

COMMERCE CENTER SUITE L103

OFFICE SPACE FOR LEASE



200 N Phillips Avenue, Suite L103
Sioux Falls, SD 57104



612 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$7.16 / SF

LOCATION

Conveniently located in downtown Sioux Falls at the intersection of East 8th Street and North Phillips, near the Arc of Dreams sculpture.

DESCRIPTION

- Fantastic opportunity to bring your business to the historic downtown.
- Lower level has common lobby and direct access to parking lot
- Parking negotiable
- Common area restrooms
- Affordable office space in a historical and prestigious downtown building
- Floor plan includes 4 rooms
- Multiple amenities nearby, including boutiques, dining establishments, coffee shops, hotels, and services, along with destinations such as Falls Park, Levitt at the Falls, The Orpheum and the Washington Pavilion
- Contact Broker for more information

RAQUEL BLOUNT SIOR

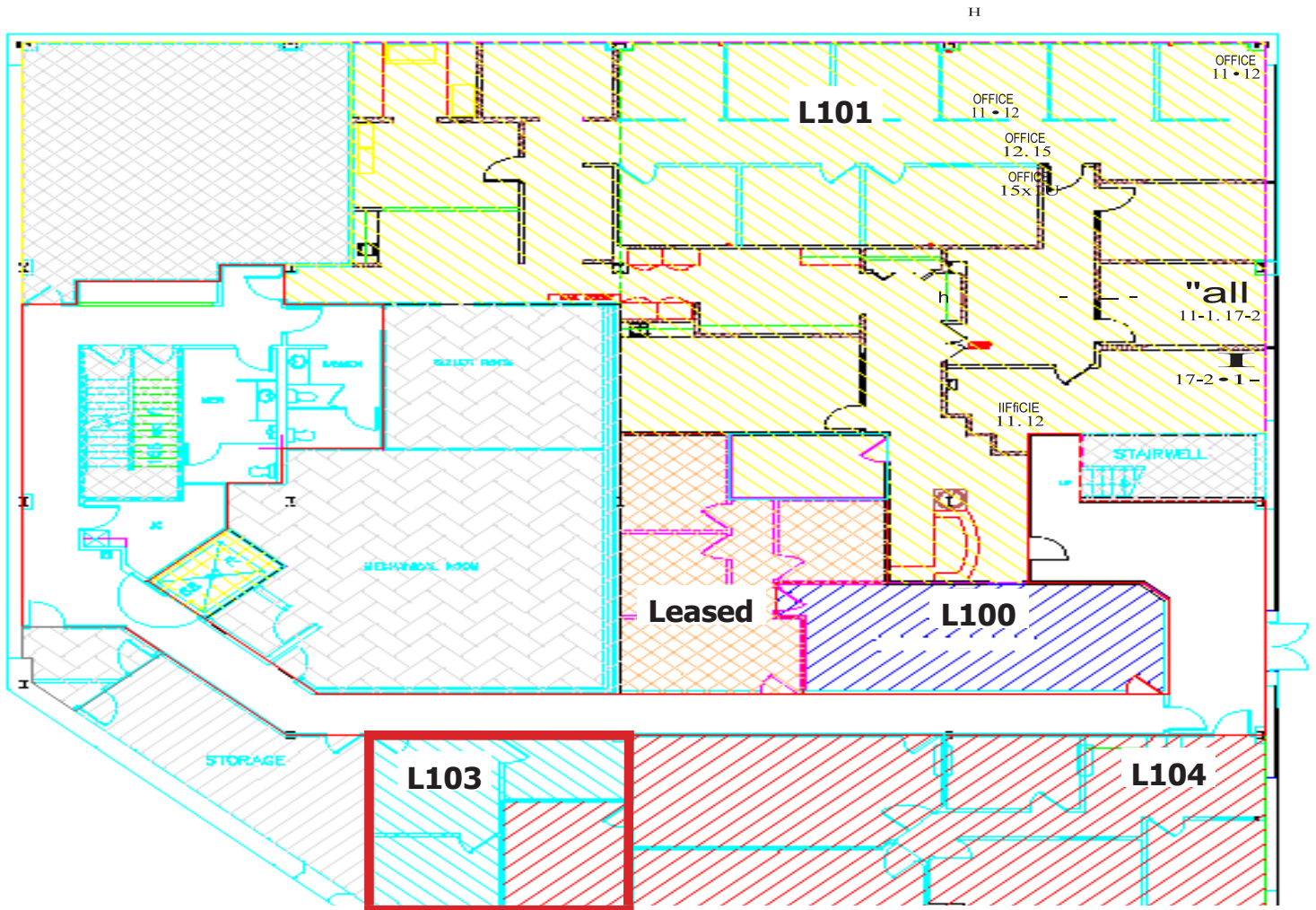
605.728.9092 | raquel@lloydcompanies.com

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.

