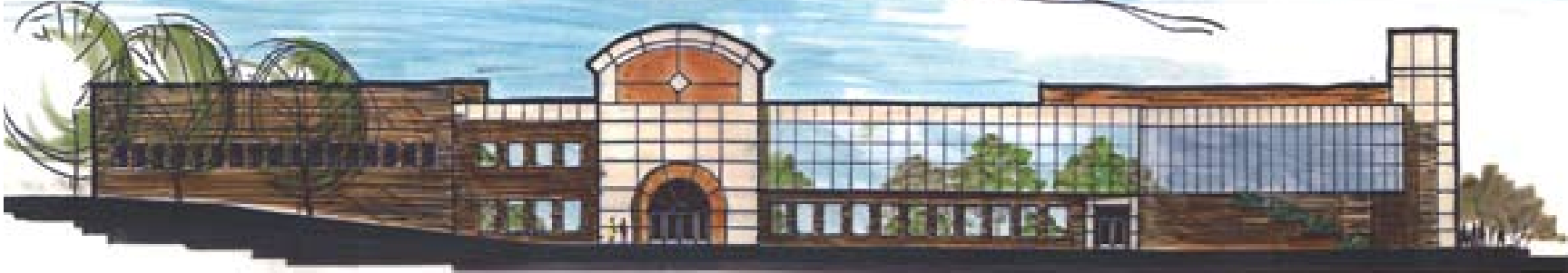


Mayfair Center For Lease

FEATURED PROPERTY



30,000 sq. ft. of high quality office space next to Southern Hills Mall ready to finish to tenant specifications. Subdividable, free on-site parking, recent exterior renovations and a Tenant Improvement Allowance make the Mayfair Center the perfect choice. **Contact Ellen Kaplan.**

We sell and lease **Siouxland's finest commercial properties**

801 River Drive

For Lease, North Sioux City. Class A space on the primary commercial street in town. Great visibility with three spaces available, or lease up to 4,758 sq. ft. **Contact Arlene Curry**



SOLD!

1523 Center St. 22,400 sq. ft. quality warehouse building with dock height and grade level doors. Concrete paved parking, new roof - priced to sell!!! **Contact Ellen Kaplan.**



NEW! USA Steak Buffet Site. Fantastic corner location on Hamilton Boulevard, Sioux City's busiest commercial street. Great traffic count. Level lot, all utilities and zoning in place. Priced to sell. **Contact Ritch LeGrand.**



Price Reduced \$1,000,000!! Premier restaurant opportunity. Prime corner location in front of Wal-Mart on Singing Hills Boulevard, 6,886 sq. ft. building built in 2003. 59,155 sq. ft. lot with 99 parking spaces. Immediate occupancy. **Contact Ritch LeGrand.**



NEW! Southern Square Shopping Center - Prime location in Sioux City's fastest growing retail area. Priced right with space available for lease from 1,184 sq. ft. to 12,000 sq. ft. Excellent anchor tenants including Hobby Lobby and Applebee's. **Contact Ritch LeGrand.**



For Sale - Prime 4 acre lot on Southern Hills Drive, near busy corner of Lakeport Street. Easy access from Interstate 29, Highway 20 & Highway 75. Next to Lakeport Commons & The Southern Hill's Mall. **Contact Ellen Kaplan.**



Elk Point. Former City Hall featuring 8,100 sq. ft., a well maintained gym, several offices, meeting hall and full kitchen. Adaptable for multiple uses with unlimited potential. Full basement, large meeting room and located on Elk Point I-29 loop. **Contact Arlene Curry.**



Lakeport Crossing For Sale or Lease - Handsome exterior renovations and at the corner of Morningside Avenue & S. Lakeport St. Superb visibility and easy access together with lots of on-site parking make this the perfect retail or office location. **Contact Ellen Kaplan.**

Need Space?

- 110,000 sf Badgerow Building offices for lease
- 63,000 sf Former Bomgaars CBD for sale
- 50,500 sf Hwy 75 showroom/warehouse for sale/lease
- 48,400 sf Clubhouse & multi-purpose dome for sale - **PENDING!**
- 41,500 sf New Dakota Dunes flex building for lease
- 33,000 sf Jackson Plaza offices for sale/lease
- 28,000 sf Former church McCook Lake for sale
- 27,000 sf Spec Building for lease
- 25,900 sf Leased warehouse building for sale
- 23,400 sf Spirit Lake strip mall for sale
- 22,400 sf Manufacturing/warehouse for sale - **SOLD!**
- 12,000 sf Historic 4th St. retail/office - **SOLD!**
- 12,000 sf Promenade Cinema retail for lease
- 10,800 sf Office building investment for sale/lease
- 10,400 sf Office building near St. Lukes for sale
- 7,300 sf Pierce Street medical office building for sale
- 5,880 sf Marketplace office or retail for lease
- 5,200 sf So. Lakeport & M'side Ave. retail for lease/sale
- 4,900 sf Historic Class A office for lease in CBD - **NEW!**
- 4,800 sf No. Sioux City Class A offices (3 spaces) for lease - **NEW!**
- 4,800 sf Former Village Inn for sale/lease - **NEW!**
- 4,200 sf So. Sioux City commercial/warehouse for sale/lease
- 3,800 sf Nebraska St. office for lease - **NEW!**
- 2,800 sf Historic Nebraska St. office for sale - **NEW!**
- 1,182 sf Lincolnshire Class A office for lease

Need Land?

- 45 acres South Sioux City residential development
- 32 acres North Sioux City commercial/residential
- 31 acres Harbor Drive industrial
- 15.5 acres North Sioux City commercial
- 14 acres Sunnybrook Plaza commercial - **SOLD!**
- 8 acres South Sioux City industrial
- 5.7 acres North Sioux City multi-family - **SOLD!**
- 5 acres North Sioux City commercial
- 5 acres South Sioux City multi-family - **PENDING!**
- 4.5 acres North Sioux City multi-family
- 4 acres Southern Hills Drive commercial - **NEW!**
- 2.5 acres Southern Hills Drive commercial - **NEW!**
- 1.5 acres Elk Point commercial - **NEW!**
- 100,000 sf Sunnybrook Plaza commercial - **SOLD!**
- 76,000 sf commercial next to St. Lukes - **SOLD!**
- 73,500 sf commercial next to Home Depot - **NEW!**
- 64,500 sf Stadium Drive commercial - **NEW!**
- 61,000 sf Hamilton Blvd. commercial - **NEW!**
- 45,000 sf Indian Hills Drive office/multi-family

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Arlene Curry
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Ellen Kaplan
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SIOR

Ritch LeGrand
CCIM CRE MAI

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Property worth?

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