

Office Spaces

For Lease

1717 Pierce Street Sioux City, IA 51105



400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

For Lease

1,347 - 1,392 SF | \$10.00 - 11.00 SF/yr
Office Space



Property Description

Office space located in midtown area of Sioux City. Conveniently located at the corner of 18th and Pierce Streets with available signage on the building and marquee, and parking near front door.

Location Description

Located at the intersection of 18th & Pierce Streets

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Location Information

Street Address	1717 Pierce Street
City, State, Zip	Sioux City, IA 51105
County	Woodbury

Building Information

Building Size	4,186 SF
Building Class	B
Occupancy %	67.0%
Tenancy	Multiple
Year Built	1970
Office Buildout	Offices/Reception

Lease Spaces

Suite 300 (1,392 SF)	\$10.00 SF/yr
Suite 100 (1,347 SF)	\$11.00 SF/yr

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	MU
Lot Size	0.33 Acres
APN #	894721355017
Lot Frontage	100 ft
Lot Depth	144 ft
Traffic Count	3340
Traffic Count Street	Pierce St
MLS #	821968 & 823613

Parking & Transportation

Parking Ratio	3.58
Number of Parking Spaces	15

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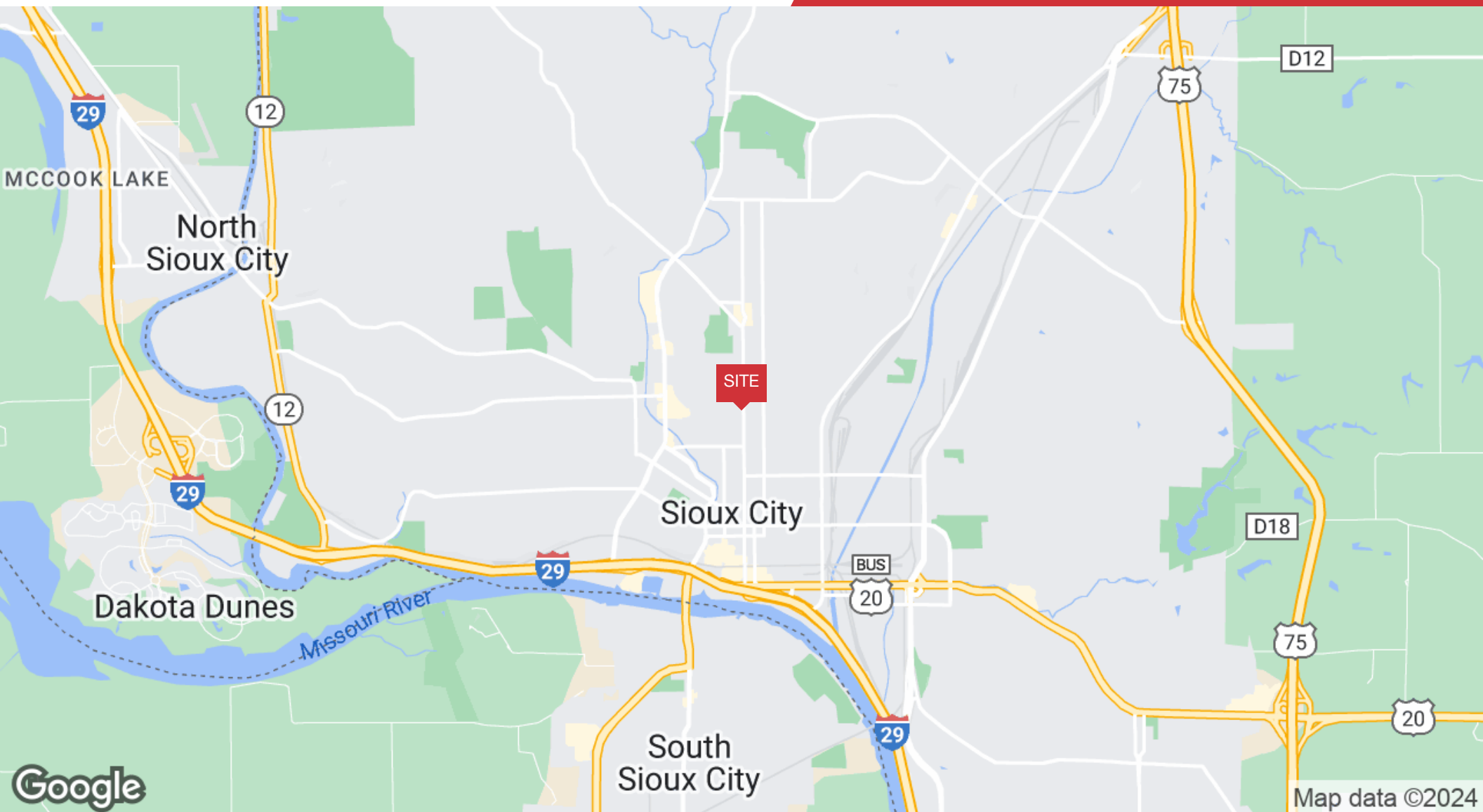
Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

Ste. 100	1,347 SF	Modified Gross	\$11.00 SF/yr	Office space located in midtown area of Sioux City. Currently formatted with a reception area, two private offices (with windows), bullpen, and kitchenette. Conveniently located at the corner of 18th & Pierce Streets with available signage on the building and marquee. Available June 1st, 2024.
Ste. 300	1,392 SF	Modified Gross	\$10.00 SF/yr	Office suite measures 1,392 SF (including common area) and has four private offices, break room, reception area, open area for assistants or conference table. Conveniently located at the corner of 18th and Pierce Streets with available signage on the building and marquee, and parking near front door.

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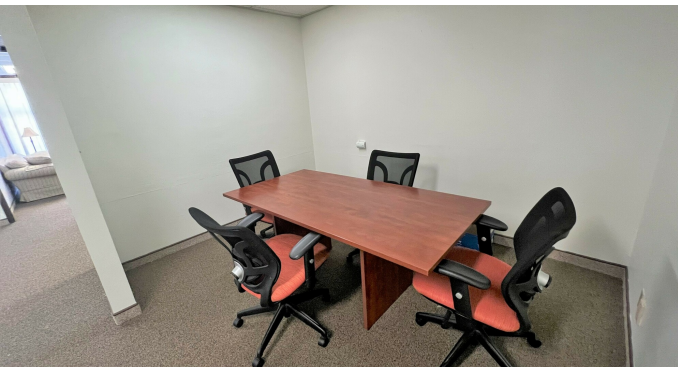
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,611	5,332	16,126
Average Age	29.9	31.1	30.8
Average Age (Male)	30.3	33.5	33.7
Average Age (Female)	33.3	32.5	30.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	727	2,179	6,378
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$38,479	\$45,710	\$52,102
Average House Value	\$95,937	\$83,760	\$81,005

2020 American Community Survey (ACS)

