

VANBRUNT SUITE 102

OFFICE SPACE FOR LEASE



224 N Phillips Ave, Suite 102,
Sioux Falls, SD 57104



1,214 SF +/-



\$16.50 / SF NNN
Estimated NNN: \$9.71 / SF
(Includes utilities)

LOCATION

Office space available in the historic 1890 VanBrunt building. This prime location is conveniently situated in downtown Sioux Falls at the intersection of E 8th St and N Phillips Ave. One of the rare opportunities to have a downtown building with an on-site parking lot.

DESCRIPTION

- Floorplan includes 4 offices, a reception desk, waiting area, and work room
- Historic building featuring high ceilings, large windows, and a private entrance off Phillips Ave
- Common area features include elevator access, shared conference room, and private off-street parking for tenants and clients (43 stalls)
- Co-tenants include The Spa on Phillips, Thompson Private Wealth, Millborn Seeds, Berreau Law, Retirementwise, and more
- Multiple amenities nearby, including boutiques, dining establishments, coffee shops, hotels, and services, along with destinations such as Falls Park, the Arc of Dreams, Levitt at the Falls, The Orpheum and the Washington Pavilion
- Contact Broker for additional 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.

BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,214 SF	\$16.50/SF NNN	\$9.71/SF	\$26.21/SF	\$31,818.94	\$2,651.58

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.88*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.33*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.50*
Total	-	\$9.71
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to provider	Xcel Energy	No	Yes
Water	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A

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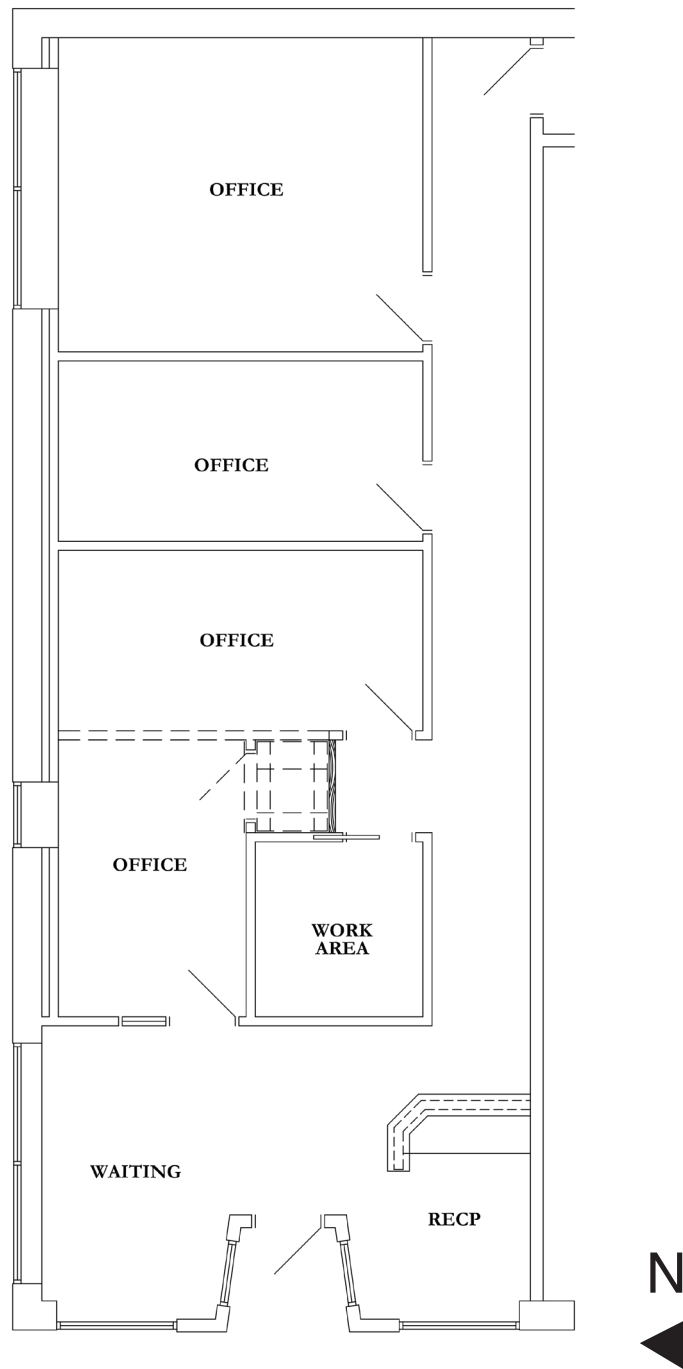
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FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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SIGNAGE PHOTOS



