

# COMMERCE CENTER L102

OFFICE SPACE FOR LEASE



 200 N Phillips Ave, Suite L102  
Sioux Falls, SD 57104

 662 SF +/-

 \$12.00 / SF NNN  
Estimated NNN: \$9.71 / 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

- Floorplan includes 4 large offices and a waiting area
- Lower level has common lobby and direct access to parking lot
- Parking negotiable
- Lower level common area restrooms, mechanical room, mailboxes, and elevators
- Historic Phillips Avenue building built in 1992
- 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
- Downtown Sioux Falls is experiencing growth with The Steel District, Jacobsen Plaza, River Greenway, Lloyd Landing, and Pawsible Park under construction

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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.

### 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.
662 SF	\$12.00/SF NNN	\$9.71/SF	\$21.71/SF	\$14,372.02	\$1,197.67

### 2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.85*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.39*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$7.47*
<b>Total</b>	-	<b>\$9.71</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

### UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant through CAM	Woodriver Energy	Yes	No
Electricity	Paid by Tenant through CAM	Xcel Energy	Yes	No
Water & 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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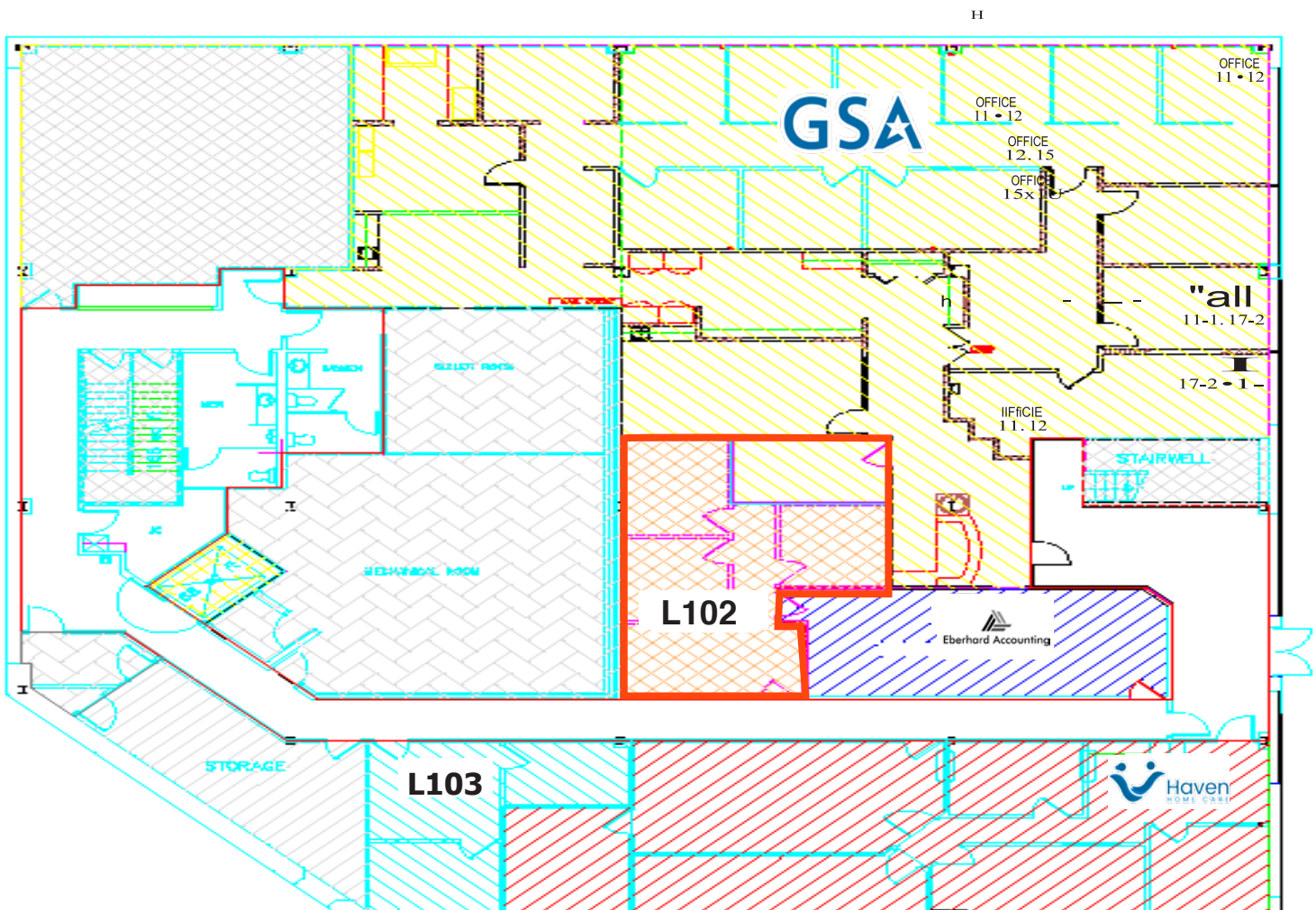
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## FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



