

VAN BRUNT OFFICE

DOWNTOWN OFFICE SUITE FOR LEASE



224 N. Phillips Avenue, Suite 208
Sioux Falls, SD 57104

FOR LEASE

\$14.50 / SF NNN
632 - 825 SF

SIZE

- Suite 208: 632 SF
- Suite 210: 825 SF (Lease Pending)

PRICE

- \$14.50 / SF NNN
- Estimated NNN: \$7.25 / SF

LOCATION

- Conveniently located in downtown Sioux Falls at the intersection of East 8th Street and North Phillips, near the new Arc of Dreams sculpture.

DESCRIPTION

- Space available for lease in the historic and elegantly restored Van Brunt office building
- Common area features include elevator access, a shared conference room and private off-street surface parking for tenants and clients
- Suite 208 floor plan includes reception, two offices and storage area
- Suite 210 floor plan has reception and two offices
- Available January 1, 2021
- Contact Broker for additional information

Find out more at lloydcompanies.com

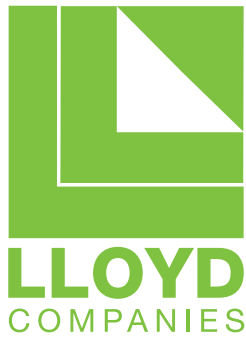
RAQUEL BLOUNT, SIOR

605 728-9092

raquel@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.

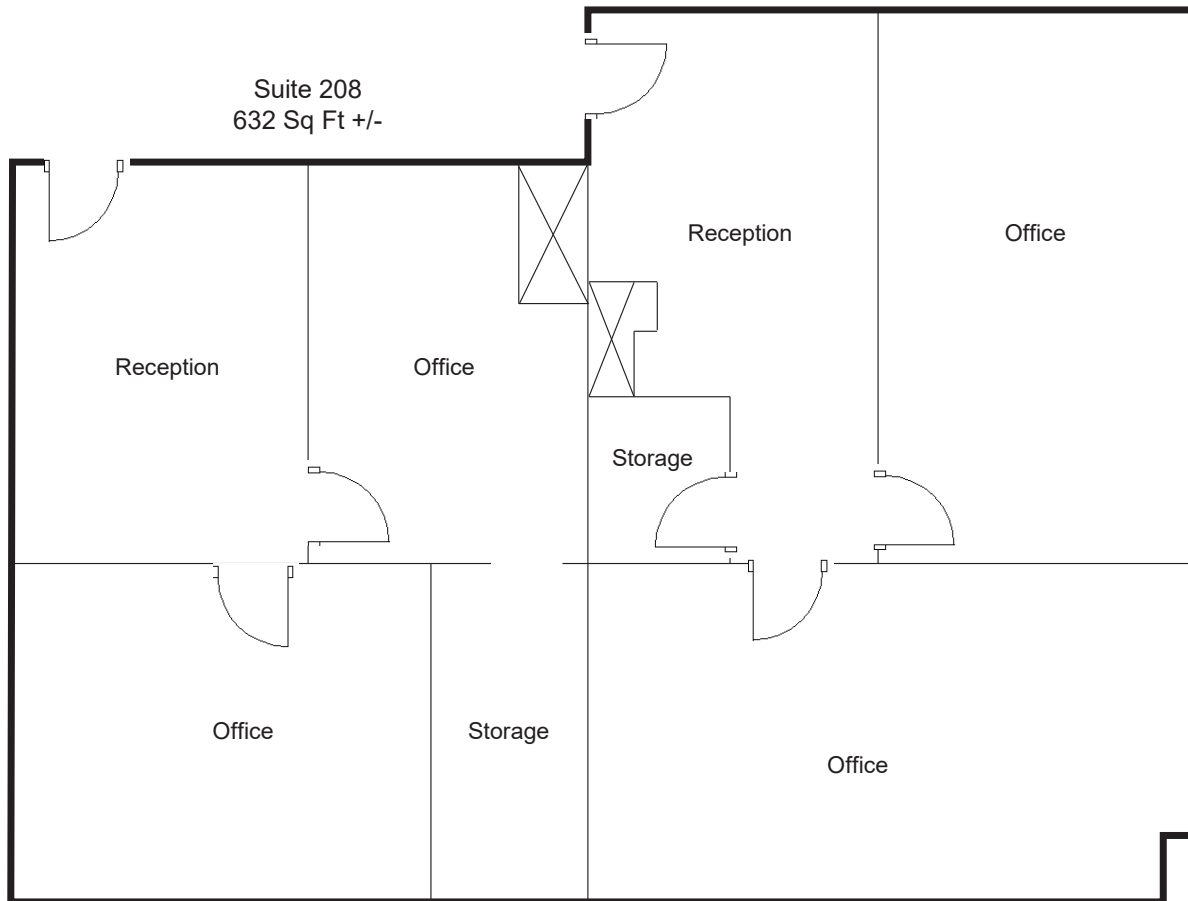


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LEASE PENDING

Suite 210
825 Sq Ft +/-



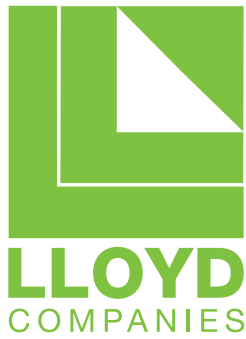
FLOOR PLAN

Concept only; subject to change

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DOWNTOWN STATS

Estimated Annual Pedestrians:
2,920,000

2019 Residential & Commercial
Building Permit Valuation:
\$48,800,000

Estimated annual visitors to Falls
Park & Downtown:
930,923

Downtown Employees: 9,230

Downtown Residents: 2,533

Information provided by DTSF 2019
Annual Report

DOWNTOWN MAP

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