

# TELFORD SUITE 203

OFFICE SPACE FOR LEASE



311 S. Phillips Ave, Suite 203,  
Sioux Falls, SD 57104



307 SF +/-



\$500 / Month Gross

## LOCATION

Office space in the heart of downtown Sioux Falls with popular restaurants and shopping destinations nearby. Located between 11th Street and 12th Street, above CH Patisserie.

## DESCRIPTION

- Located on the second floor, this space includes a skylight for natural lighting
- Access to bathrooms on the second floor
- Phillips Avenue traffic count totaling over 4,100 vehicles per day
- Second floor co-tenants include Emma Christine Photography and Badlands Capital
- Nearby tenants include Minervas, Josiah's Coffee-house & Cafe, JL Beers, Duluth Trading Company, Sioux Falls State Theatre, Dacotah Bank, Studio 20/20 & Boyce Law Firm
- Street parking available, as well as a large parking garage located on 12th Street
- Contact Broker for additional information

Professionally managed by:



**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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

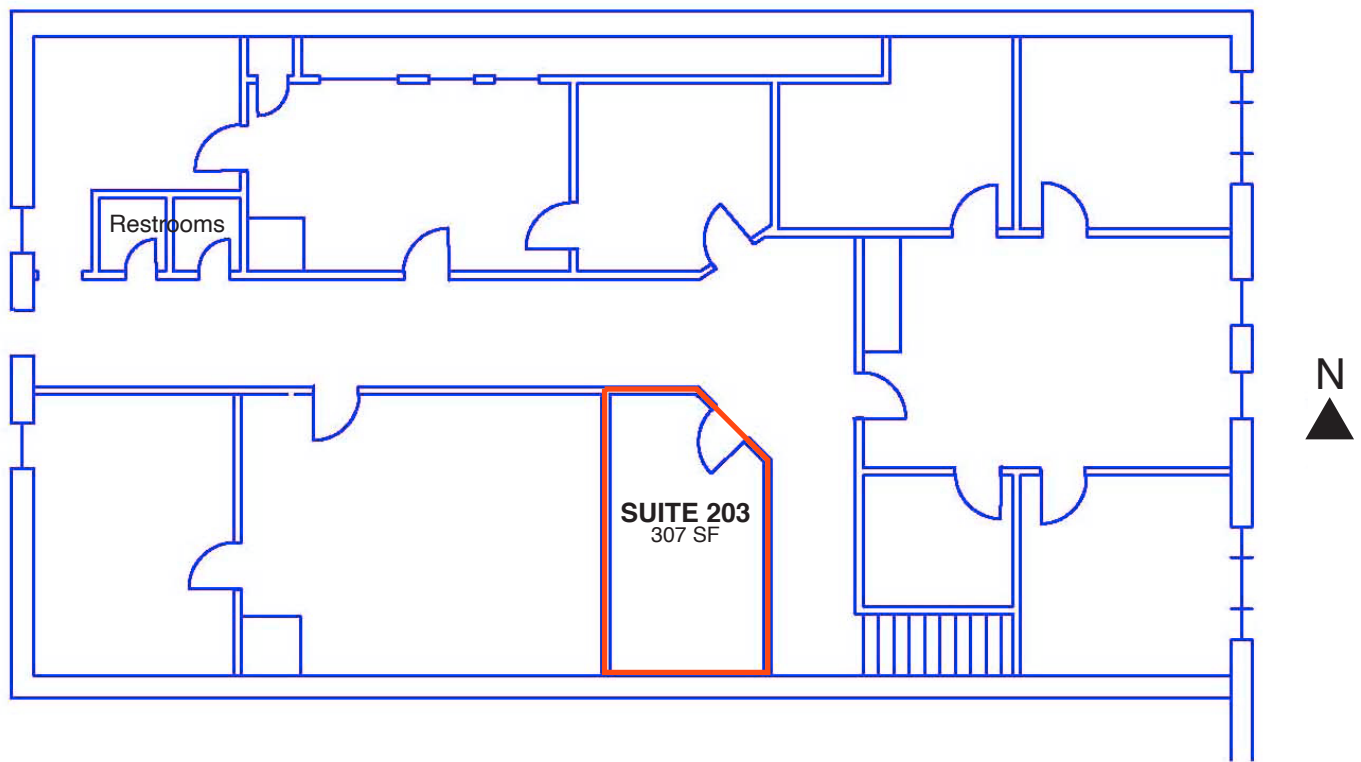
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## FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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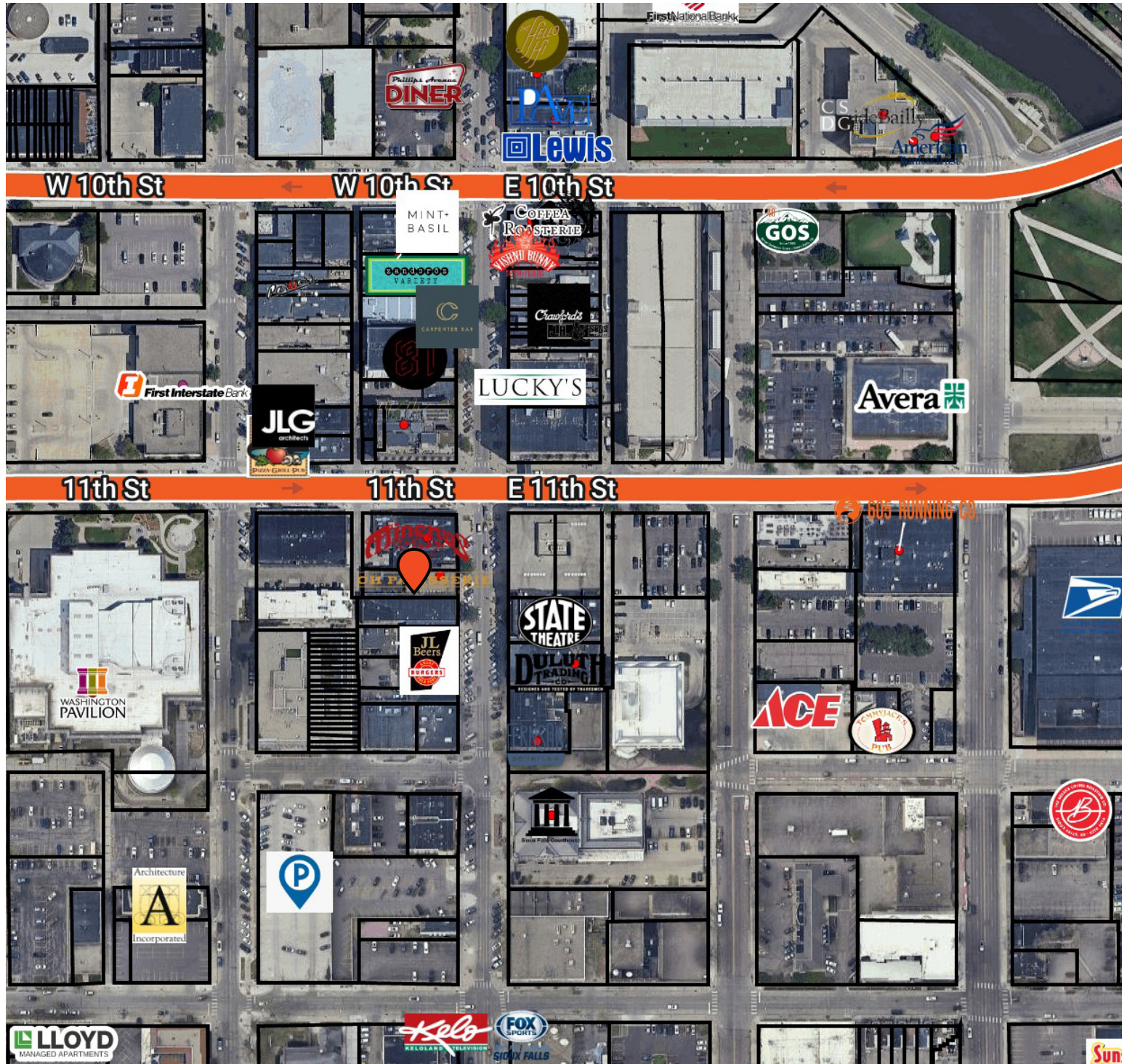
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## SITE MAP