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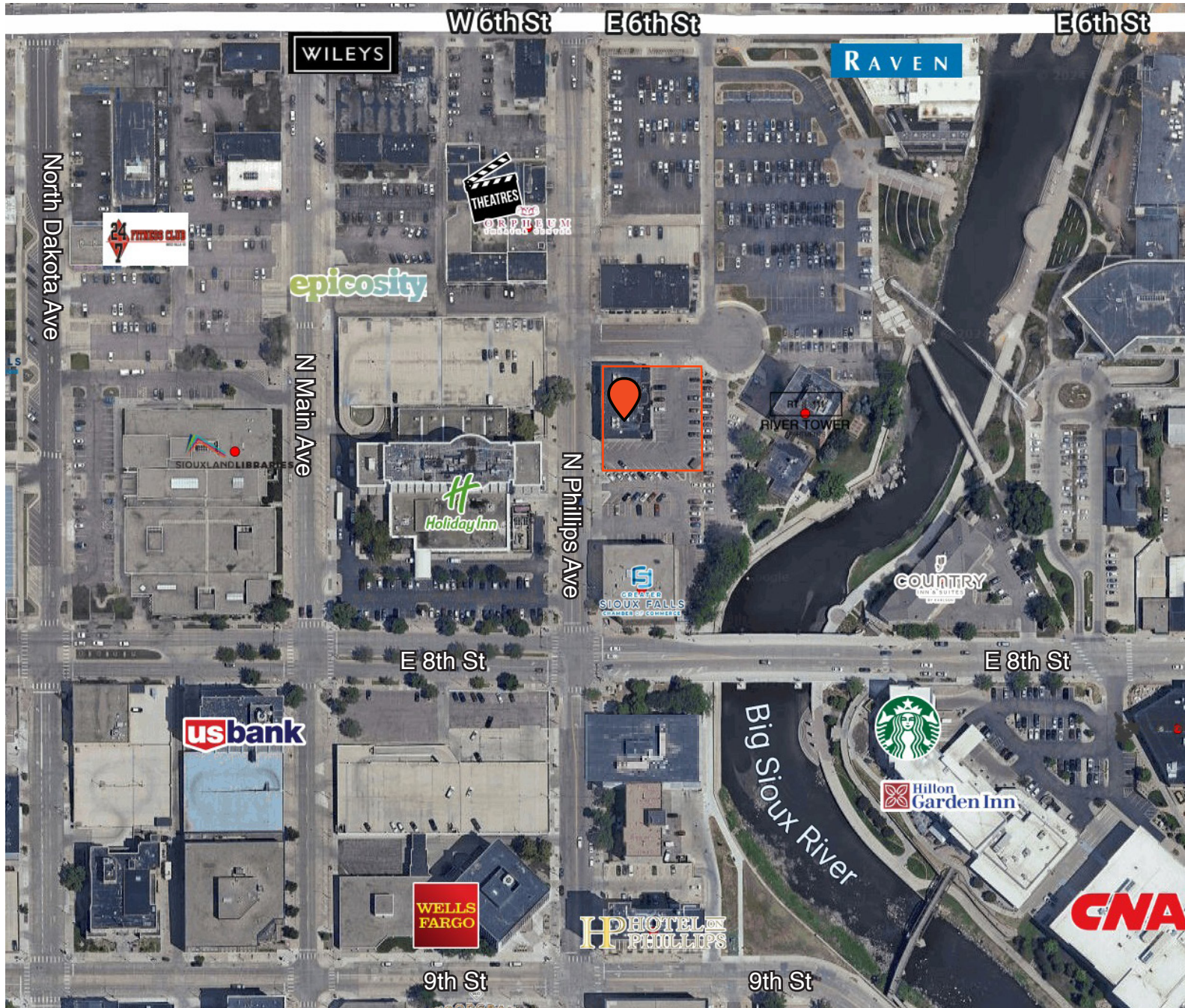
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SITE MAP



