



Three Fountains Plaza

Sioux Falls, SD 57108

PROPERTY HIGHLIGHTS

- LAST SUITE - Suite 101: 1,952 sf
- 89 surface parking spots
- Zoned: C-2
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays
- 2022 CAM estimate: \$4.34/ sq. ft.
- Co-tenants are Top Fitness, So Dak Soda, and Your Nurtured Baby

LOCATION DESCRIPTION

Located at the northwest corner of the W. 85th St. & S. Western Ave. intersection
Adjacent to Three Fountains One office building, Kids R Kids Learning Academy Daycare, and Village at Three Fountains Apartments

| | |
|------------------------------|-----------------------|
| Lease Rate | \$21.00/SF NNN |
| Tenant Improvement Allowance | \$40.00/SF |
| 2022 CAM Estimate | \$4.34/SF |



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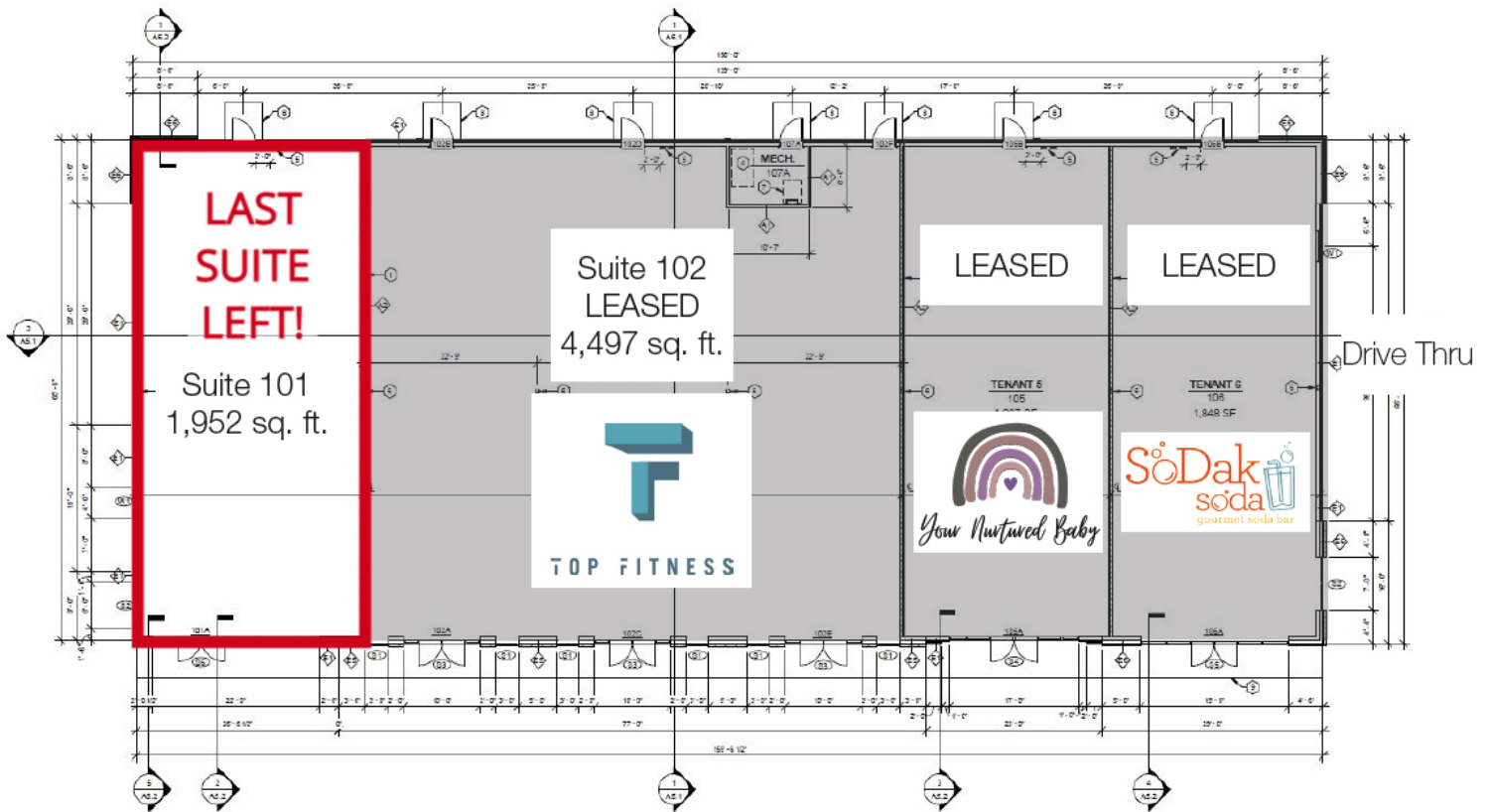
FLOOR PLAN

