

# SHRIVER SQUARE

OFFICE/RETAIL SPACE FOR LEASE - SUITE 204



230 S Phillips Ave, Suite 204  
Sioux Falls, SD 57103



1,459 SF +/-



\$13.50 / SF NNN  
Estimated NNN: \$6.25 / SF  
(Utilities are included in CAM\*)

## LOCATION

Office/retail 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 2 private offices, open work area and a large storage room
- Shriver Square tenants are the Cookie Jar, Pho Thai, Myers & Billion Law, Falls Real Estate and Green Acre Real Estate.
- Modern well kept space
- Near shopping, local eateries and beautiful architecture
- 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:



**RAQUEL BLOUNT** SIOR

605.728.9092 | raquel@lloydcompanies.com

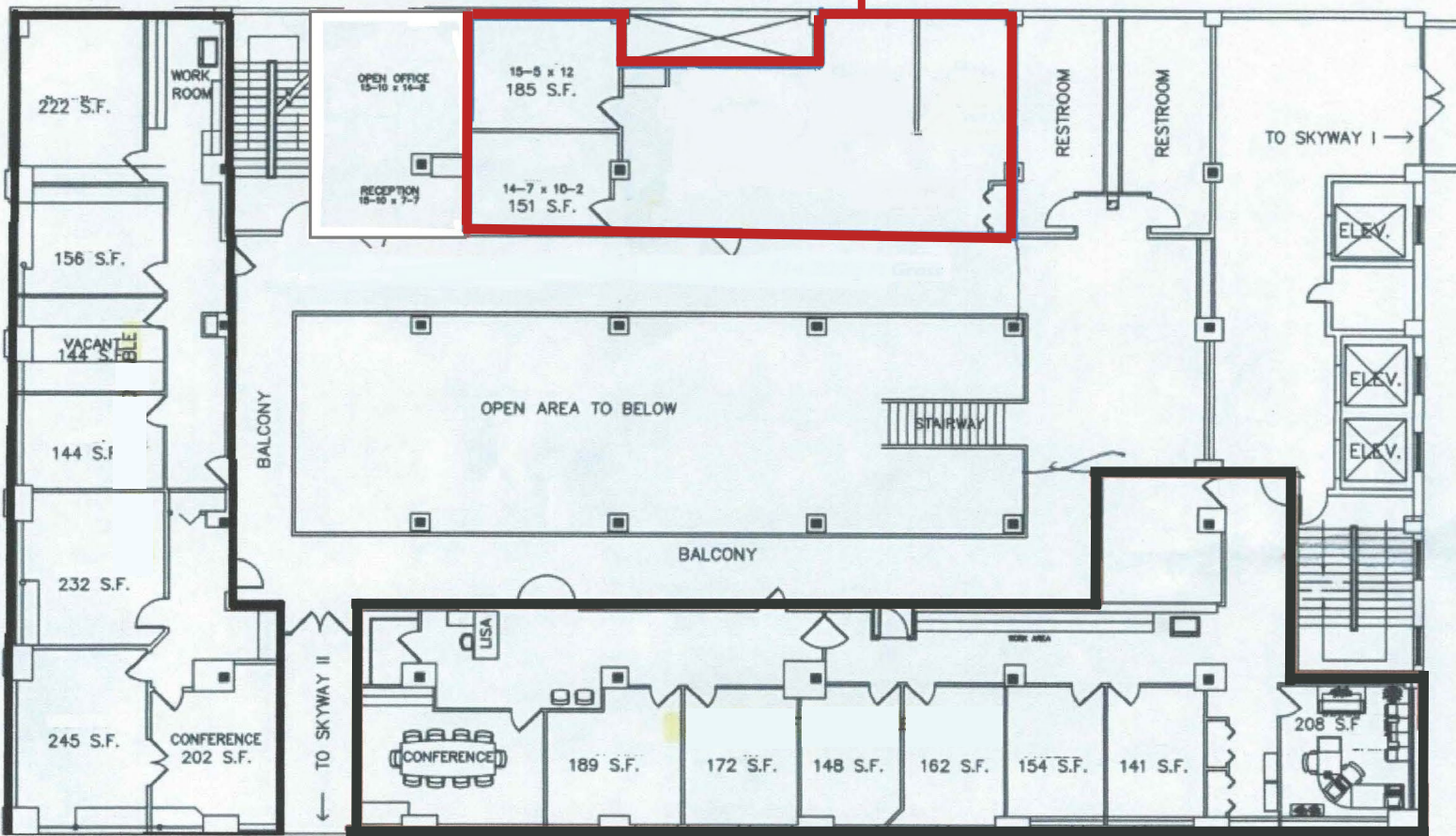
101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

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## FLOOR PLAN

Concept only; subject to change

**AVAILABLE**



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## INTERIOR



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## AREA MAP



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