



110-120 N. Phillips Avenue

Sioux Falls, SD 57104

Lease Rate	\$10.00/SF GROSS
Suite 120	2,400 SF
Suite 110	1,100 SF
Zoning	DOWNTOWN PUD

PROPERTY HIGHLIGHTS

- Available immediately - Additional 900 SF available for Suite 110
- Office/retail opportunities
- Limited basement garage & surface parking
- Each suite has separate entrance to Phillips Avenue
- Rent abatement in exchange for tenant improvement
- Phillips Avenue offers strong pedestrian and vehicle traffic
- Convenient access to River Greenway

LOCATION DESCRIPTION

Located in downtown Sioux Falls on Phillips Avenue. Area neighbors include Hotel on Phillips, Wells Fargo, Greater Sioux Falls Chamber of Commerce, Hilton Garden Inn, Woodgrain Brewing Co.



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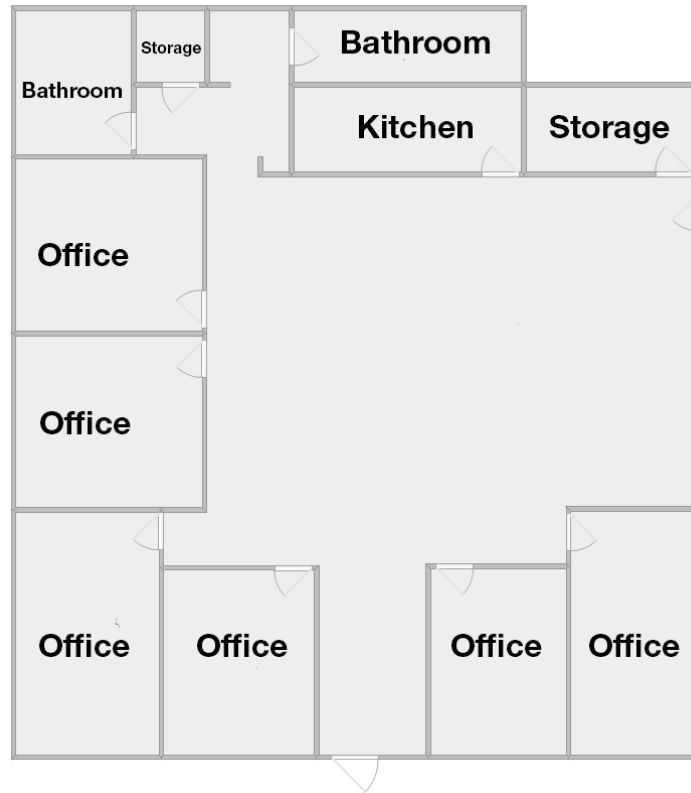
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
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DETAILS

120 N PHILLIPS AVENUE
Sioux Falls, SD 57104

FOR LEASE

Office/Retail Suites



LEASE INFORMATION

Suite Available	Suite 120
Suite Size	2,400 SF
Lease Rate	\$10.00/SF Gross

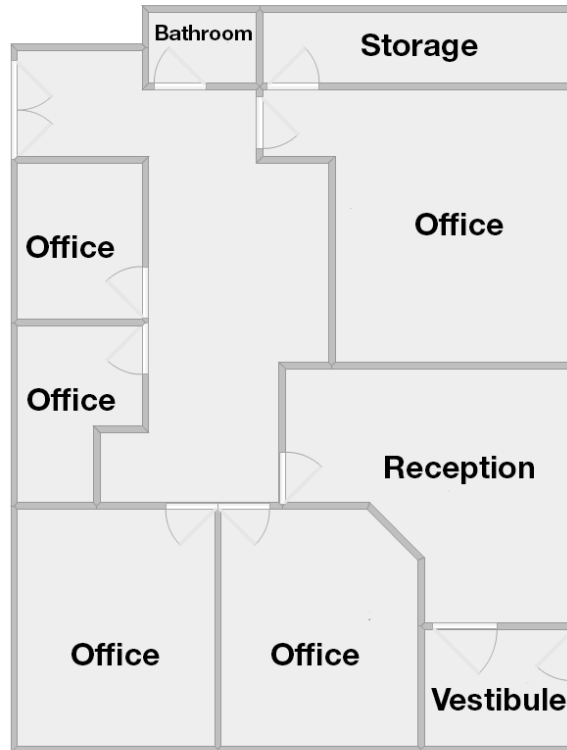
SUITE DETAILS

- Available immediately
- 6 offices with large work room and small kitchenette
- 2 in-suite restrooms
- Move-in ready
- Ground floor - separate entrance to Phillips Avenue
- Limited basement garage space and surface parking