FLOOR PLAN

Concept only; subject to change

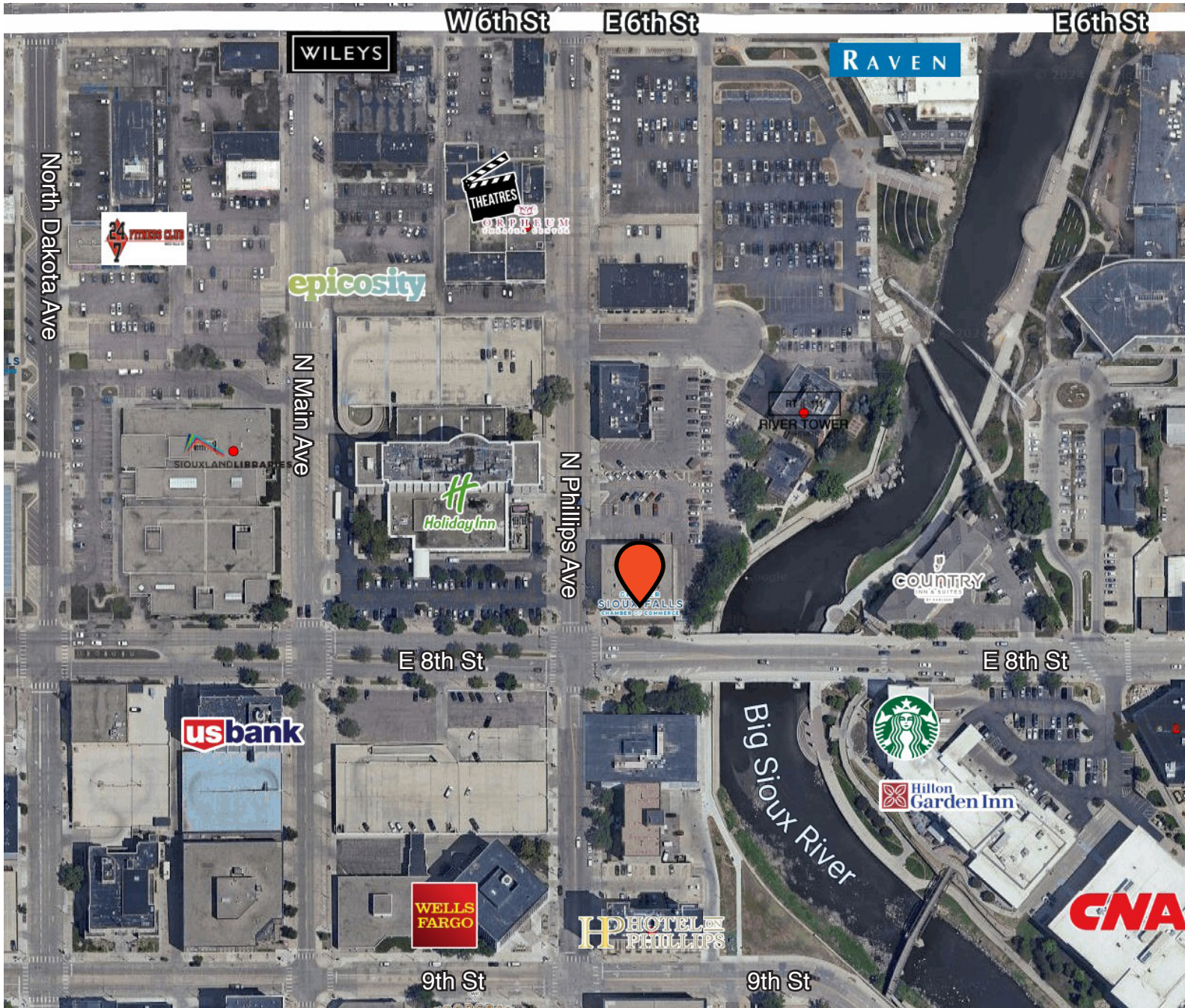


COMMERCE CENTER SUITE L103

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.

COMMERCE CENTER SUITE L103

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 Economic 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