



# DOWNTOWN OFFICE SPACE

## SUBLEASE AVAILABLE

311 S Phillips Avenue, Suite 202 | Sioux Falls, SD 57104



### SIZE

701 square feet



### PRICE

\$15.61 per square foot  
(NNN)



### LOCATION

Located in the heart of downtown on the busiest stretch of Phillips Avenue, between 11th Street and 12th Street.



### SUBLEASE

Available May 2025.  
Current term expires  
April 2026.



### LAYOUT

Located on the 2nd floor above CH Patisserie, space offers three rooms with natural light from the several windows, access to 2nd floor common restrooms.



### CO-TENANCY

Minerva's Restaurant, Paramount Cocktails and Food, CH Patisserie, Blarney Stone, Child's Play Toys, Josiah's Coffeehouse, JL Beers, Duluth Trading Company, Sioux Falls State Theatre, Studio 20/20.

Information deemed reliable but not guaranteed.

**VanBuskirk**  
COMPANIES

**VBCLINK.COM**  
2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106

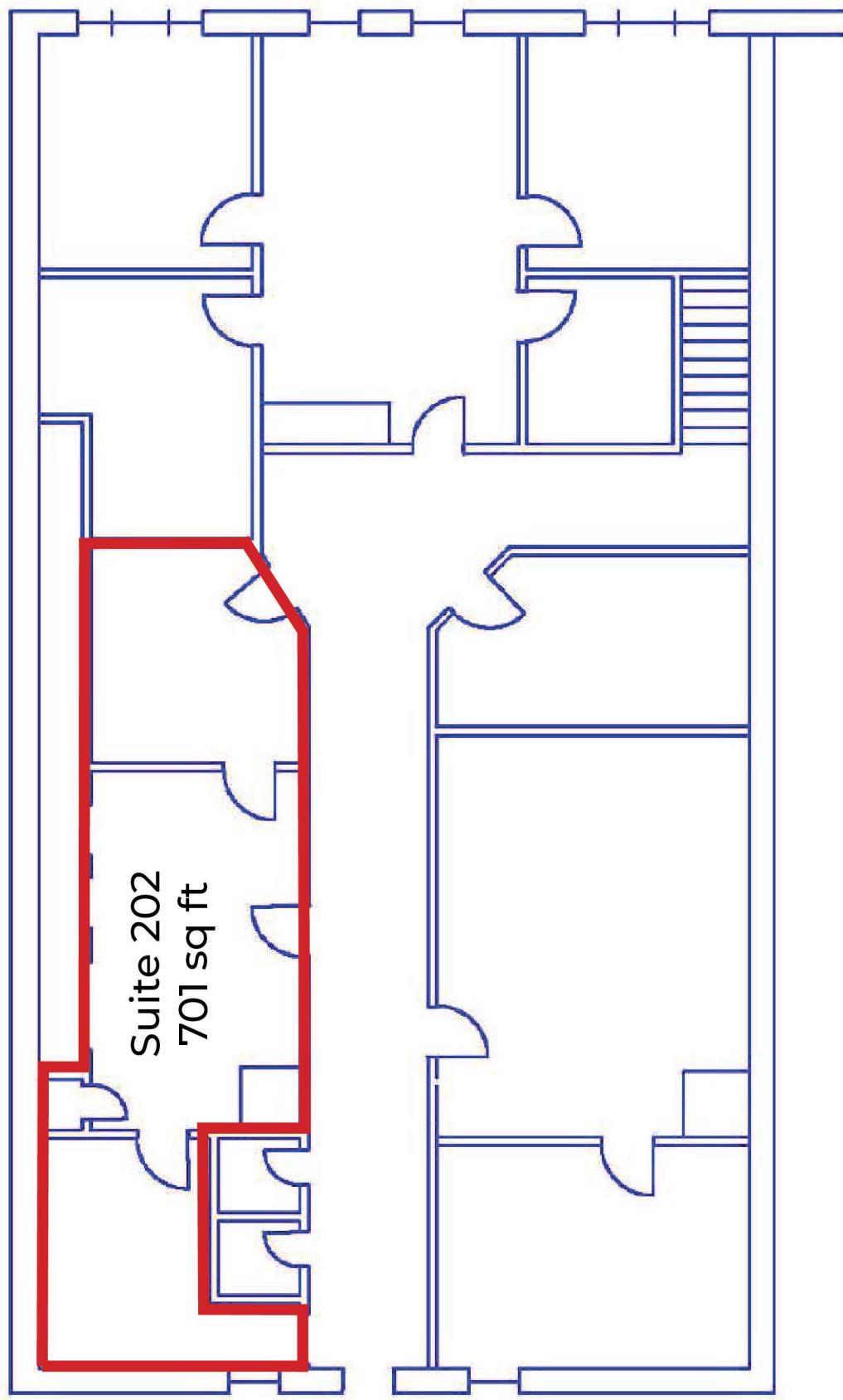


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# PHILLIPS AVENUE MAP



# FLOOR PLAN



# PHOTOS

