

FOR LEASE



EAST BANK OFFICE/SALON

DOWNTOWN SPACE NEAR 8TH & RAILROAD

Bender
COMMERCIAL



**430 EAST 8TH STREET
SIOUX FALLS, SD**



1,617 SF



\$23.00/SF NNN

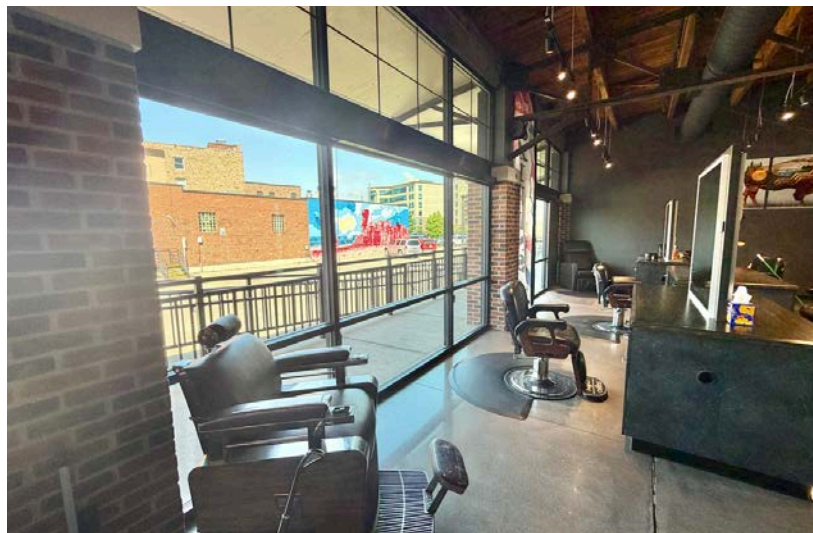
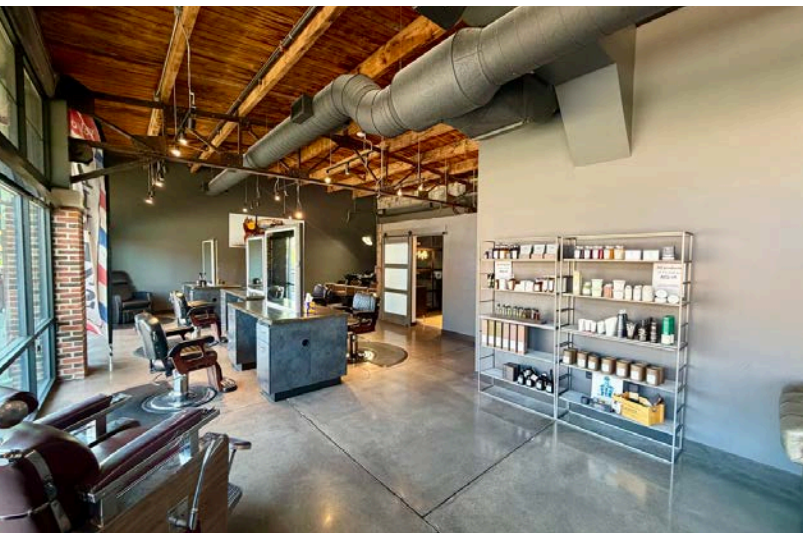
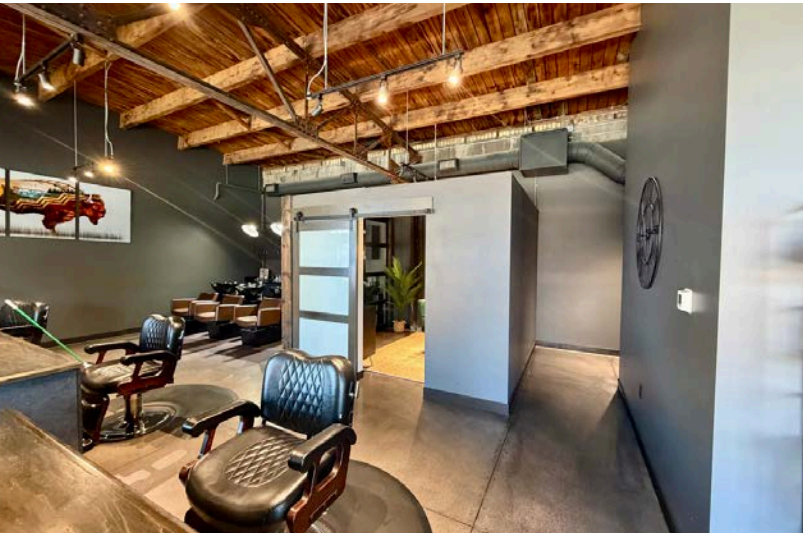
- Downtown office/retail space currently built out as a salon in the East Bank Depot near 8th and Phillips in downtown Sioux Falls.
- Highly-versatile space able to serve a variety of users and functions.
- Features an open floorplan with large windows, a breakroom with laundry, and a private office area with shower.
- Common area restrooms.
- Neighboring businesses include Monk's Ale House, 8th and Railroad Center, Monick Yards, Roots of Brasil, Convollo, and Click Rain.
- Available December 1, 2026.

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OFFICE OR RETAIL SPACE FOR LEASE



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EAST BANK OFFICE/SALON



PROPERTY LOCATION