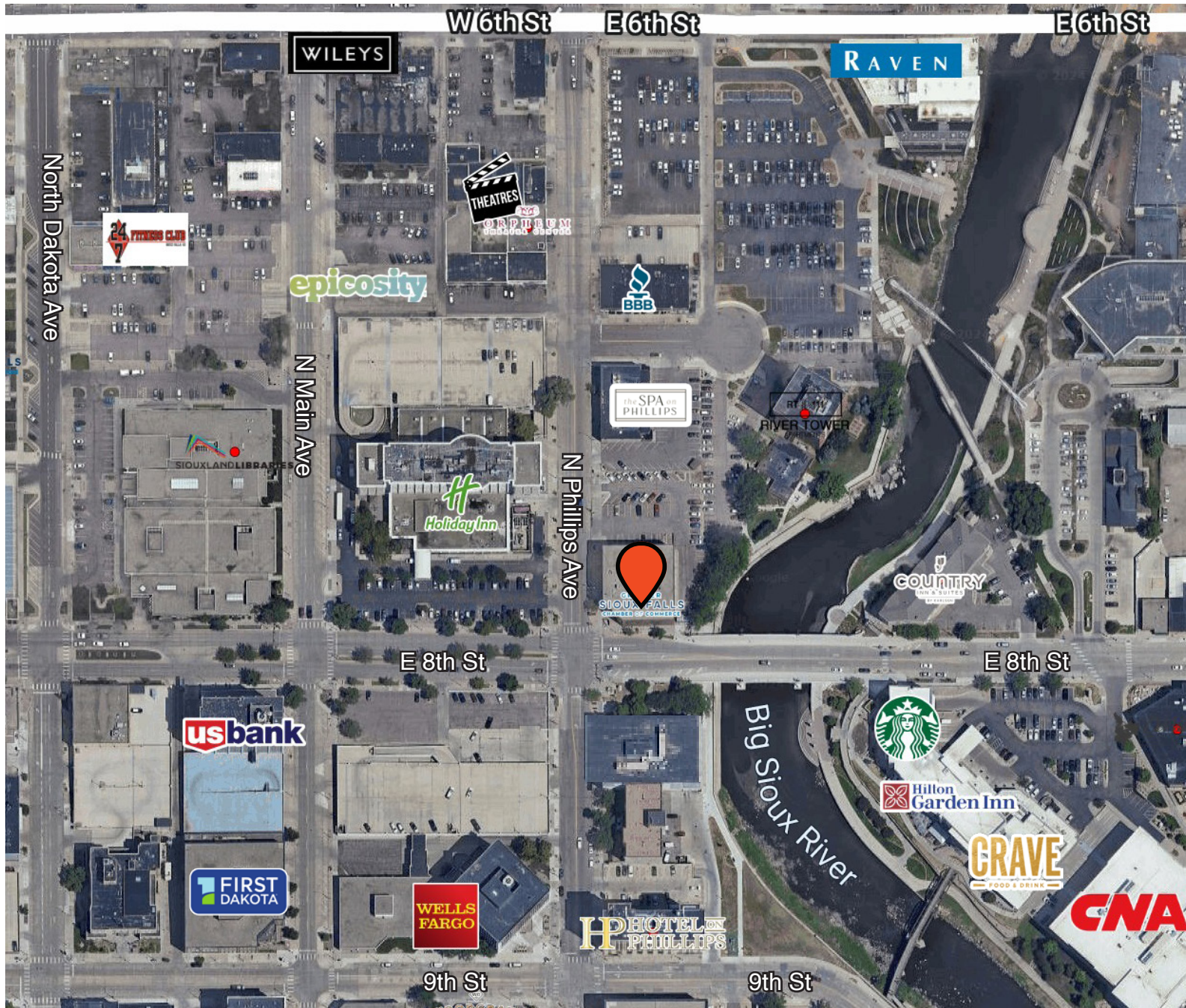
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## SITE MAP



