

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

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE**  
**DOWNTOWN OFFICE SPACE**

*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:*

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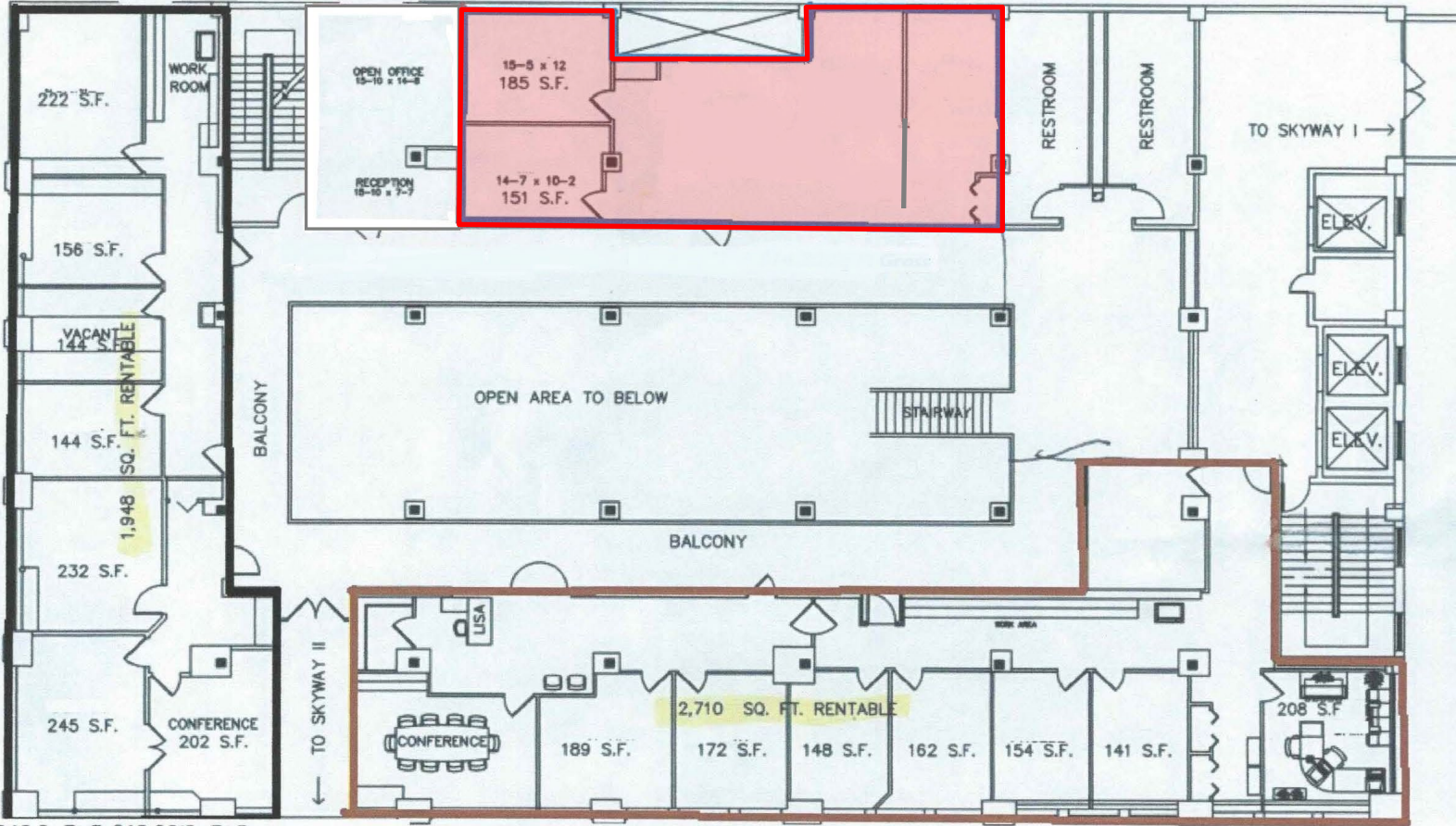


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1,948 Sq Ft @ \$19.00/Sq Ft Gross

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





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