

RIVER PLAZA

OFFICE SPACE FOR LEASE



2425 S Shirley Avenue, Suite 101
Sioux Falls, SD 57106



2,000 to 10,500 SF +/-
(flexible)



\$10.00 - \$16.00 / SF NNN
Estimated NNN: \$5.92 / SF

LOCATION

Premier office location across from the Century Theaters, offering great visibility in the Meadows on the River shopping and dining destination. Landlord willing to subdivide space to meet tenant needs.

DESCRIPTION

- Floor plan includes twelve offices, open areas for cubicles, conference rooms with movable wall, reception area, break room, restrooms, access to a loading dock, and a storage/IT area with overhead door.
- Unique opportunity to lease a newly remodeled space with potential for all furniture to remain in place (FF&E negotiable)
- Co-tenants include Ruby Tuesday, Coldstone creamery, Gimme-A-Break, Ambiance Nail Studio, Tip-Top-Tux, Lupulin Brewing Co., and Bit Of Everything Discount Store
- Neighbors include Century Theaters, Carnaval Brazilian Grill, Outback Steakhouse, Morrie's Steakhouse, Holiday Inn Express, Hampton Inn and Staybridge Suites, making this an excellent location for business meetings
- One-stop location for employees with grocery stores, gas stations, restaurants, shopping, and much more nearby
- Several signage opportunities on the building and multiple monument signs
- New parking lot Spring 2024
- Over 27,500 vehicles per day at the intersection of Shirley Avenue and Louise Avenue
- Large windows offering excellent natural lighting
- Large parking lot (~206 shared parking spaces)

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place, Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

