



110 S. Phillips Ave., Suite 100

Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Available immediately - MOVE IN READY!
- Newly renovated interior lobby and exterior of building
- Lobby and exterior directory boards
- Garage and surface parking on-site with public parking ramp to the southeast
- Workout facility and men's/women's showers with lockers
- Training/conference facilities
- On-site maintenance staff
- Co-tenants include First National Bank, Merrill, Colliers, RSM, South Dakota Biotech

LOCATION DESCRIPTION

Located on the corner of 9th Street and Phillips Avenue
 9th Street Traffic Counts: 3,900 vpd
 Phillips Avenue Traffic Counts: 3,700 vpd
 Area neighbors include Woodgrain Brewing Co., Agua Fresh, The Hello Hi, P Ave, Phillips Avenue Diner, Hotel on Phillips, Wells Fargo

Lease Rate	\$19.00/SF NNN
Estimated NNN Expenses (all utilities included in the NNN expenses)	\$8.62/SF
Suite Size	1,525 SF



GREGG BROWN, MBA, SIOR
 Senior Vice President, Chief Operating Officer
 gbrown@naisiouxfalls.com
 605.906.0394



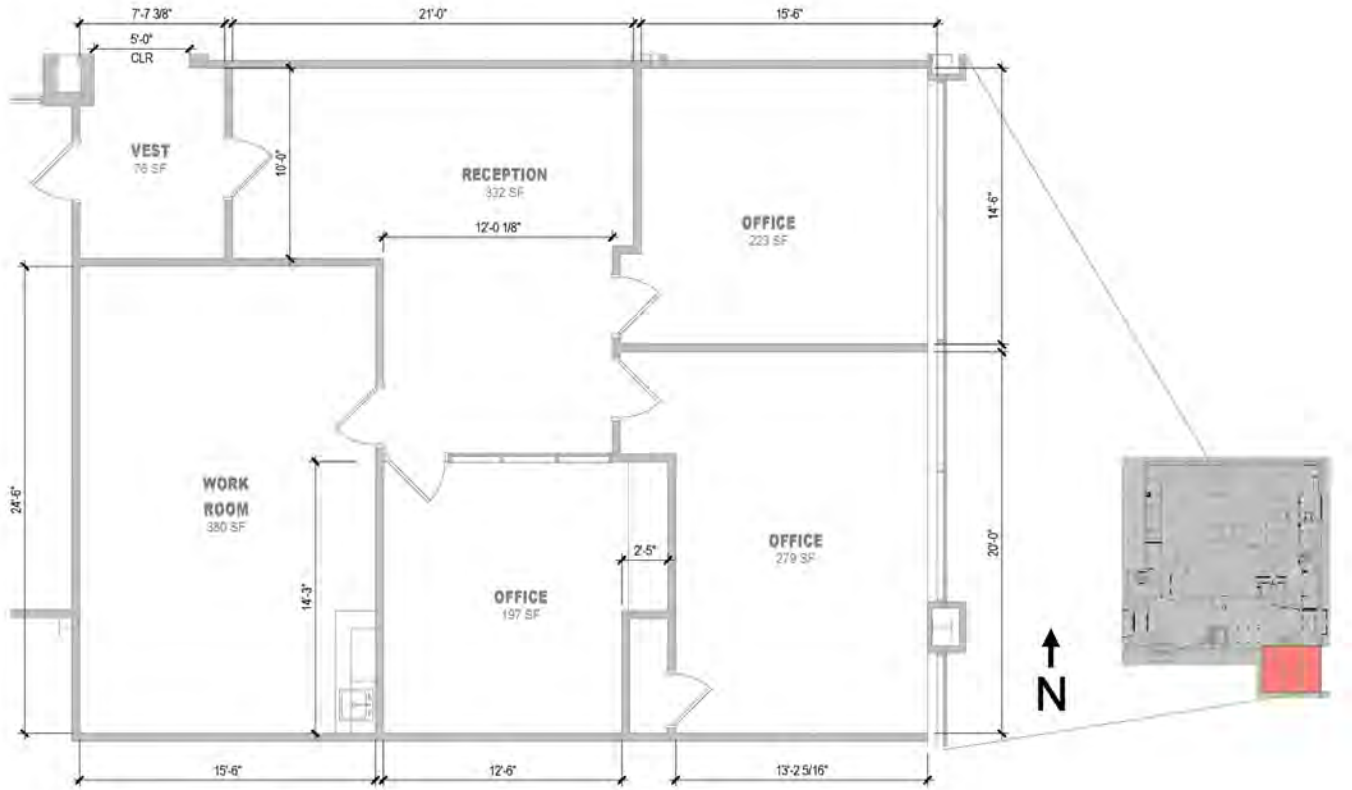
MARCUS MAHLEN, CCIM, SIOR
 Senior Vice President, Chief Business Development Officer
 mmahlen@naisiouxfalls.com
 605.228.9744

2500 W. 49th St. Suite 100
 Sioux Falls, SD 57105
 605.357.7100
naisiouxfalls.com

DETAILS

110 S. PHILLIPS AVE., SUITE 100
Sioux Falls, SD 57104

FOR LEASE
Office Suite



LEASE INFORMATION

Suite Available	Suite 100
Suite Size	1,525 sq. ft.
Lease Rate	\$19.00/SF NNN

SUITE DETAILS

- Available immediately
- 3 offices with reception and work/conference room with small kitchenette
- Brand new carpet tiles, paint, LED lighting, and ceiling tiles
- Move-in ready
- Ground floor
- 1 dedicated garage space (\$125/month)