THREE FOUNTAINS PLAZA

2325 W Trevi Place, Sioux Falls, SD 57108

FOR LEASE

Retail Property



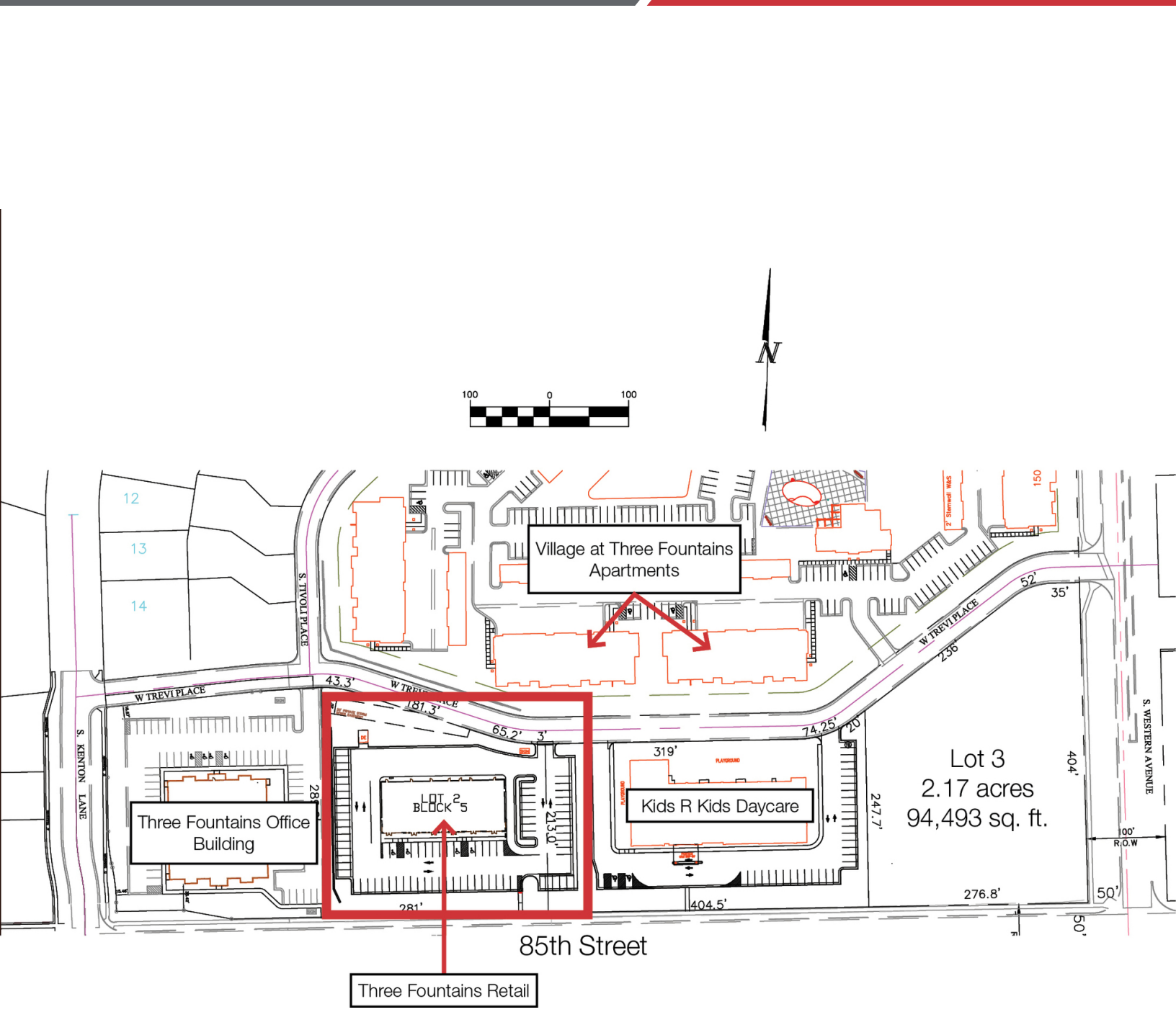
SITE PLAN

THREE FOUNTAINS PLAZA

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FOR LEASE