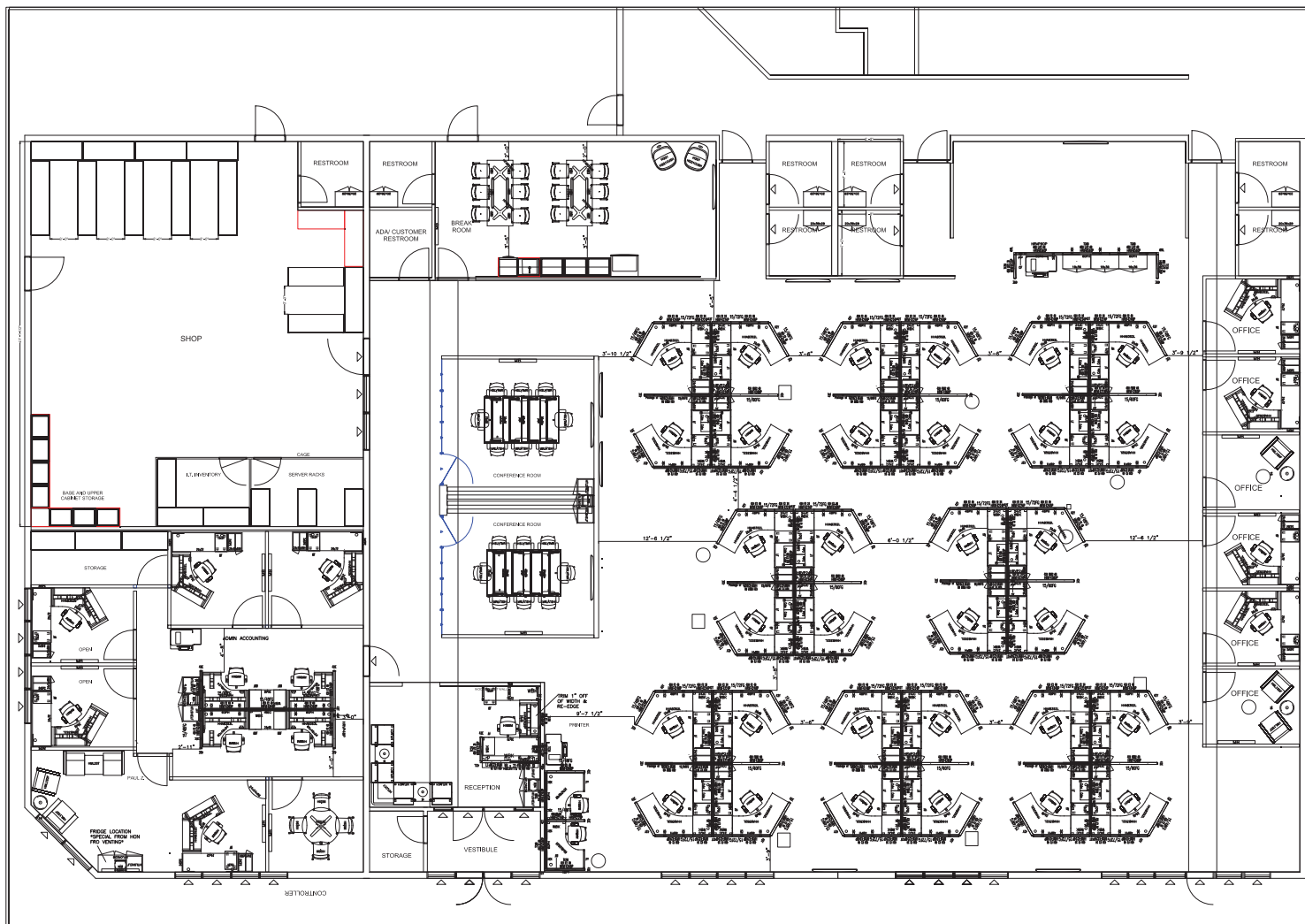
RIVER PLAZA - SUITE 101

OFFICE SPACE FOR LEASE



FLOOR PLAN

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place, Suite 600, Sioux Falls, SD 57104 | 605.323.2820

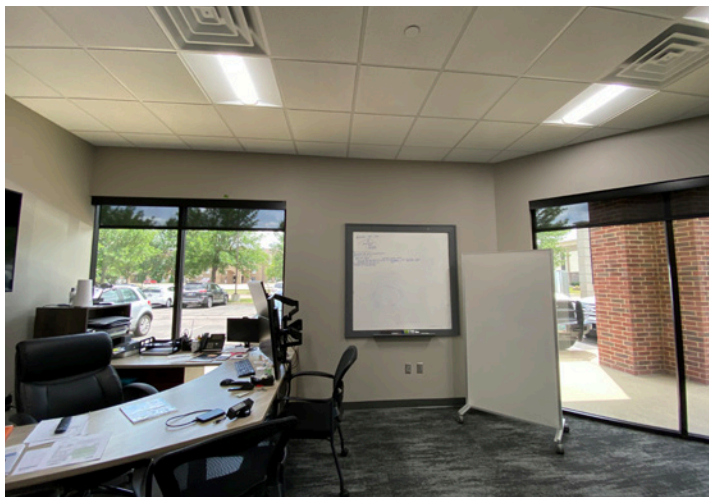
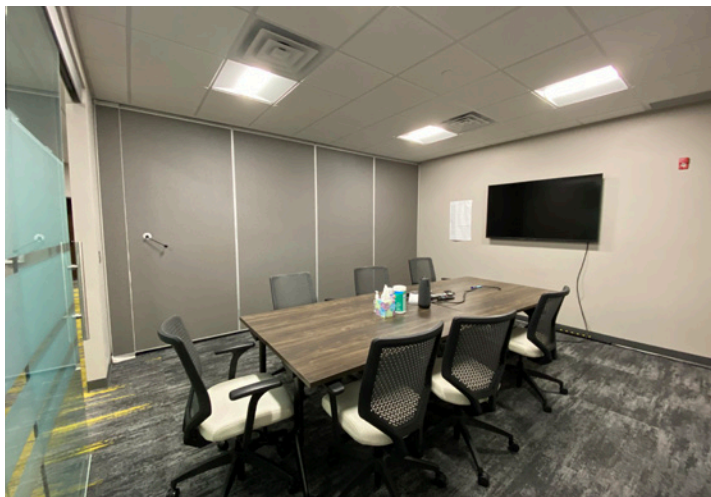
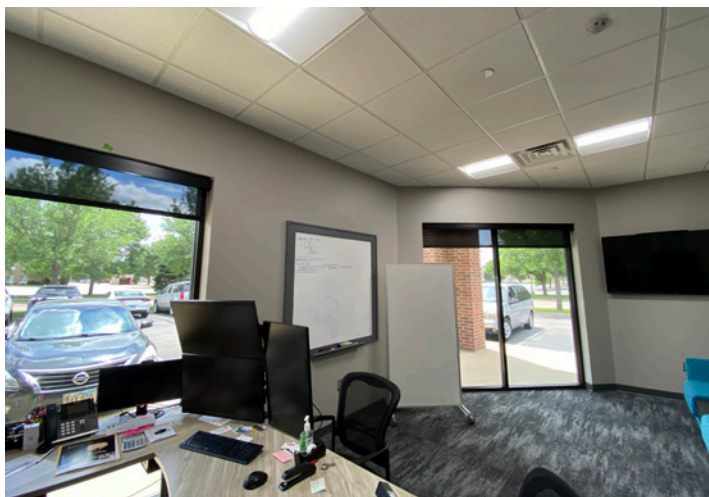
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

RIVER PLAZA - SUITE 101

OFFICE SPACE FOR LEASE



INTERIOR



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place, Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

RIVER PLAZA - SUITE 101

OFFICE SPACE FOR LEASE



EXTERIOR



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place, Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

RIVER PLAZA - SUITE 101

OFFICE SPACE FOR LEASE



SIGNAGE



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place, Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