SUITE PHOTOS

110 S. PHILLIPS AVE., SUITE 100
Sioux Falls, SD 57104

FOR LEASE

Office Suite

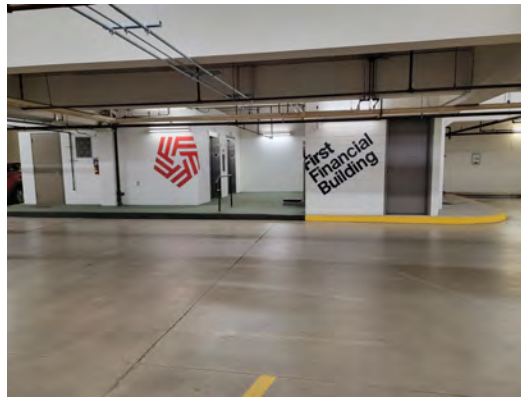


COMMON AREA PHOTOS

110 S. PHILLIPS AVE., SUITE 100
Sioux Falls, SD 57104

FOR LEASE

Office Suite

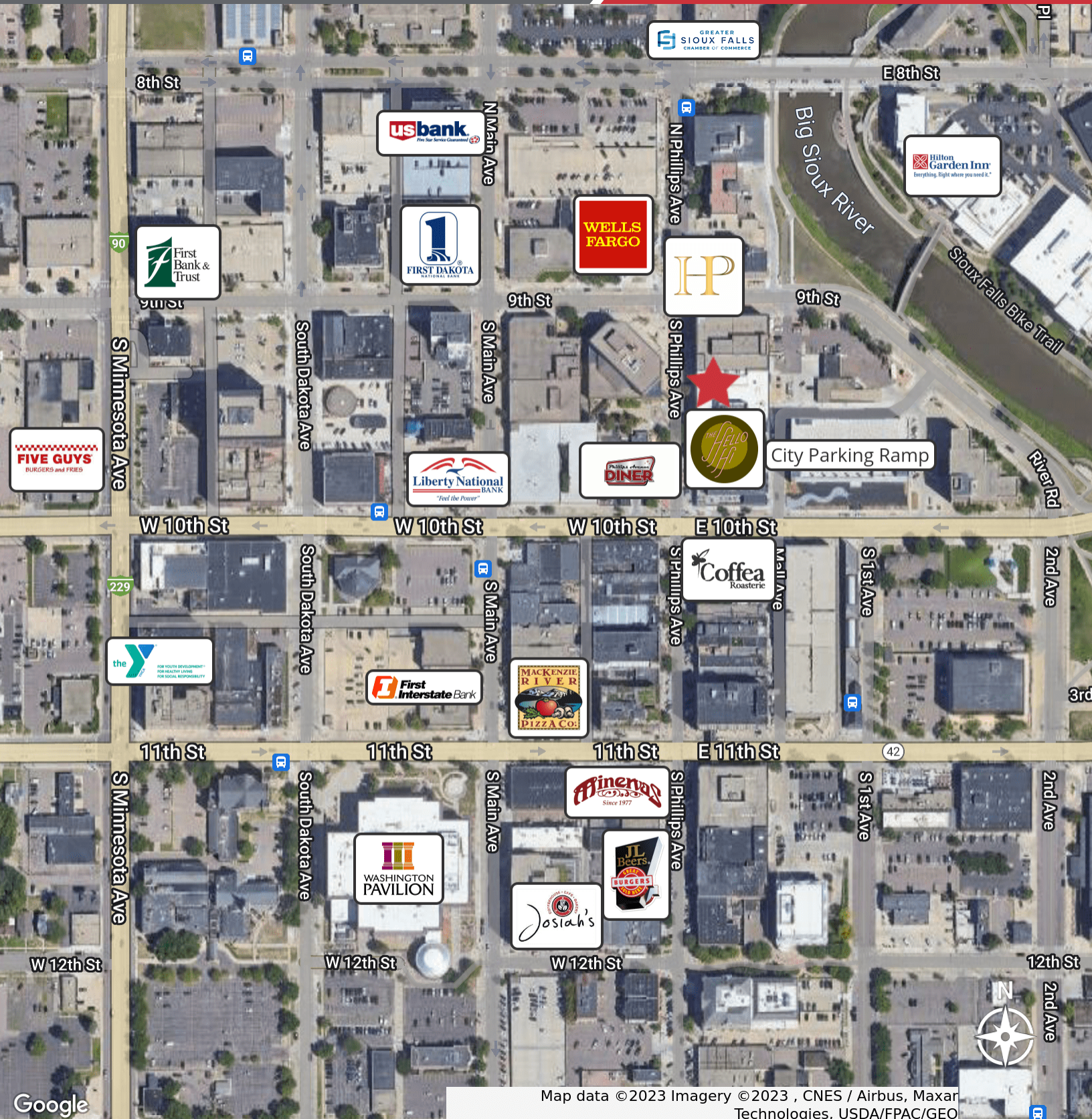


AERIAL

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FOR LEASE

Office Suite



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