

PHILLIPS CENTRE
300 SOUTH PHILLIPS AVENUE, 2ND FLOOR
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR LEASE
DOWNTOWN OFFICE SPACE

We open doors.



PROPERTY FEATURES:

- **Up to 8,178 sq. ft.***
Can be subdivided: 2,683 & 5,495 rentable sq. ft.
- **For Lease: \$16.50/sq. ft. NNN**
Estimated NNNs: \$7.98/sq. ft. (includes utilities)
- Second floor office space located in the Phillips Centre on the prominent downtown corner of 11th Street and Phillips Avenue.
- Space consists of reception area, open work area, conference room and private offices.
- Large windows that overlook downtown Sioux Falls and provide natural light.
- Common area restrooms.
- Conveniently located near parking ramps.
- Located in the heart of downtown close to restaurants and shopping.

For More Information, Please Contact:

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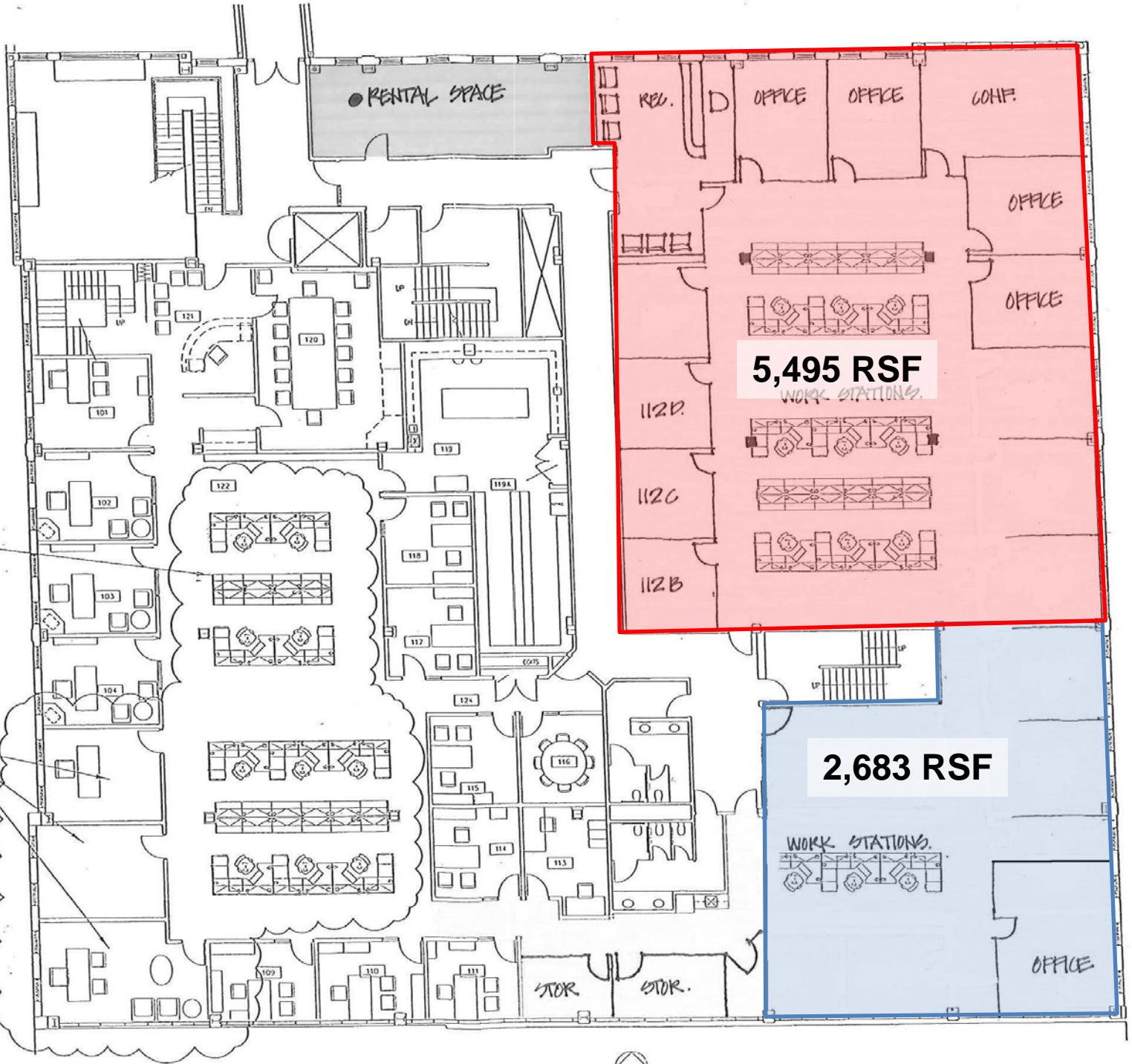
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*Floorplan not to scale

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