



601 S. Phillips Avenue, Suite 101 Sioux Falls, SD 57104

Lease Rate	\$21.00/SF GROSS PLUS UTILITIES
Condo Size	1,998 SF

PROPERTY HIGHLIGHTS

- Renovated in 2019
- In-suite restroom
- In-suite kitchen with fridge and dishwasher
- Current furniture negotiable
- Building signage available
- 7 parking spaces
- 24-hour video surveillance
- Pet friendly
- Wheelchair accessible
- Midco Business internet included
- Tenant is responsible for gas (avg \$85/mo), electric (avg \$232/mo), and water/sewer (\$25/mo)
- One month's rent security deposit

LOCATION DESCRIPTION

Located on the corner of 14th Street and Phillips Avenue - just steps away from the heart of downtown!
Area neighbors include First Dakota Title, Lyon Park, First Premier Bank, El Raid Shrine



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FLOOR PLAN

601 S. PHILLIPS AVENUE, SUITE 101
Sioux Falls, SD 57104

FOR LEASE

Office Condo



PHOTOS

601 S. PHILLIPS AVENUE, SUITE 101
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FOR LEASE

Office Condo

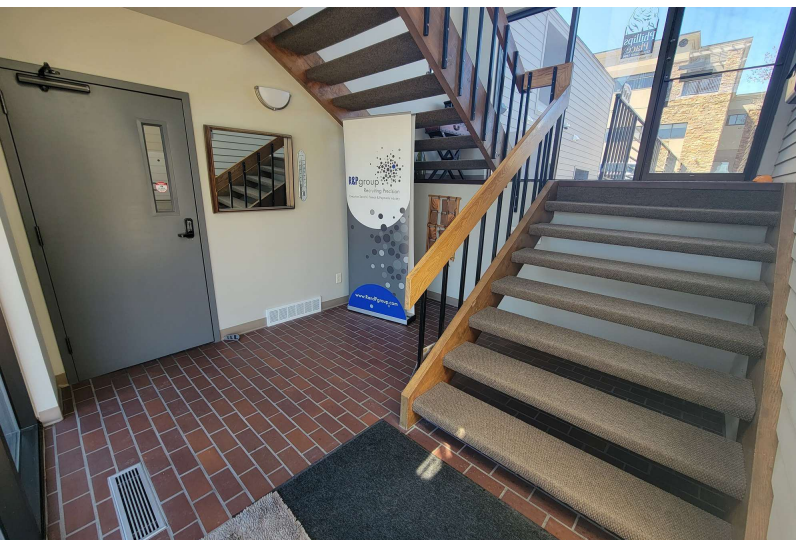


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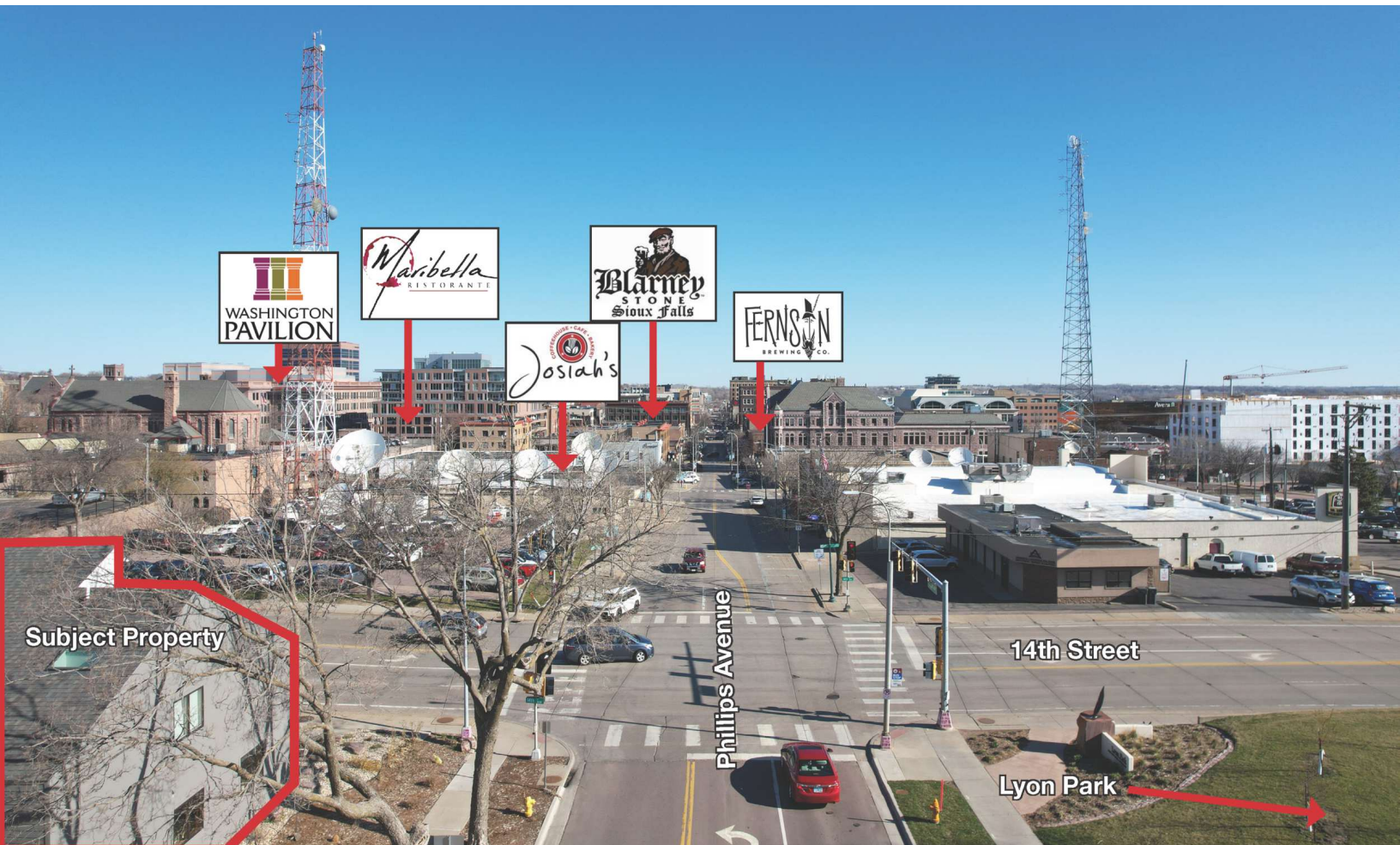


