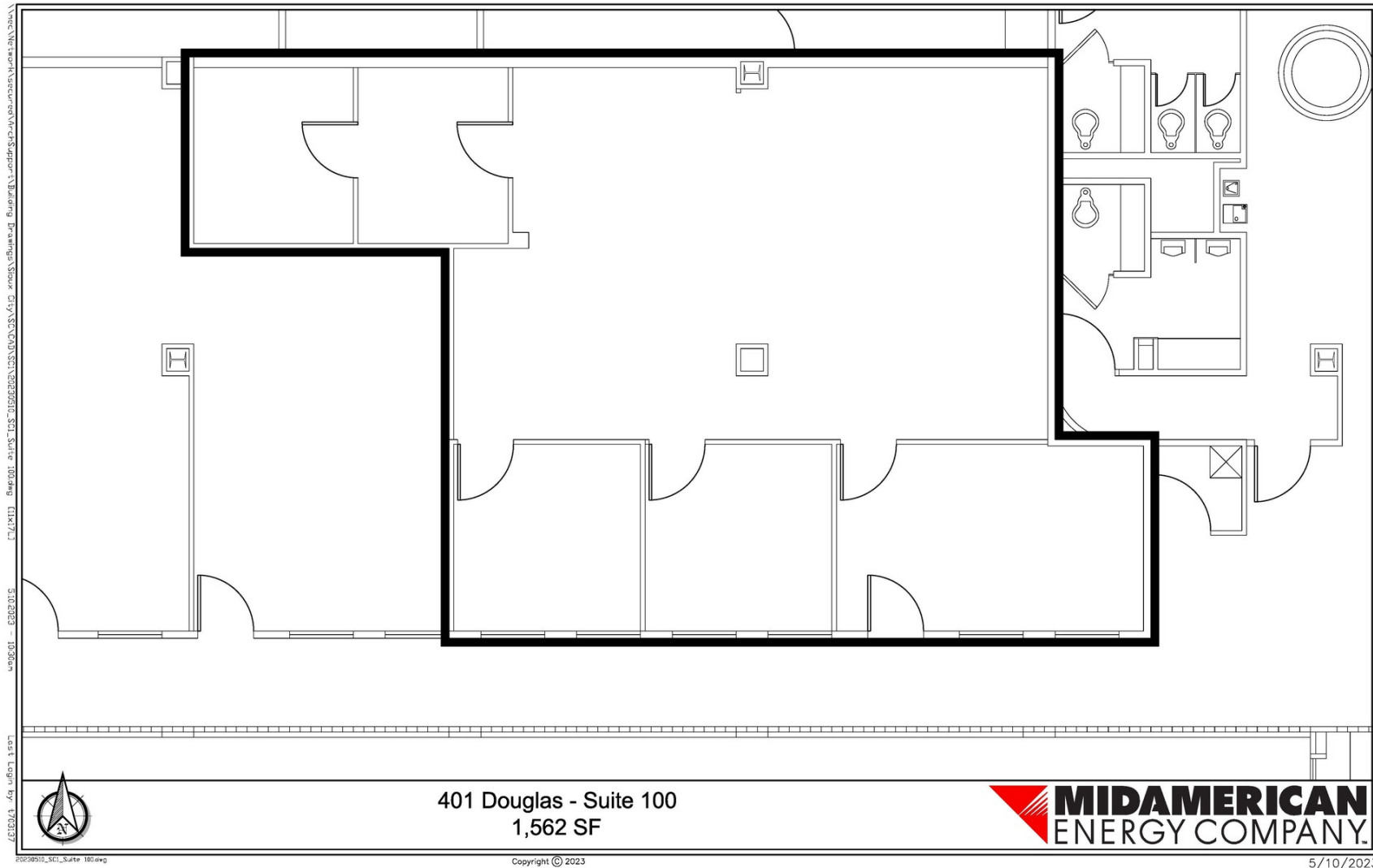
Cafeteria



3 Expandable Conference Rooms

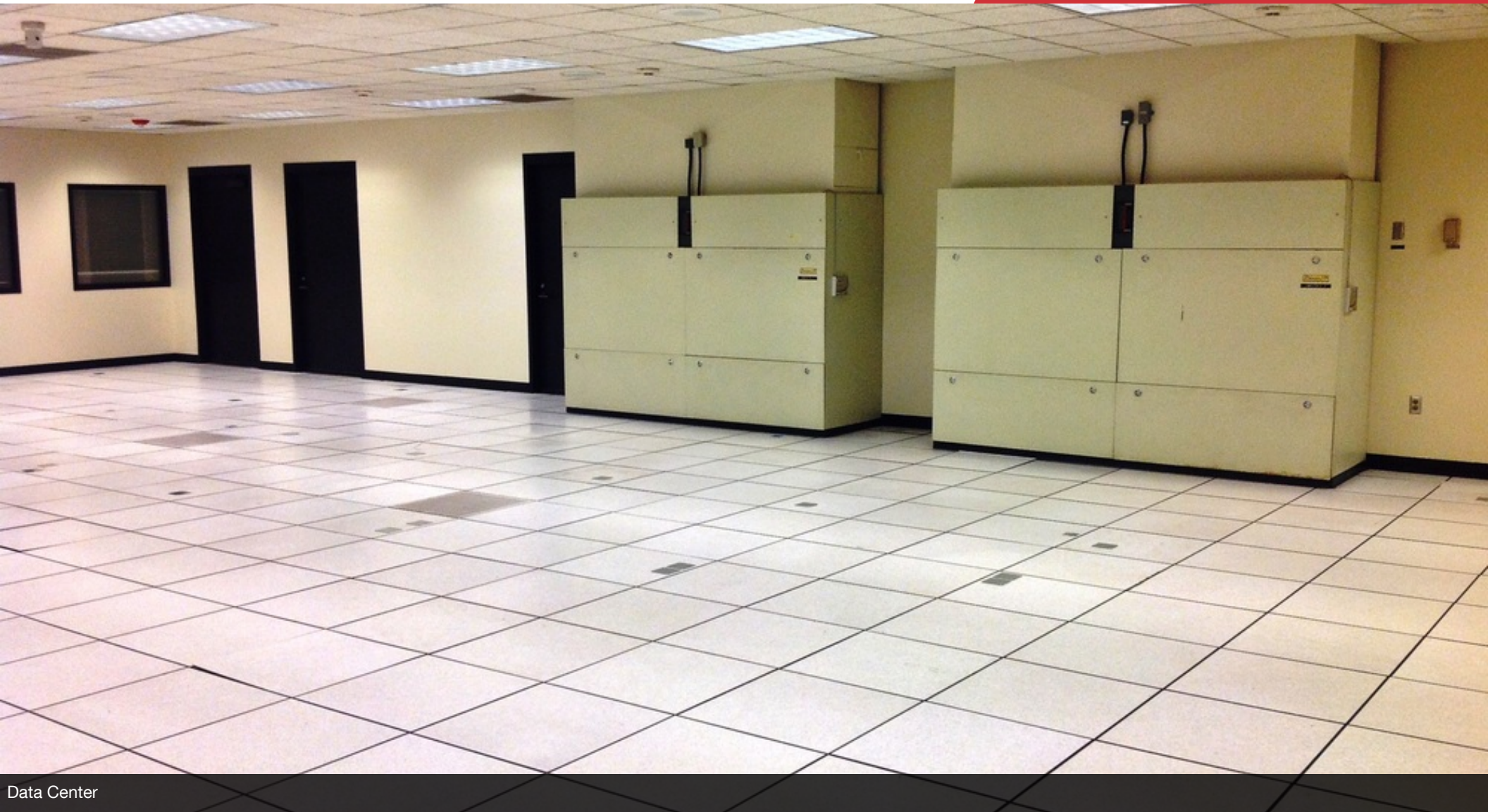