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AREA MAP



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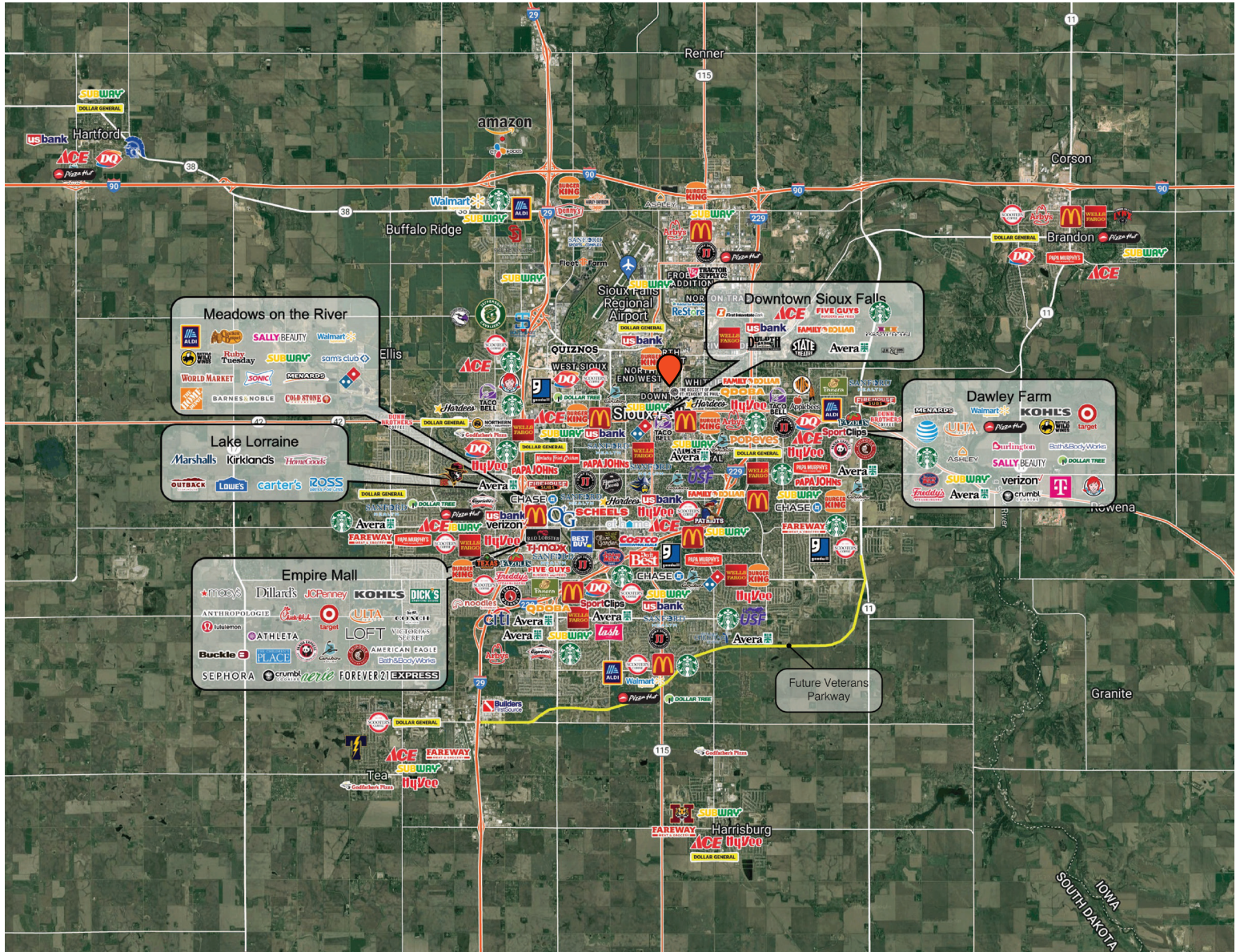
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CITY MAP



