



**3500 S. Phillips Avenue**  
Sioux Falls, SD 57105

Lease Rate	<b>\$13.00/SF GROSS PLUS UTILITIES</b>
Suite Size	<b>1,181 SF</b>

### PROPERTY HIGHLIGHTS

- Suite 200 available
- Professional, private location
- Suites feature private offices
- Common area restrooms and board/conference room included in rent
- Paved, on-site parking
- Tenant pays utilities
- TIA available

### LOCATION DESCRIPTION

Building located on the Southeast corner of E. 43rd Street and S. Phillips Avenue  
Easy access to Minnesota Avenue, Interstate 229 and 41st Street



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# FLOOR PLAN

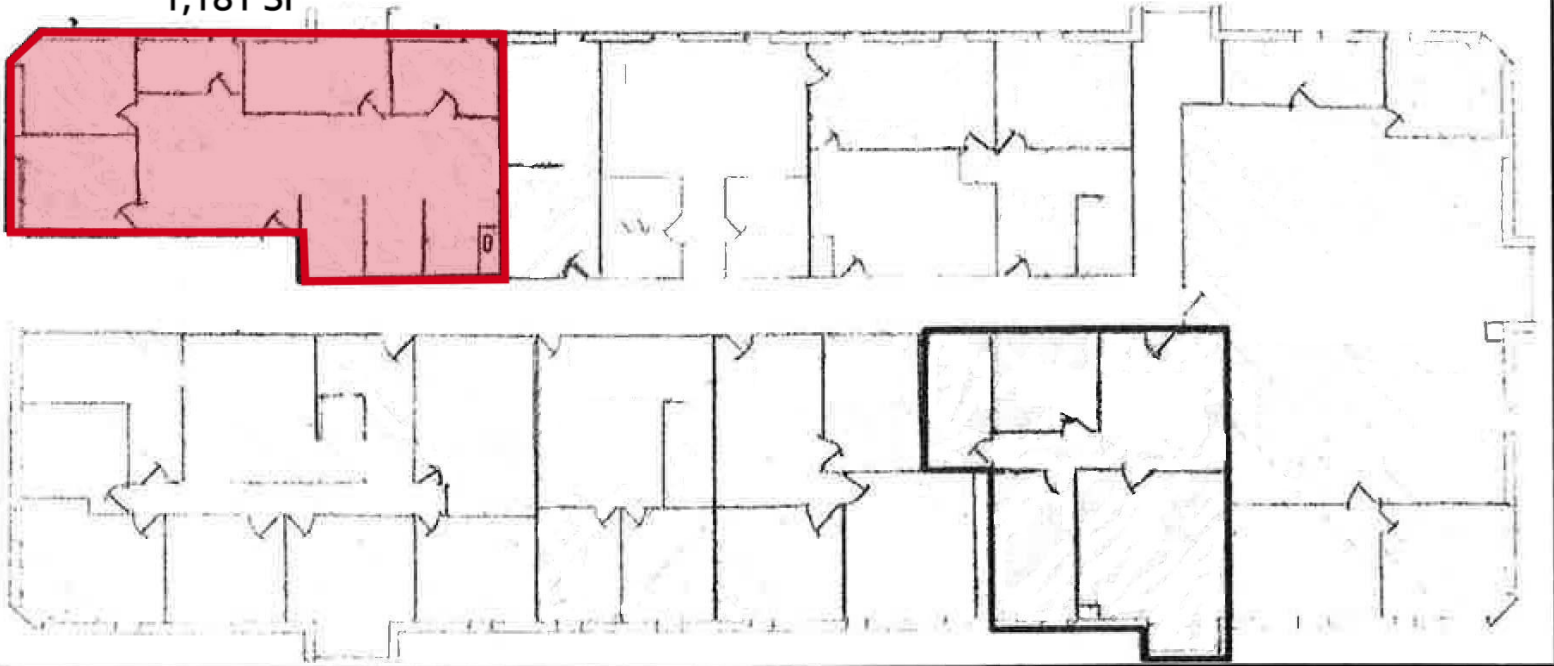
JAMESON BUILDING

3500 S Phillips Avenue, Sioux Falls, SD 57105

FOR LEASE

Office Suites

Suite 200  
1,181 SF



# PHOTOS

JAMESON BUILDING

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# FOR LEASE

Office Suites



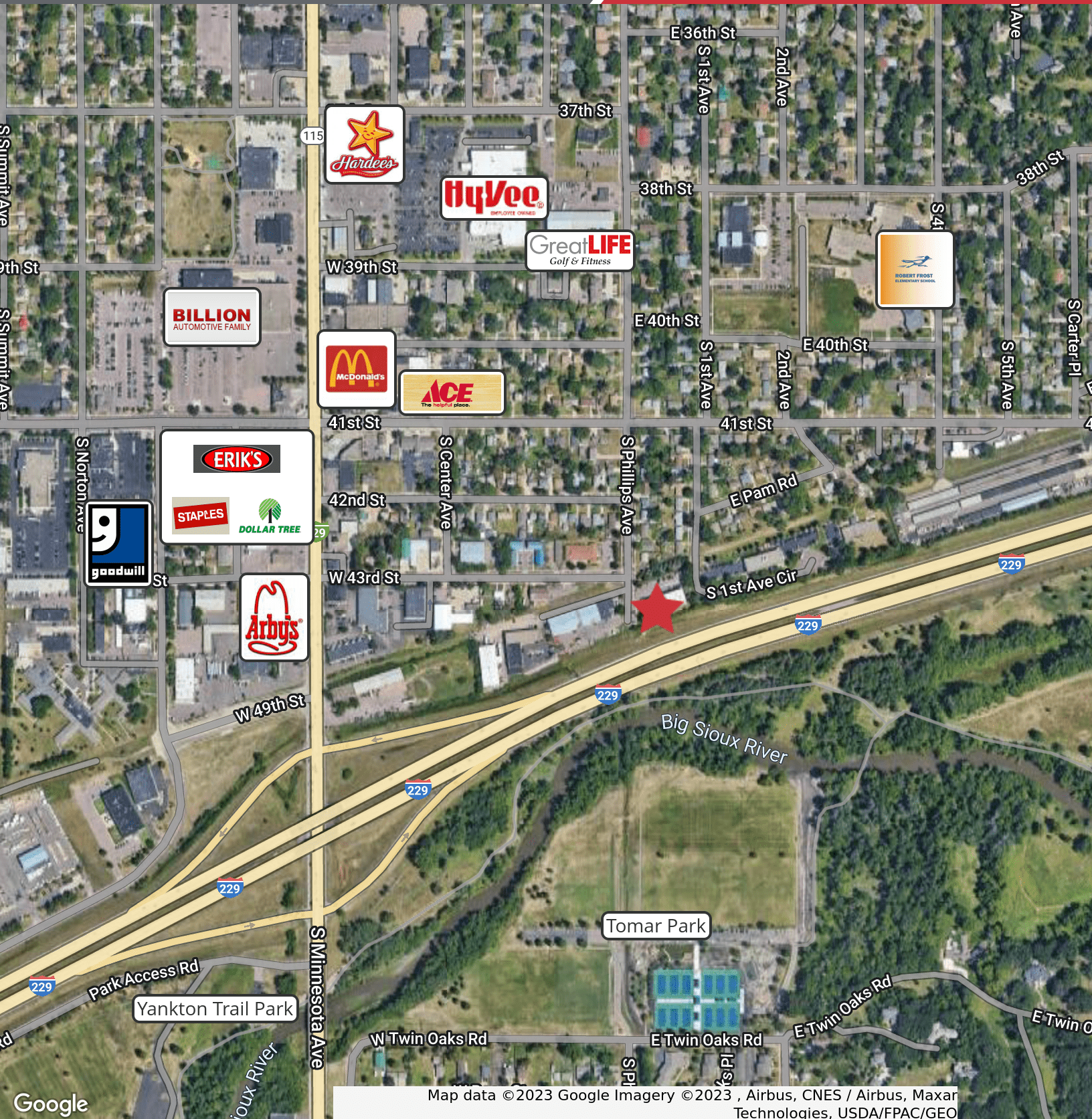
# AERIAL

## JAMESON BUILDING

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# FOR LEASE

## Office Suites



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