

THE PLAZA

SPACE FOR LEASE



101 S. Phillips Avenue
Sioux Falls, SD 57104



3,968 SF



\$8.00 / SF Gross + Utilities

LOCATION

Dynamic location on the corner of Phillips Avenue and 9th Street in the heart of Downtown Sioux Falls. In close proximity to restaurants, shopping, Lewis Drug, parking ramps, and next to the Phillips Avenue Diner.

DESCRIPTION

- Be part of the downtown vibrancy and professional tenant mix at The Plaza!
- Owner is a South Dakota licensed Real Estate Broker
- Large open space with restrooms and showers
- Co-tenants include Frontier Bank, Woodgrain Brewing Company, Experity, Maguire Insurance Agency, Sterling Trustees and Bluestem
- Contact Broker for additional information

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

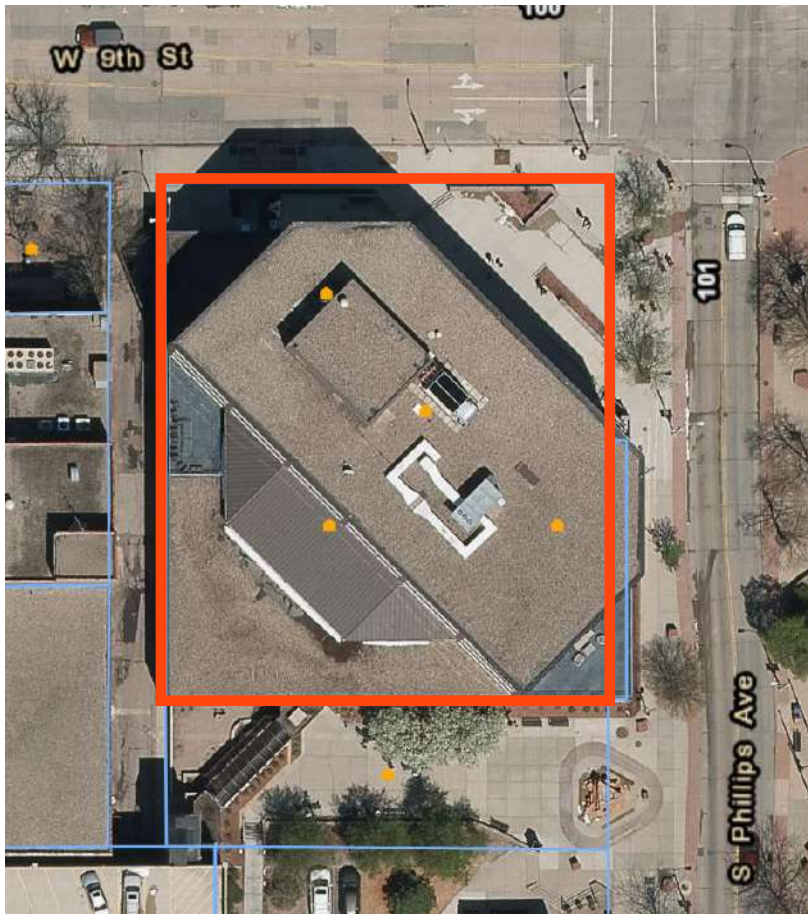
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

INTERIOR PICTURES



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PROJECT AMENITIES



Building is connected to a public parking ramp by a breezeway.

The brewery and restaurant tenant spaces have direct access to a patio on the north and east sides of the building.

