

Office

For Lease

2020 Indian Hills Dr, Suite 101 Sioux City, IA 51104



For Lease

2,853 SF | \$5.00 SF/month
Office



Property Description

2,853 SF for lease in newly renovated office with open floor plan and kitchenette, in basement level. Offers private restrooms, IT room, open lobby, three work stations, and private office. Utilities are included.

Location Description

Located near the intersection of Glen Oaks Blvd and Indian Hills Dr

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Location Information

Street Address	2020 Indian Hills Dr, Suite 101
City, State, Zip	Sioux City, IA 51104
County	Woodbury
Sub-market	Northside Central

Building Information

Building Size	6,016 SF
Building Class	B
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Average Floor Size	3,008 SF
Year Built	2000

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	SC
Lot Size	0.33 Acres
APN #	894710380011
Lot Frontage	153 ft
Lot Depth	236 ft
Traffic Count	7000
Traffic Count Street	Indian Hills Dr

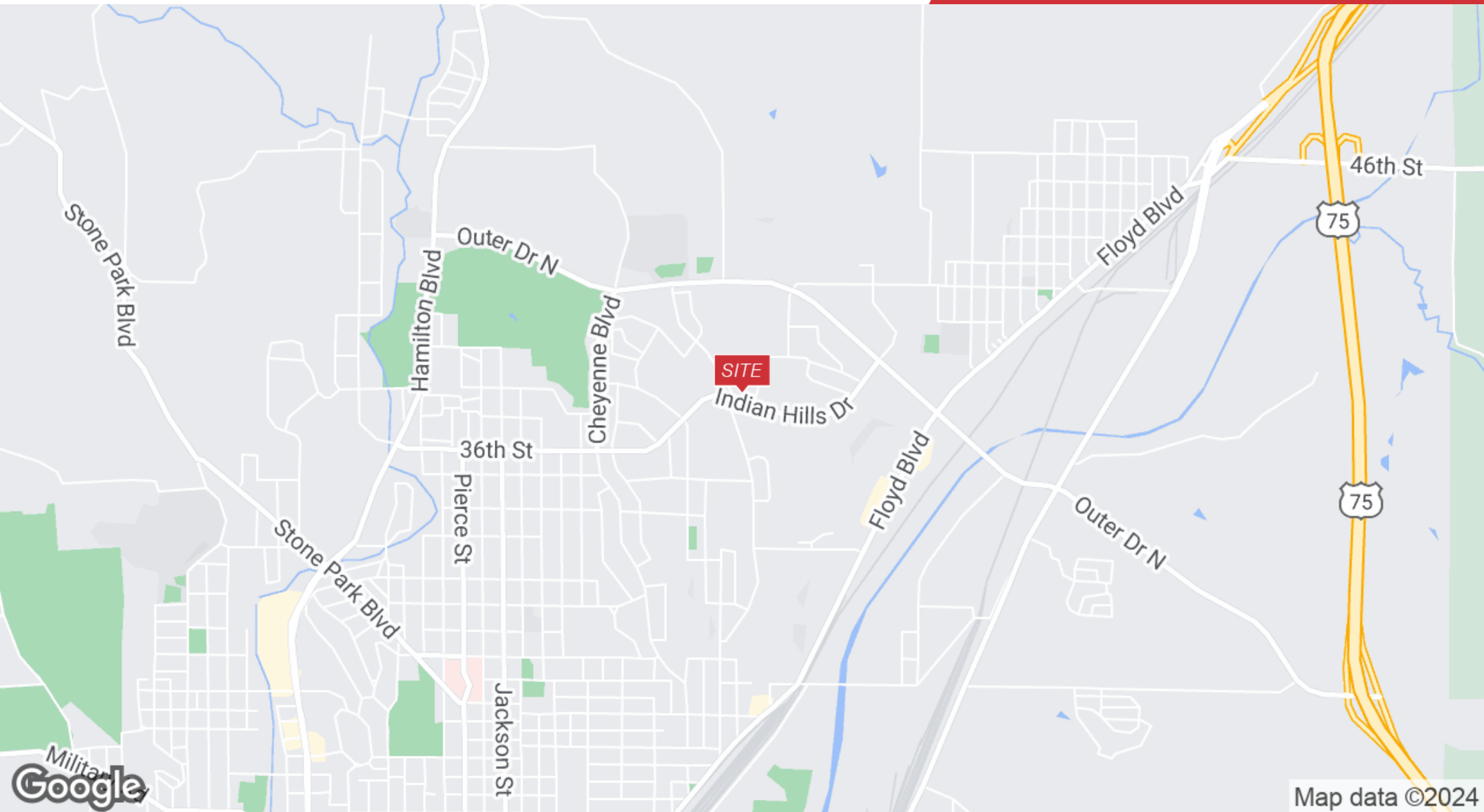
Parking & Transportation

Parking Ratio	5.0
Number of Parking Spaces	30

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,992	44,905	92,193
Average Age	37.1	34.9	33.2
Average Age (Male)	35.6	33.8	32.3
Average Age (Female)	39.6	35.8	34.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,476	17,287	34,510
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$65,030	\$56,119	\$52,273
Average House Value	\$167,970	\$125,434	\$116,745

2020 American Community Survey (ACS)

