

SHRIVER SQUARE

OFFICE SPACE FOR LEASE - SUITE 306



230 S Phillips Ave, Suite 306
Sioux Falls, SD 57103



2,369 SF +/-



\$14.00 / SF NNN
Estimated NNN: \$6.25 /SF
(Utilities are included in CAM*)

LOCATION

Office space located on the corner of 11th Street and Phillips Avenue with lots of traffic and great visibility.

DESCRIPTION

- Fantastic opportunity to bring your business to the historic downtown Sioux Falls.
- Floor plan includes 5 private offices, reception area, and storage room .
- Shriver Square tenants are the Cookie Jar, Pho Thai, Myers & Billion Law, Falls Real Estate and Green Acre Real Estate.
- Now Available
- Near shopping, local eateries and beautiful architecture
- Recent common area refresh
- Utilities*: Water/Sewer, Gas, Electricity & Garbage are reimbursed by Tenant through CAM. Tenant is directly responsible for all other utilities.
- Contact Broker for additional information

Professionally managed by:


CRESTEN
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www.crescent.com

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

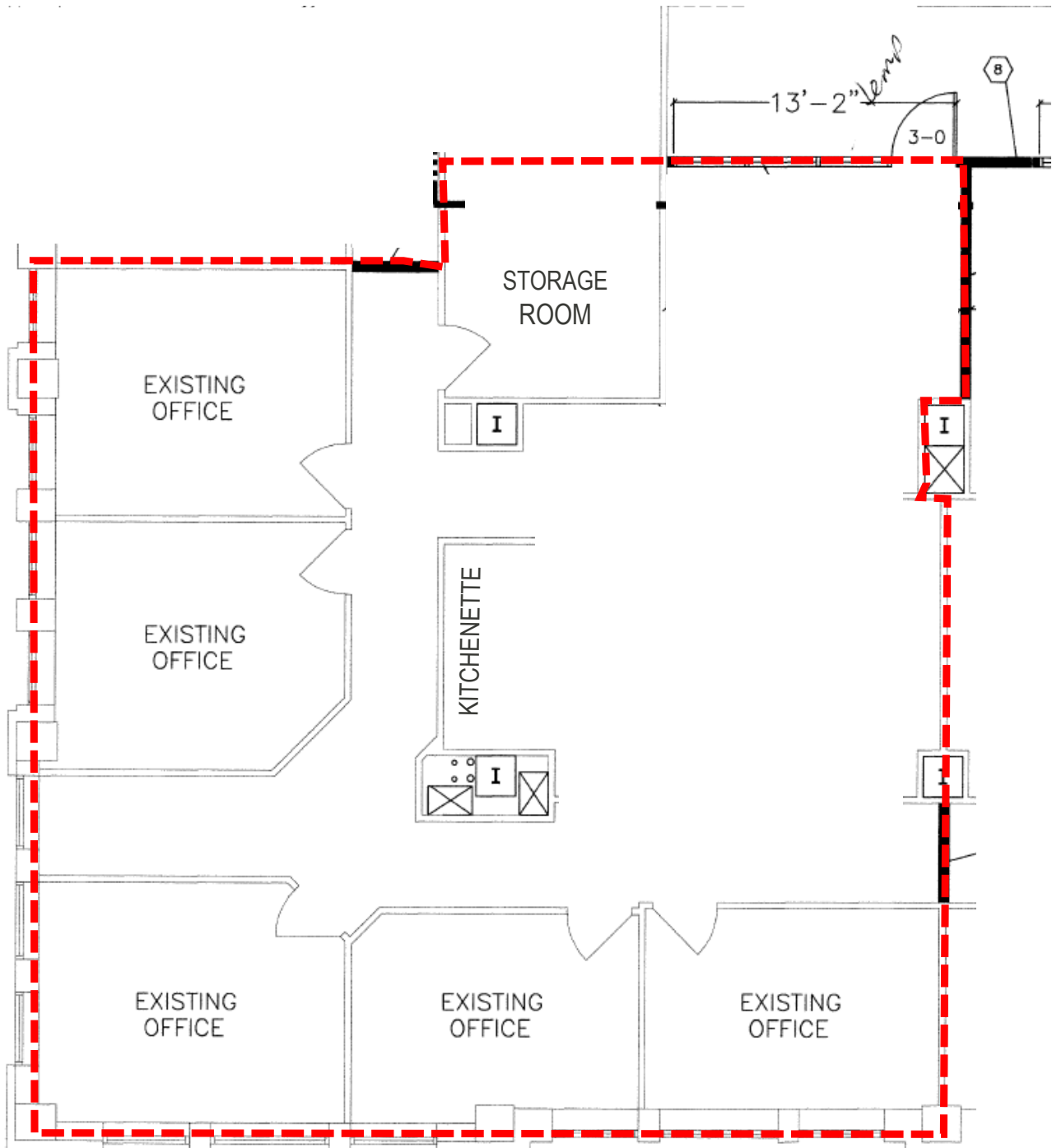
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INTERIOR



FLOOR PLAN

Concept only; subject to change



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AREA MAP



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