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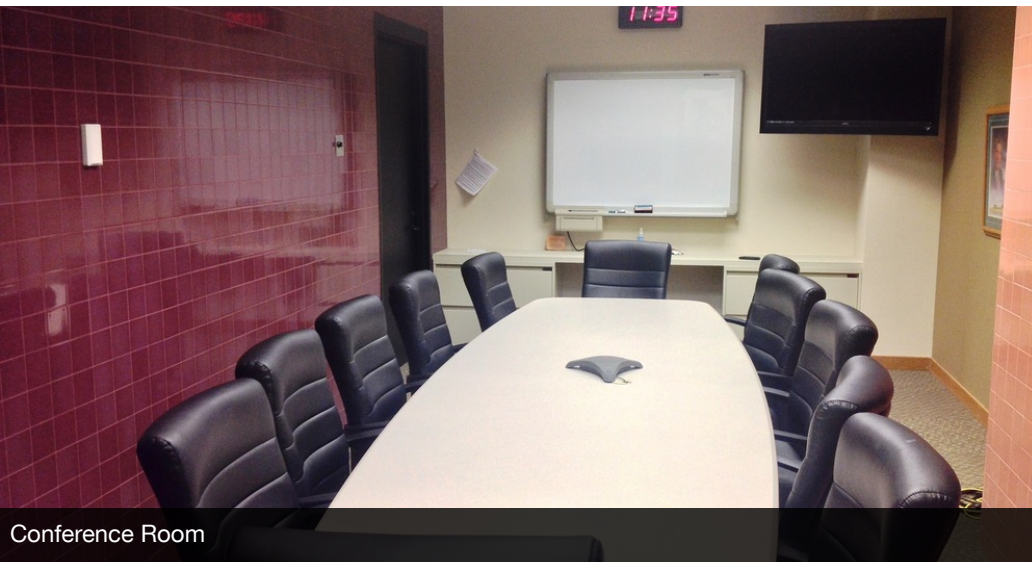
Data Center