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## AREA MAP



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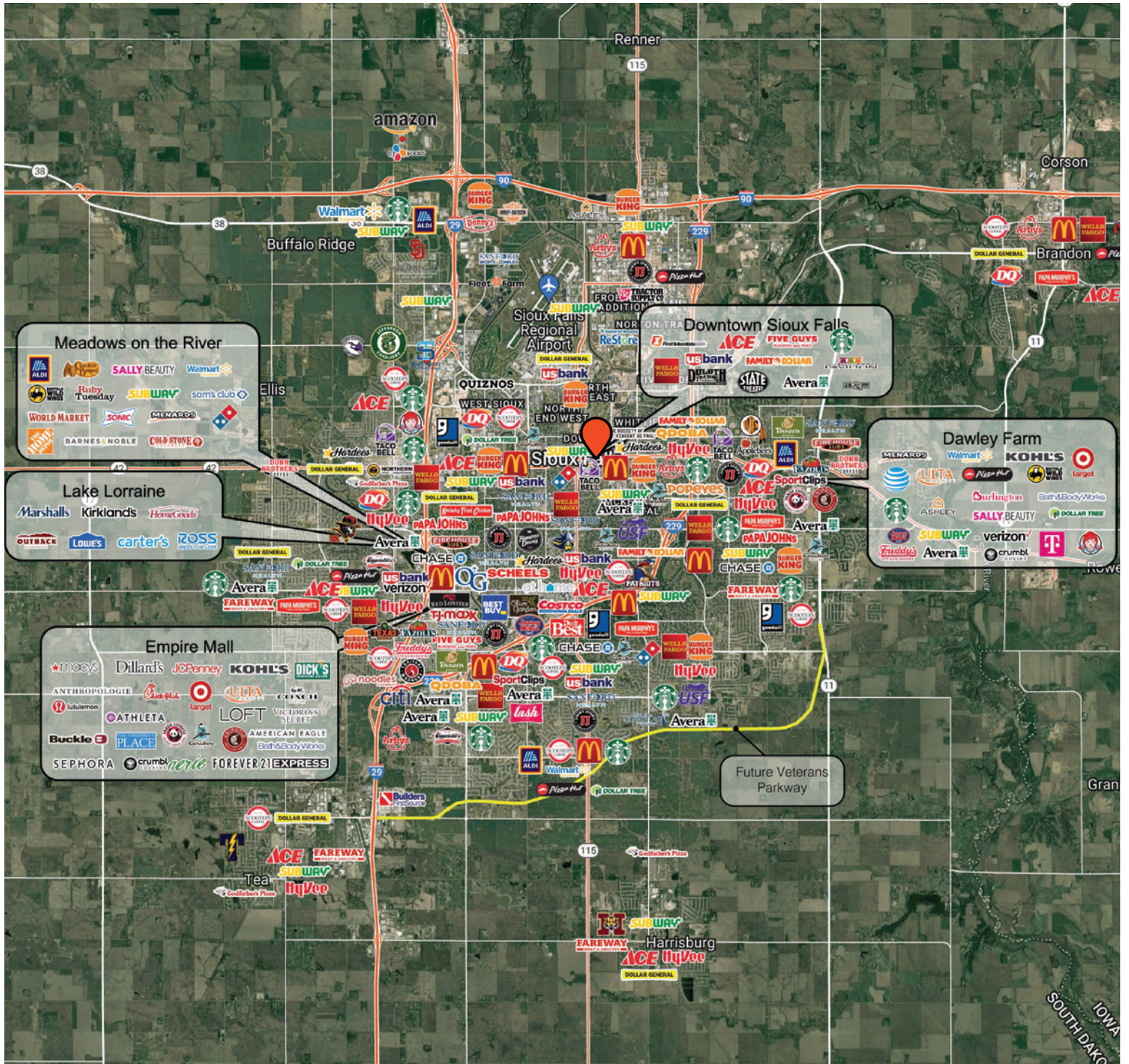
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## CITY MAP



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# SIoux FALLS DEMOGRAPHICS

Sioux Falls, South Dakota's largest city, 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.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

## 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



10,750



8,298



3,688



3,600



2,939



2,505

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