RIVER PLAZA - SUITE 101

OFFICE SPACE FOR LEASE



SITE MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place, Suite 600, Sioux Falls, SD 57104 | 605.323.2820

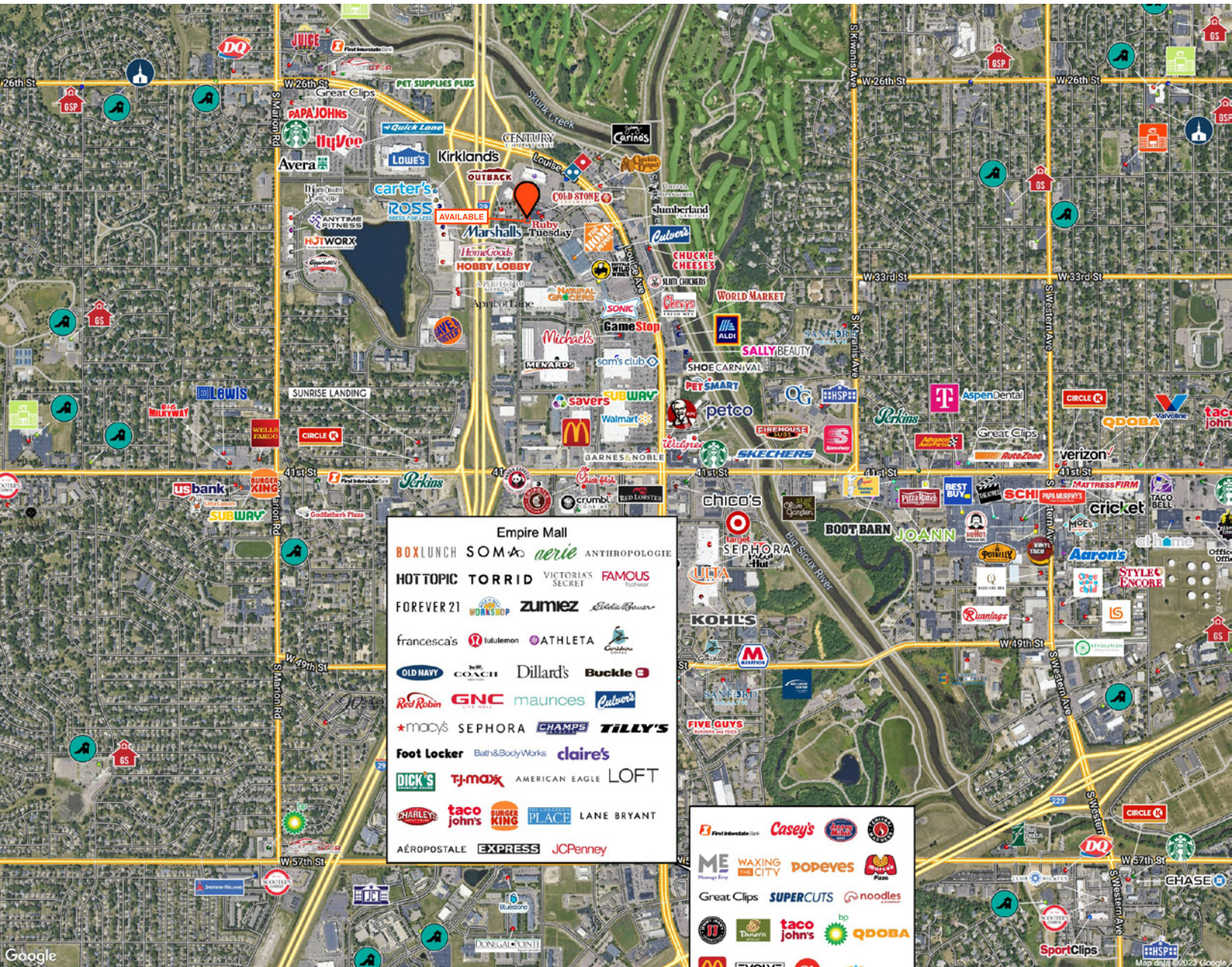
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

RIVER PLAZA - SUITE 101

OFFICE SPACE FOR LEASE



AREA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place, Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area.

FAST FACTS



#2 Best Tax Climate
in the U.S.
(Tax Foundation 2024)



Best City for Young
Professionals
(SmartAsset 2023)



#1 Most Affordable
City in America
(Reader's Digest 2023)



#3 Hottest Job
Market
(ZipRecruiter 2023)



Top City for Millennials
Buying Homes
(SmartAsset 2020)



Third City in Eco-
nomic Strength
(Policom 2023)



Second Best City to
Start a Career
(Zippia 2020)



Top Eight Happiest
Cities in America
(WalletHub 2023)

TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



2,505

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com