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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,541	74,034	138,083
2020 Total Population	15,712	75,777	161,954
2020 Group Quarters	973	3,853	4,860
2023 Total Population	16,992	78,423	171,928
2023 Group Quarters	974	3,853	4,860
2028 Total Population	17,352	79,394	182,073
2023-2028 Annual Rate	0.42%	0.25%	1.15%
2023 Total Daytime Population	29,078	117,139	210,483
Workers	21,417	83,780	135,000
Residents	7,661	33,359	75,483
Household Summary			
2010 Households	6,761	30,338	55,928
2010 Average Household Size	2.10	2.26	2.36
2020 Total Households	7,369	31,723	67,180
2020 Average Household Size	2.00	2.27	2.34
2023 Households	7,970	33,053	71,546
2023 Average Household Size	2.01	2.26	2.34
2028 Households	8,169	33,528	75,898
2028 Average Household Size	2.00	2.25	2.33
2023-2028 Annual Rate	0.49%	0.29%	1.19%
2010 Families	2,944	16,560	33,341
2010 Average Family Size	3.05	2.96	2.99
2023 Families	3,062	16,364	40,802
2023 Average Family Size	3.09	3.12	3.05
2028 Families	3,075	16,333	43,120
2028 Average Family Size	3.10	3.13	3.05
2023-2028 Annual Rate	0.08%	-0.04%	1.11%
Housing Unit Summary			
2000 Housing Units	7,809	32,238	51,455
Owner Occupied Housing Units	33.1%	54.0%	58.8%
Renter Occupied Housing Units	59.7%	41.5%	37.4%
Vacant Housing Units	7.1%	4.5%	3.8%
2010 Housing Units	7,538	32,843	60,096
Owner Occupied Housing Units	32.1%	50.7%	56.2%
Renter Occupied Housing Units	57.5%	41.6%	36.9%
Vacant Housing Units	10.3%	7.6%	6.9%
2020 Housing Units	8,291	34,438	71,708
Owner Occupied Housing Units	29.7%	48.5%	53.8%
Renter Occupied Housing Units	59.2%	43.6%	39.9%
Vacant Housing Units	11.0%	7.7%	6.3%
2023 Housing Units	8,916	35,792	76,497
Owner Occupied Housing Units	29.5%	49.0%	55.1%
Renter Occupied Housing Units	59.9%	43.3%	38.4%
Vacant Housing Units	10.6%	7.7%	6.5%
2028 Housing Units	9,120	36,266	80,878
Owner Occupied Housing Units	30.9%	51.0%	55.2%
Renter Occupied Housing Units	58.7%	41.4%	38.6%
Vacant Housing Units	10.4%	7.5%	6.2%
Median Household Income			
2023	\$50,531	\$57,820	\$69,537
2028	\$55,907	\$65,457	\$79,286
Median Home Value			
2023	\$166,729	\$212,149	\$258,143
2028	\$177,190	\$221,354	\$271,035
Per Capita Income			
2023	\$33,335	\$34,598	\$41,425
2028	\$38,272	\$39,691	\$47,547
Median Age			
2010	34.1	34.0	34.7
2020	36.9	35.6	36.3
2023	36.9	36.9	37.4
2028	37.6	37.6	38.1

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