Retail Property



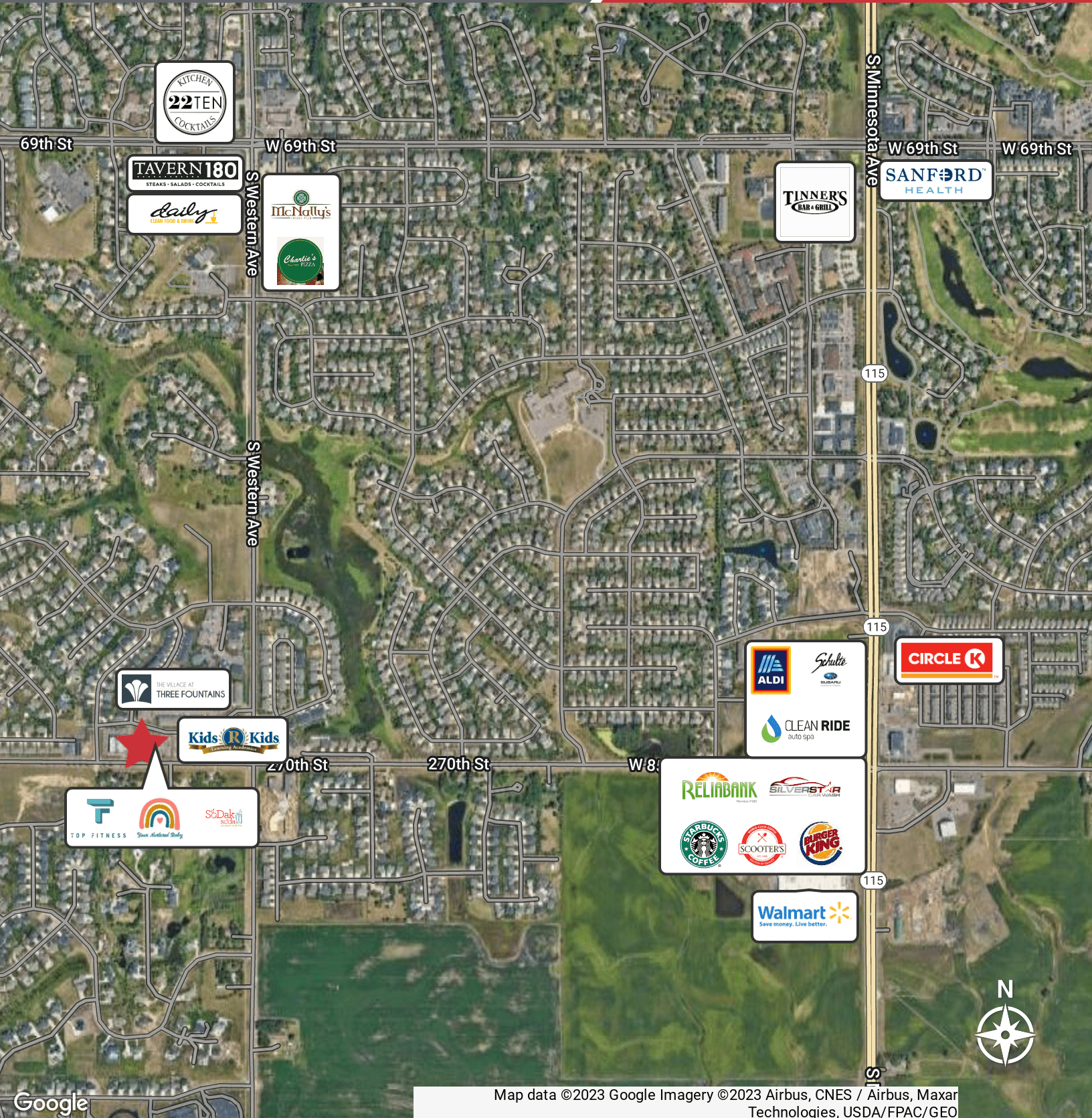
AERIAL

THREE FOUNTAINS PLAZA

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FOR LEASE

Retail Suite



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