

Falls Center, Suite 330 Office Suite

431 North Phillips Avenue, Sioux Falls, SD 57104

FOR LEASE

Property Summary



Property Description

Step into your future office space at 431 North Phillips Avenue, where elegance meets functionality. This expansive four (4) office suite boasts ample natural light, courtesy of its large windows overlooking the bustling Phillips Avenue. Immerse yourself in a professional environment within this prominent location, set within the historical district of Sioux Falls. Gross Lease, tenant pays internet with availability starting August 1, 2026 and possibly sooner.

Property Highlights

- Available August 1, 2026-possibly sooner
- Large offices with windows facing Phillips Ave
- 4 offices, reception/waiting area, break room
- Gross Lease, tenant pays internet
- Historical Downtown District
- Professional environment

Offering Summary

Lease Rate:	\$2,652 per month (Gross)
Available SF:	1,820 SF
Building Size:	57,200 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	352	1,700	7,561
Total Population	781	3,539	14,894
Average HH Income	\$49,086	\$44,973	\$49,339

Stacey Sieverding
Broker
605 728 1390
stacey@bhhsr.com

**Berkshire Hathaway HomeServices
Midwest Realty**
1120 E. 77th Street
Sioux Falls, SD 57108
605.274.1034
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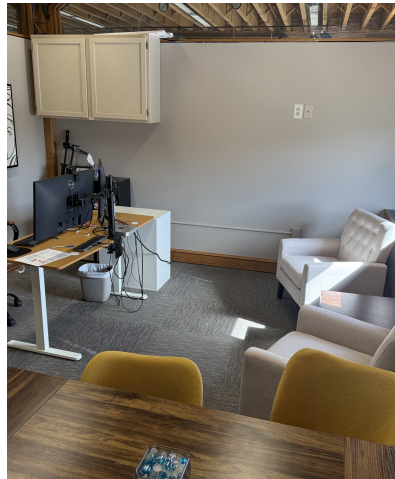
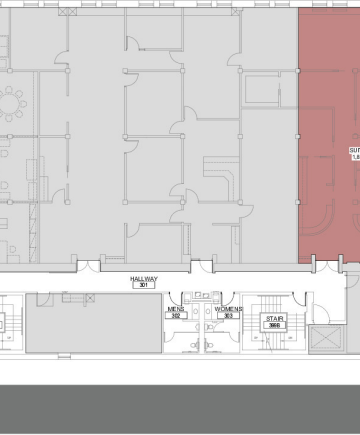
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Additional Photos



Stacey Sieverding
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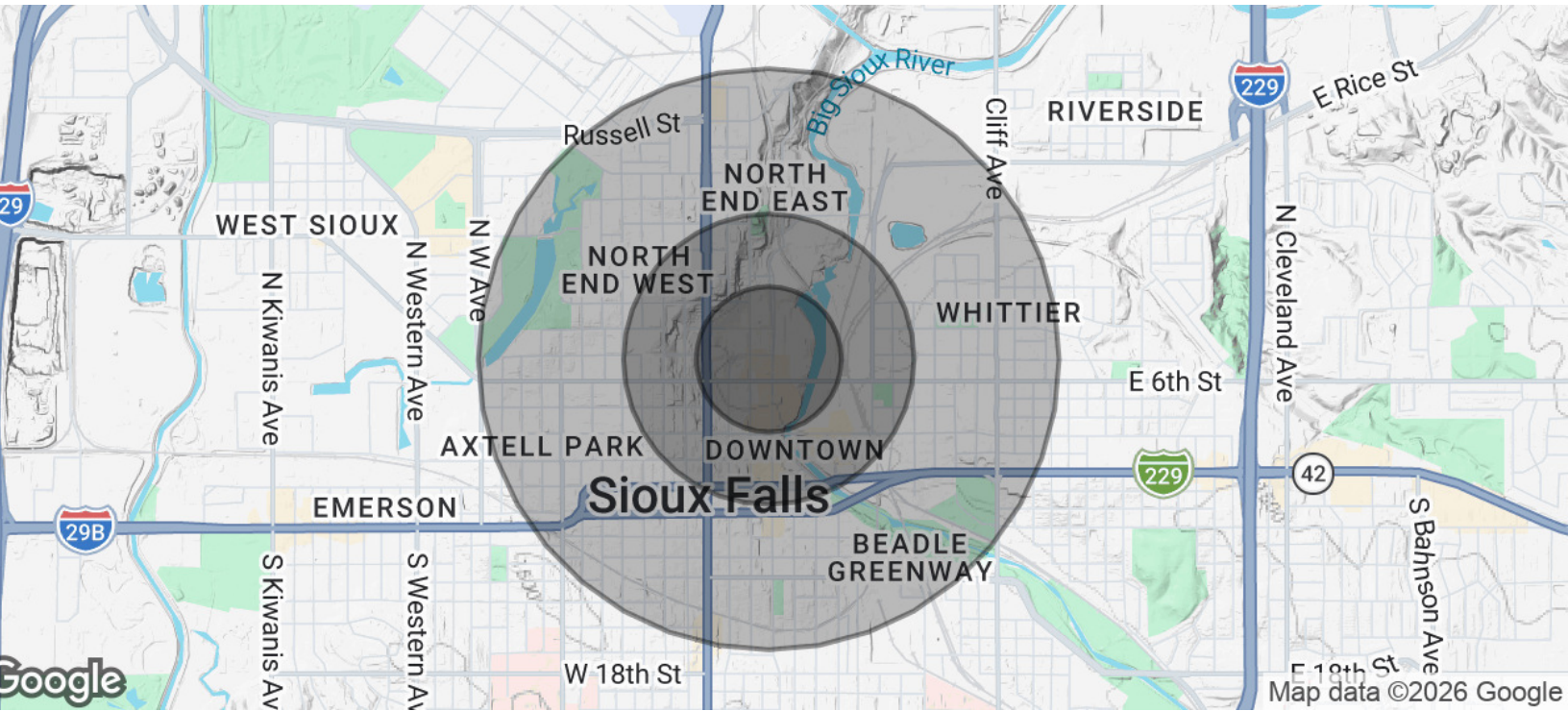
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	781	3,539	14,894
Average Age	33.9	37.2	35.9
Average Age (Male)	31.1	36.6	35.4
Average Age (Female)	38.2	39.2	37.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	352	1,700	7,561
# of Persons per HH	2.2	2.1	2
Average HH Income	\$49,086	\$44,973	\$49,339
Average House Value	\$71,401	\$119,034	\$163,483

2020 American Community Survey (ACS)

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