## SHRIVER SQUARE 230 SOUTH PHILLIPS AVENUE, SUITE 204 SIOUX FALLS, SD

FOR LEASE DOWNTOWN OFFICE SPACE



OMMERCI

We open doors.

# 

#### **PROPERTY FEATURES:**

- 1,459 rentable sq. ft.
- For Lease: \$1,850/month Gross
- Office space located on the second floor of the Shriver Square Building.
- Prominent downtown office building located on the corner of 11<sup>th</sup> Street and Phillips Avenue.
- Beautiful, modern finish with two (2) private office, open work area and large storage space.
- Great downtown location near shopping, restaurants and parking.
- Shriver Square tenants include Cookie Jar, Pho Thai, Myers & Billion Law, Falls Real Estate, and Green Acre Real Estate.

For More Information, Please Contact:

REGGIE KUIPERS, SIOR reggie@benderco.com (605) 782-1663

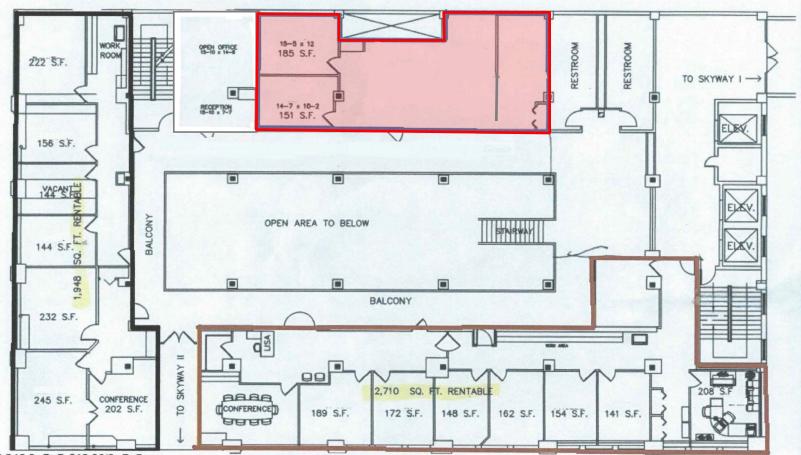
> ALEX SOUNDY alex@benderco.com (605) 681-8351



## **SHRIVER SQUARE** 230 SOUTH PHILLIPS AVENUE, SUITE 204 SIOUX FALLS, SD

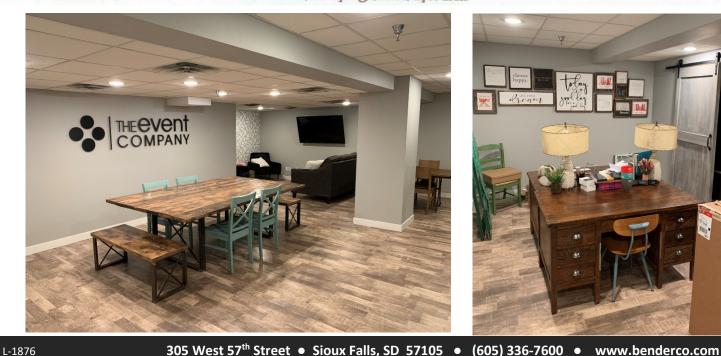


We open doors.



1,948 Sq Ft @ \$19.00/Sq Ft Gross

2,710 Sq Ft @ \$19.00/ Sq Ft Gross





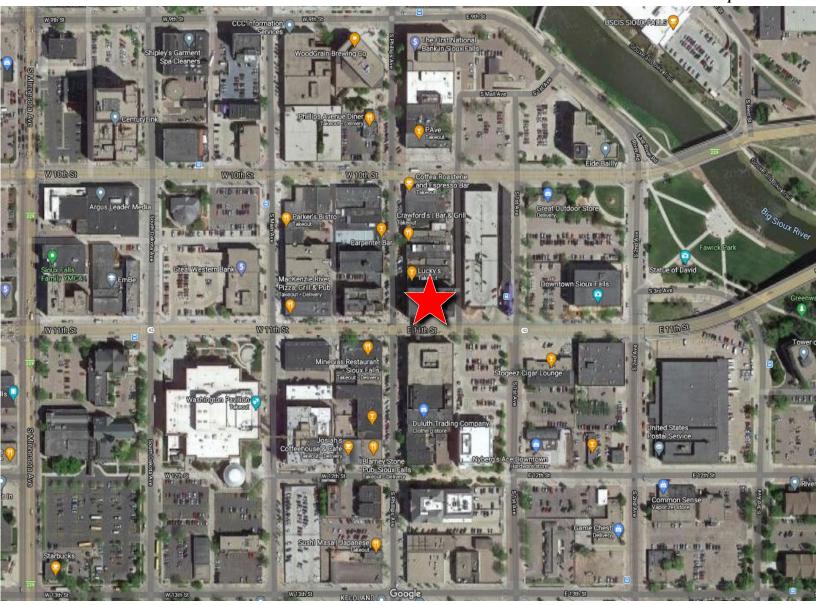
© 2021 Bender Companies

\*Per Owner and/or County Assessor's Office. Lessee should verify independently. Information herein deemed reliable, but not guaranteed.

### SHRIVER SQUARE 230 SOUTH PHILLIPS AVENUE, SUITE 204 SIOUX FALLS, SD



We open doors.



305 West 57<sup>th</sup> Street • Sioux Falls, SD 57105 • (605) 336-7600 • www.benderco.com

© 2021 Bender Companies

L-1876

\*Per Owner and/or County Assessor's Office. Lessee should verify independently. Information herein deemed reliable, but not guaranteed.