



### Three Fountains Plaza

2301 W. Trevi Place, Sioux Falls, SD 57108

#### Property Features

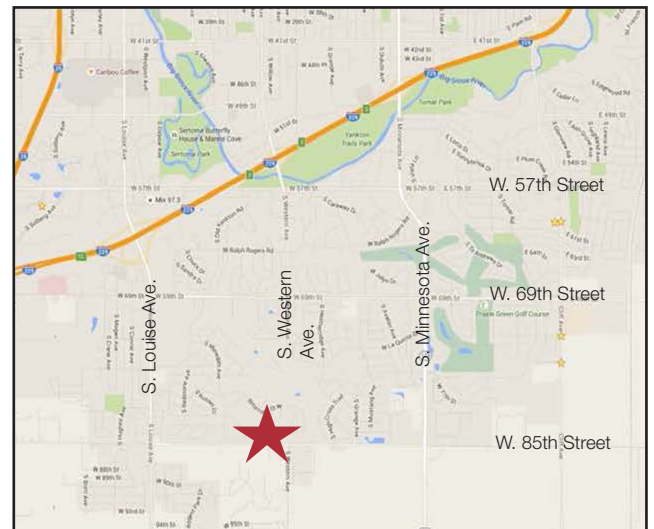
- 1,637 - 3,274 sq. ft. available
- 89 surface parking spots
- Zoned: C-2
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays
- Construction underway - occupancy Winter 2020

#### Pricing

- Lease price: \$19.00 - \$22.00/ sq. ft. NNN
  - Suite 101: \$21.00/ sq. ft. NNN
  - Suite 102: Leased - Top Fitness
  - Suite 105: \$19.00/ sq. ft. NNN
  - Suite 106: \$22.00/ sq. ft. NNN
- Tenant improvement allowance: \$28.00/ sq. ft.

#### Location

- Located at the northwest corner of the W. 85th St. & S. Western Ave. intersection
- Adjacent to Three Fountains One office building



**Craig Hagen, CCIM, SIOR**

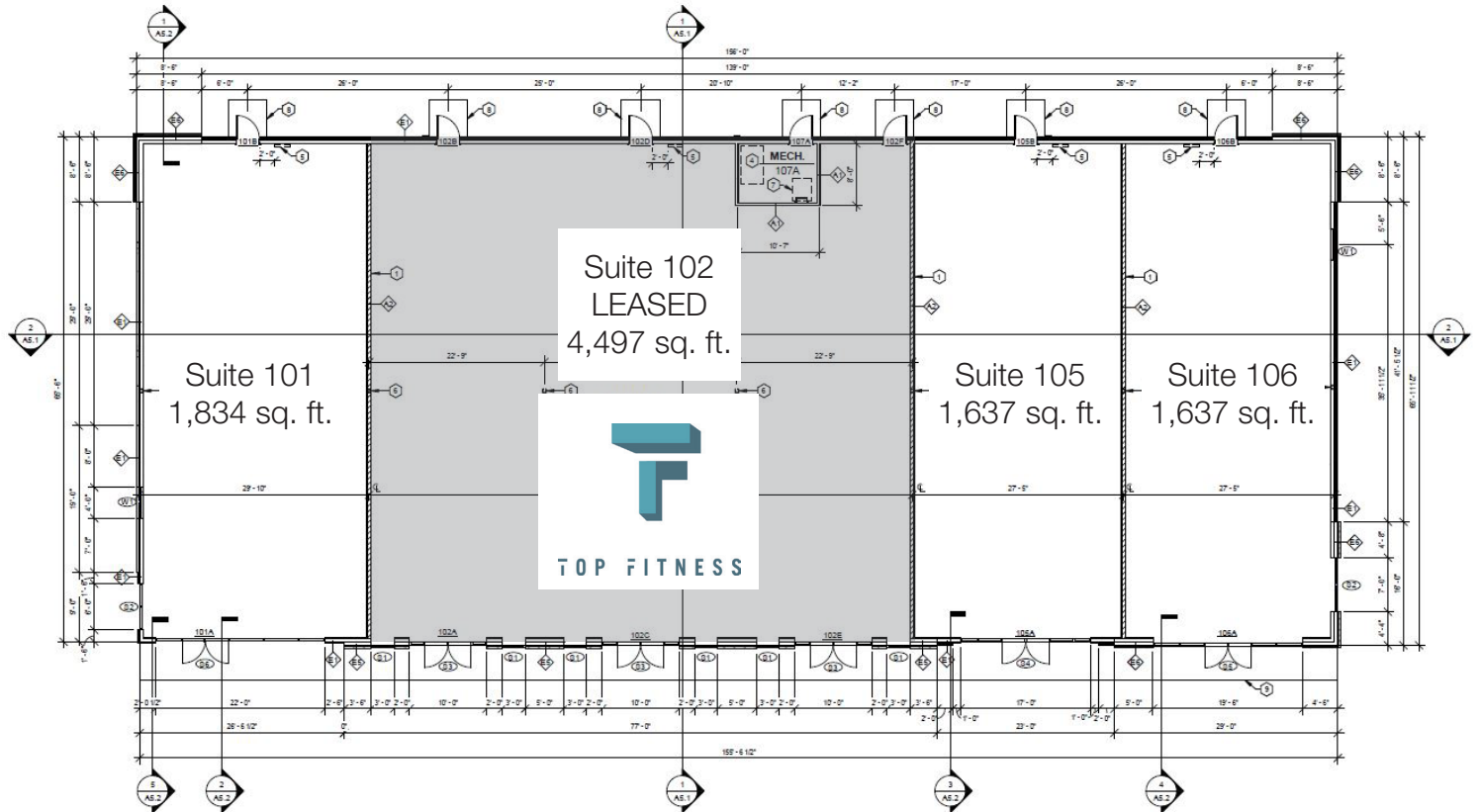
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# For Sale or Lease Class A Retail Space



**1 FLOOR PLAN**  
1/8" = 1'-0"

For Sale or Lease  
Class A Retail Space





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