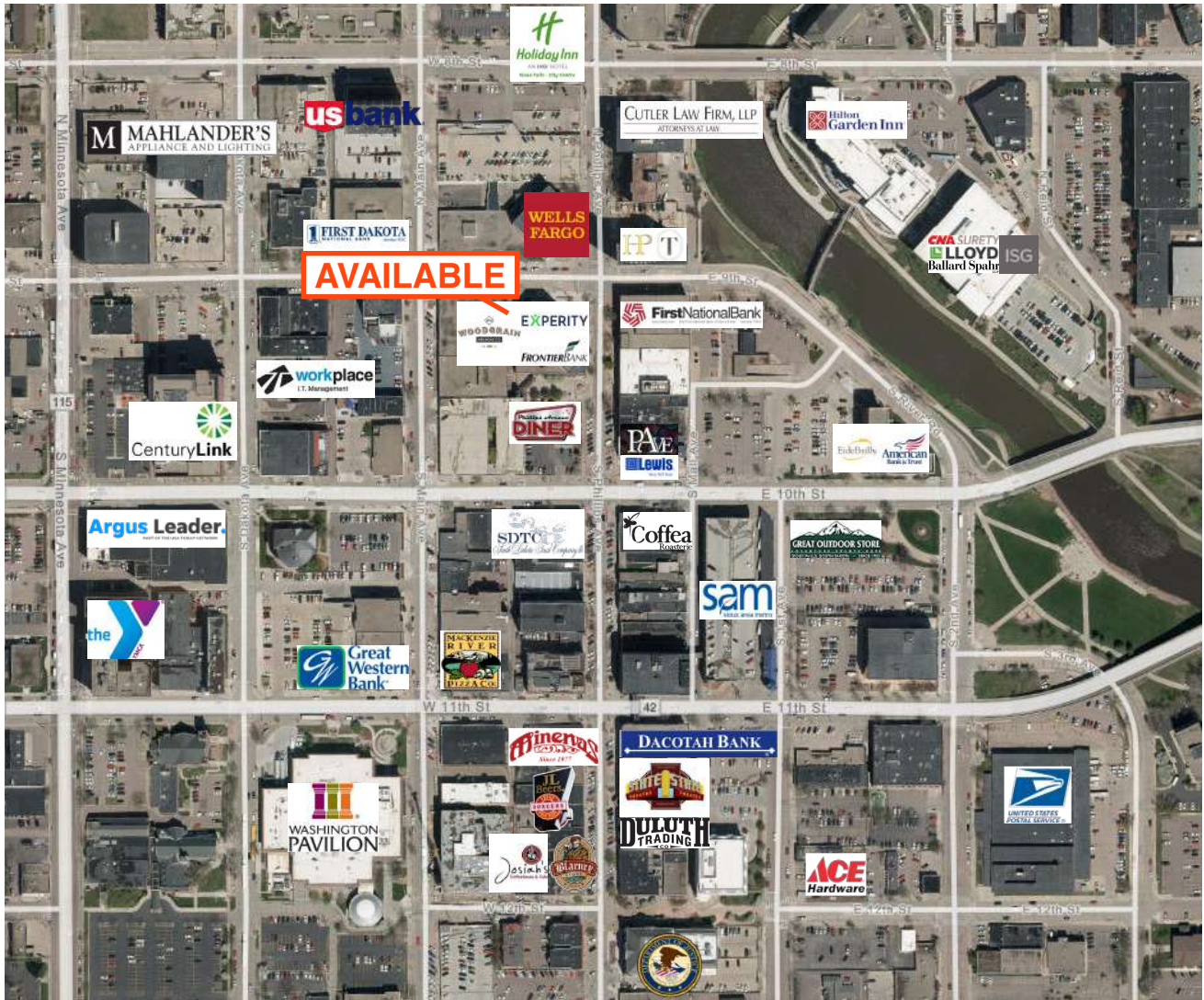
A city-owned patio area on the south side of the building features summer events.

Garage space with a loading area has access to the freight elevator.

Building has a backup generator.

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DOWNTOWN STATS



- 2019 Residential & Commercial Building Permit Valuation: \$48,800,000
(Source: Community Development)
- Estimated Annual Pedestrians: 2,920,000
- Estimated annual visitors to Falls Park & Downtown: 930,923
- Downtown Employees: 9,230
- Downtown Residents: 2,533
- Information provided by DTSF 2019 Annual Report

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