VIEW DOWN PHILLIPS AVENUE

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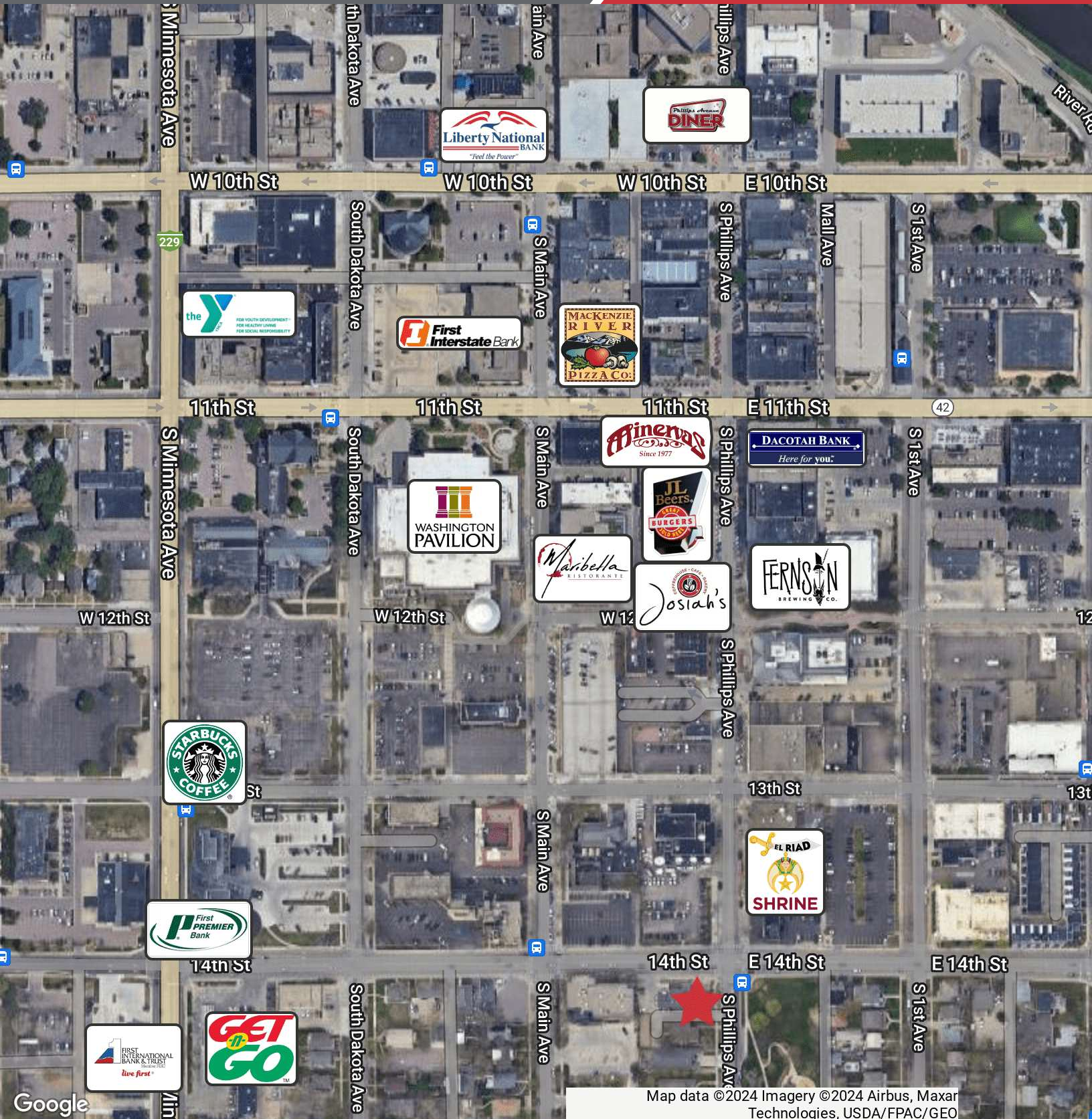


AERIAL

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