DETAILS

110 N PHILLIPS AVENUE
Sioux Falls, SD 57104

FOR LEASE
Office/Retail Suites



LEASE INFORMATION

Suite Available	Suite 110
Suite Size	1,100 SF
Lease Rate	\$10.00/SF Gross

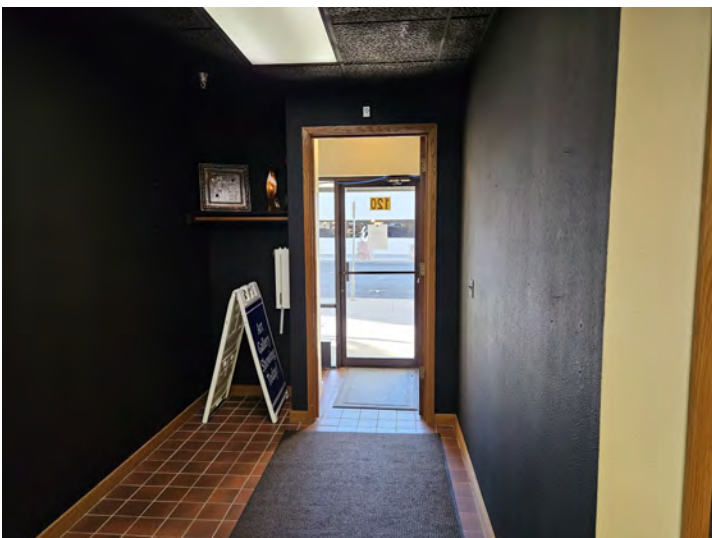
SUITE DETAILS

- Available immediately
- 5 offices with reception and work/conference room
- In-suite restroom
- Brand new vinyl plank floor
- Move-in ready
- Ground floor - separate entrance to Phillips Avenue
- Limited basement garage space and surface parking

PHOTOS

110-120 N PHILLIPS AVENUE
Sioux Falls, SD 57104

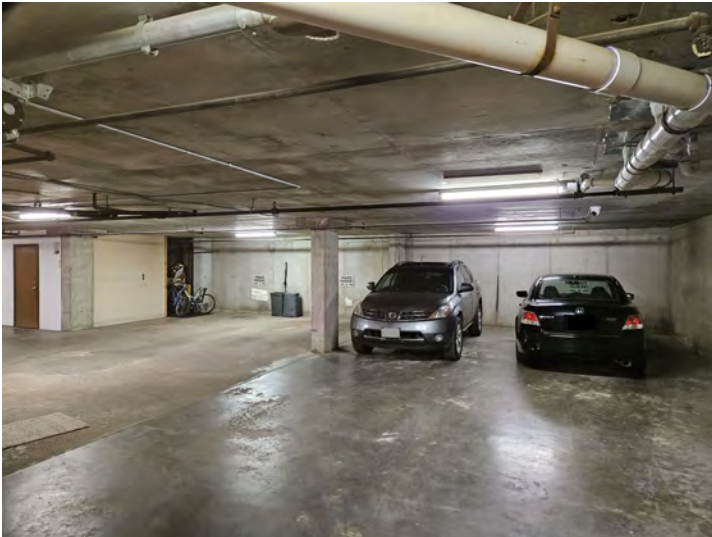
FOR LEASE
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PHOTOS

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Sioux Falls, SD 57104

FOR LEASE
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AERIAL

110-120 N PHILLIPS AVENUE
Sioux Falls, SD 57104

FOR LEASE

Office/Retail Suites



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