

Downtown Space



Downtown Sioux City offers diverse office opportunities for growing businesses, including Class A and mixed use space. When comparing price per square foot, Sioux City is a national leader in affordability. Many office leases include employee parking connected to a climate controlled skywalk system for easy access to businesses, retail and restaurants. Companies located in downtown Sioux City also have the advantage of state-of-the-art communication infrastructure, including a robust fiber network and power capabilities.

VIEW AVAILABLE
SPACE DOWNTOWN

Looking to open a business in downtown Sioux City? Check out the [Downtown Sioux City Resource Guide](#) to get started!

[Choose Sioux City](#) - see a few of our featured properties and hear from some of our talented workforce why Sioux City is the right choice for business.

Downtown boasts **two historic districts** offering distinctive architecture, renovated warehouses, boutique shopping and unique restaurants.

- [Historic 4th Street](#) - Two blocks long from Virginia to Iowa Streets, Historic 4th contains 15 buildings dating from 1889 to 1915. Two of the buildings are listed on the National Register of Historic Places.
- [Historic Pearl District](#) - As the city's western gateway to downtown, the Historic Pearl District is located adjacent to the 10,000 seat Tyson Events Center and Long Lines Family Rec Center, the Stoney Creek Hotel & Conference Center, and new Hard Rock Hotel & Casino.

Entertainment venues such as the [Orpheum Theatre](#) , [Tyson Events Center](#) and [Hard Rock Hotel & Casino](#) offer world-class entertainment options, along with award-winning attractions like the [Sioux City Art Center](#) , [Public Museum](#) , and [LaunchPAD Children's Museum](#) .

Several new public and private investments in the area have rejuvenated Sioux City's downtown in the last decade. Residential condominiums and apartments in rehabilitated warehouses provide urban loft-style living. At nearly 13% lower than the national average, the low cost-of-living is an effective draw for professionals seeking to establish a career and family.

[Downtown Partners Sioux City](#) is the non-profit organization dedicated to the revitalization of downtown by encouraging economic development, engaging events, enhanced livability, and serving as an advocate for businesses.