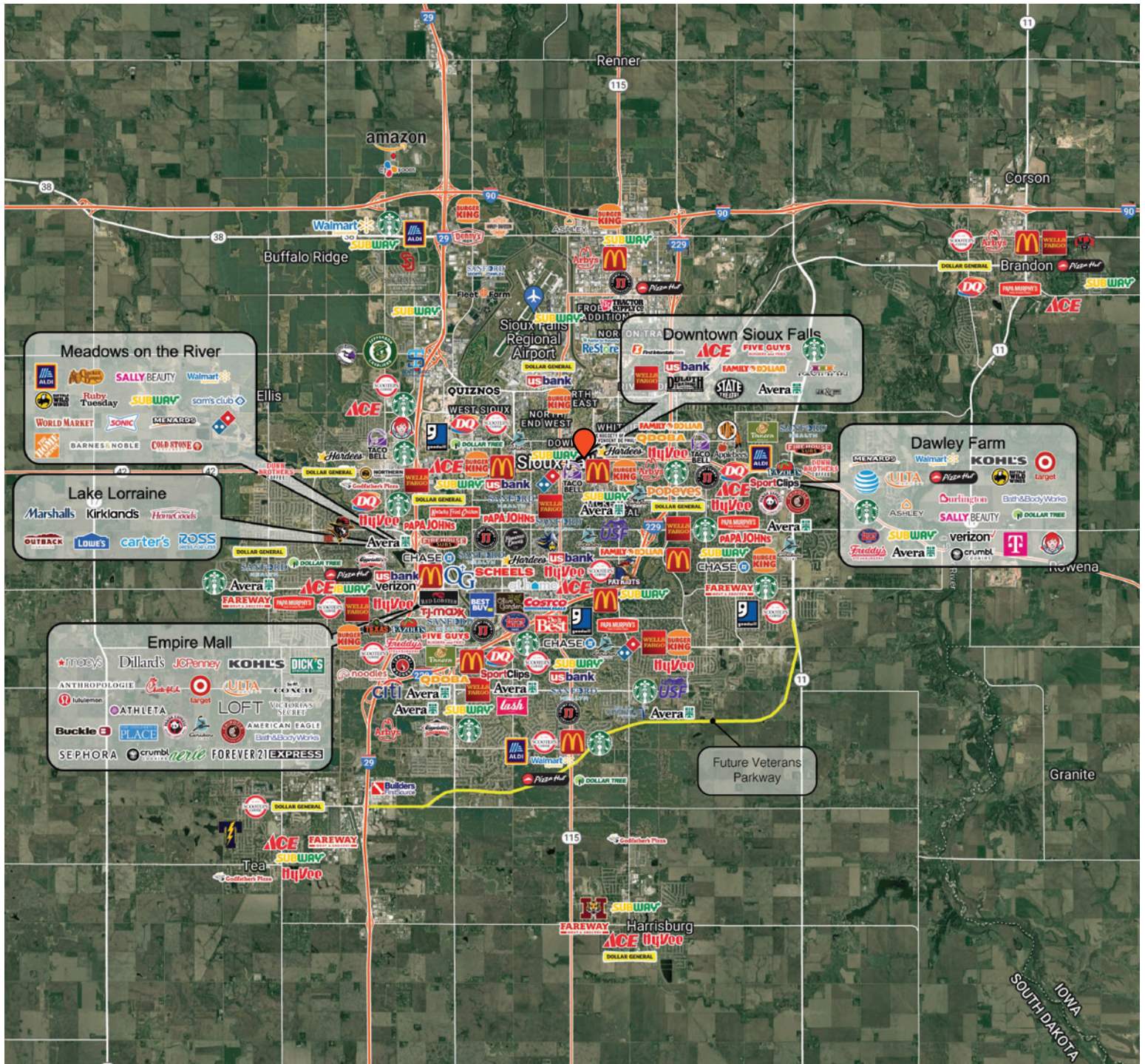
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# CITY MAP



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