For Lease

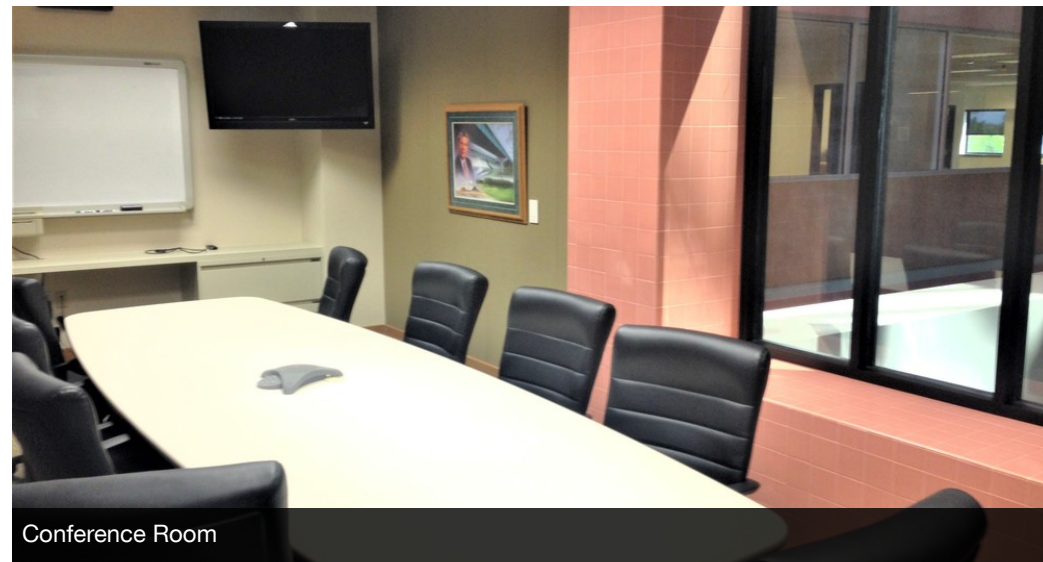
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Lounge



Conference Room



Conference Room

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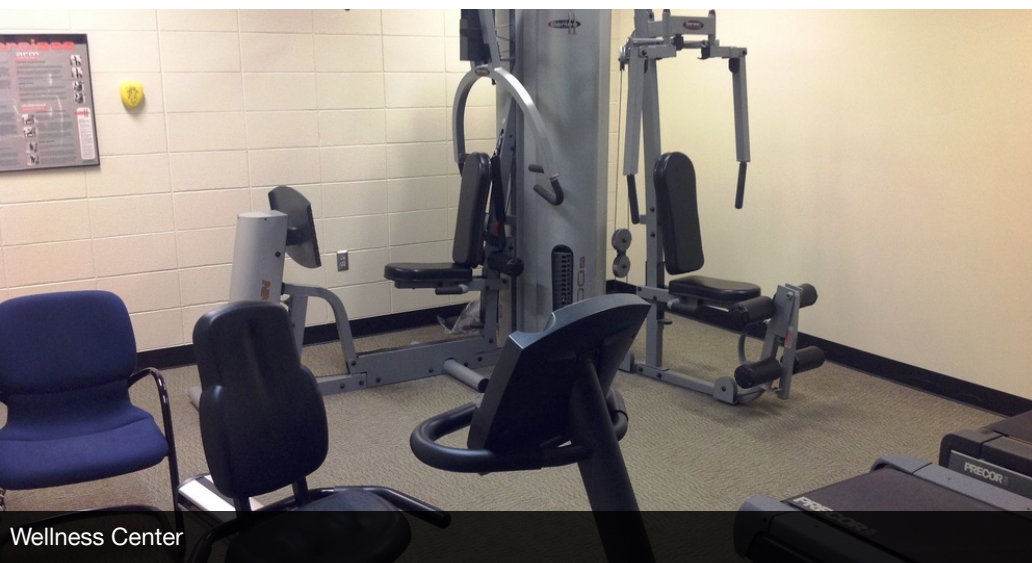
Executive Conference Room



