

120 N. Phillips Avenue
Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Available immediately
- Office/retail opportunities
- Limited basement garage & surface parking
- Suite has separate entrance to Phillips Avenue
- Rent abatement in exchange for tenant improvement
- Rent concessions negotiable
- 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.

Lease Rate	\$10.00/SF GROSS + ELECTRICITY
Suite 120	2,400 SF
Zoning	DOWNTOWN PUD



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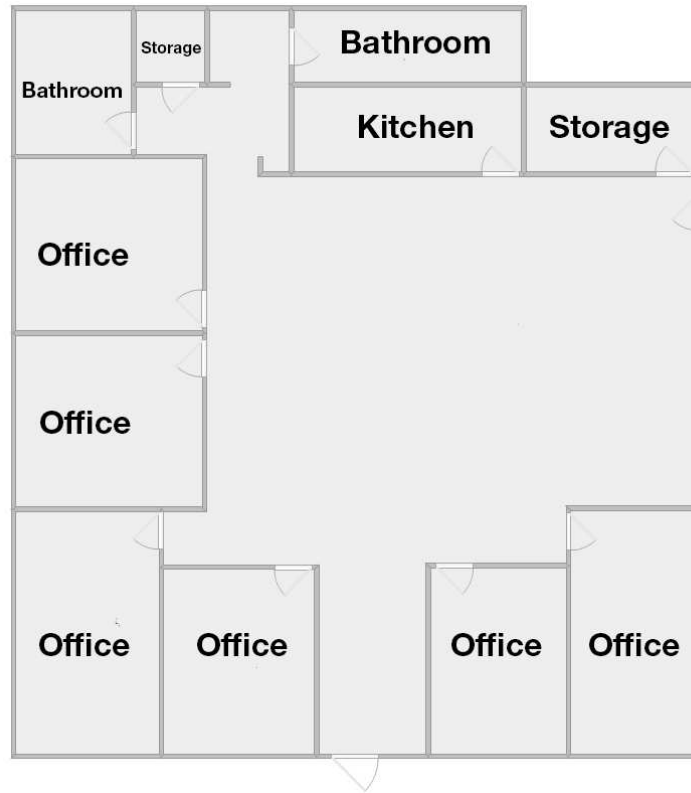
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DETAILS

120 N PHILLIPS AVENUE
Sioux Falls, SD 57104

FOR LEASE
Office/Retail Suite



LEASE INFORMATION

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

SUITE DETAILS

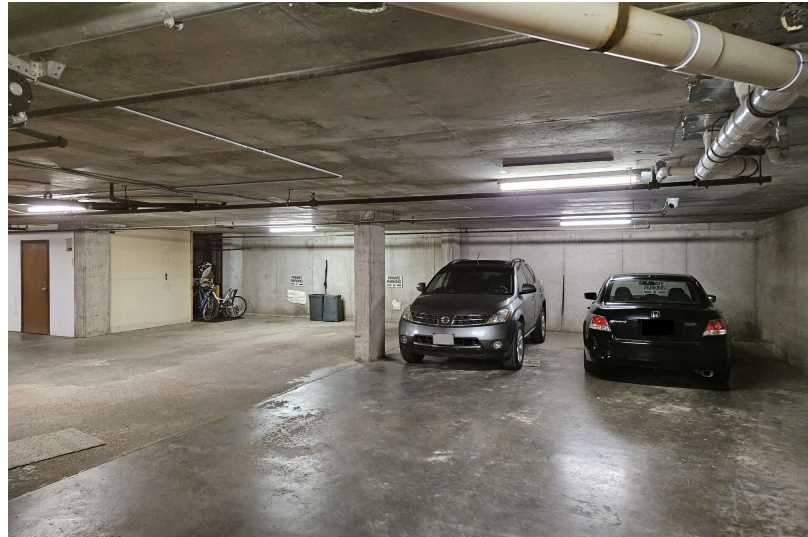
- Available immediately
- 6 offices with large work room and small kitchenette
- 2 in-suite restrooms
- Move-in ready
- Ground floor - separate entrance to Phillips Avenue
- Limited basement garage space and surface parking

PHOTOS

120 N PHILLIPS AVENUE
Sioux Falls, SD 57104

FOR LEASE

Office/Retail Suite



AERIAL

120 N PHILLIPS AVENUE
Sioux Falls, SD 57104

FOR LEASE

Office/Retail Suite



Google

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