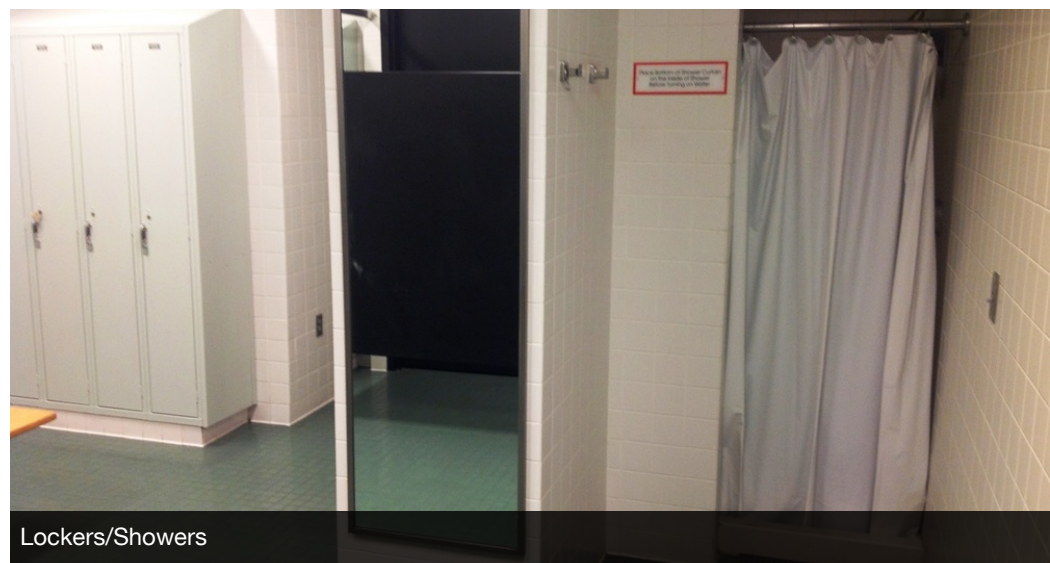
Executive Conference Room



Executive Conference Room



Wellness Center



Lockers/Showers

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Outdoor patio



View of Atrium

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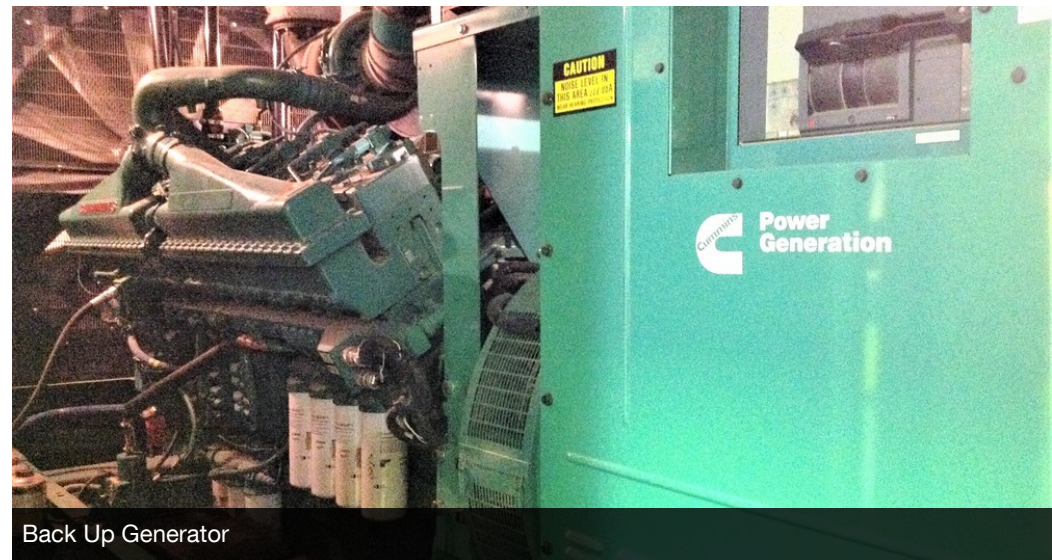
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Interior Loading Dock



Garage



Back Up Generator

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Population	1 Mile	5 Miles	10 Miles
Total Population	8,235	107,227	147,369
Average Age	29.7	33.2	34.3
Average Age (Male)	30.3	32.2	33.4
Average Age (Female)	28.9	34.1	35.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,961	39,874	55,260
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$35,089	\$52,673	\$55,228
Average House Value	\$69,815	\$118,303	\$123,580

* Demographic data derived from 2020 ACS - US Census

