

# UNDER CONTRACT



## THE CASCADE AT UPTOWN

RETAIL SPACE FOR SUBLEASE - SUITE 145



701 N Phillips Ave, Suite 145,  
Sioux Falls, SD 57104



907 SF +/-



\$19.00 / SF NNN  
Estimated NNN: \$8.31 / SF

### LOCATION

Located at the corner of 2nd Street and Phillips Avenue, across from The Steel District, Falls Park West, and Levitt at the Falls.

### DESCRIPTION

- Be part of the Downtown growth in the progressive Uptown at Falls Park Development
- The Cascade at Falls Park offers a unique opportunity for your business to reach large audiences including residents, community members and tourists
- Open floor plan, perfect for your retail or office space concept
- One of downtown's newest retail strips with 197 built-in lofts above the commercial space, ensuring tenants immediate access to a customer base
- Other retail tenants include Shenanigan's, La Luna Cafe, Mary's Mountain Cookies, Severance Brewing Co., and The Factory
- Across the street from Jacobson Plaza, which will include an ice ribbon and playground, and The Steel District, which includes a Canopy by Hilton hotel/convention center, office building and parking ramp, and retail spaces
- Ample parking for commercial uses 22 surface spaces and 55 on-street parking spaces surrounding the Cascade
- Sublease through 09/24/2026

**WAYNE HUBER**

605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@lloydcompanies.com)

# BUILDING COSTS

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

SF	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
907	\$19.00 / SF NNN	\$8.63 / SF	\$27.63 / SF	\$24,770.17	\$2,064.18

# 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.21*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.30*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.80*
Total	-	\$8.31
*CAM includes the following utilities: Water & Sewer, and Trash		

# UTILITY INFORMATION

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

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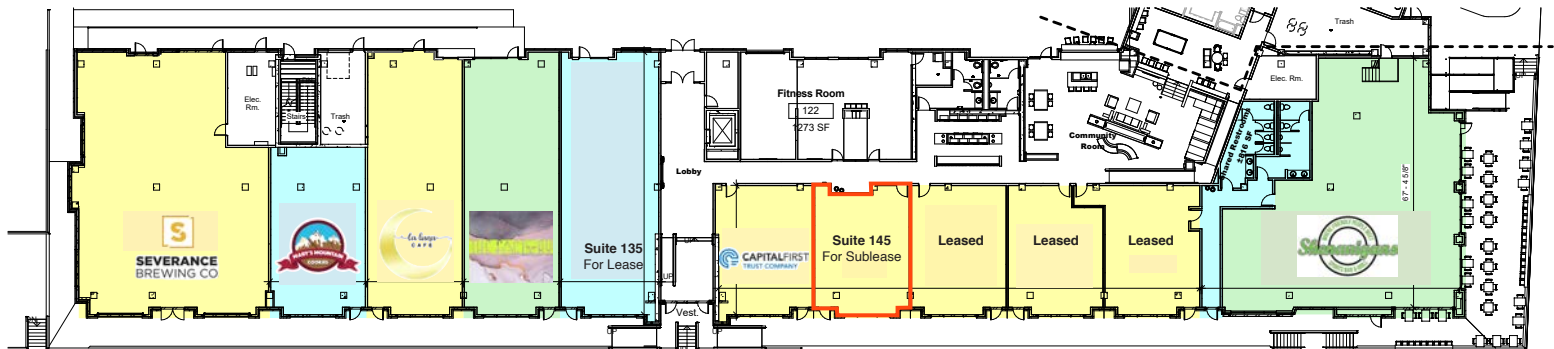
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## FLOOR PLAN

Concept only; subject to change



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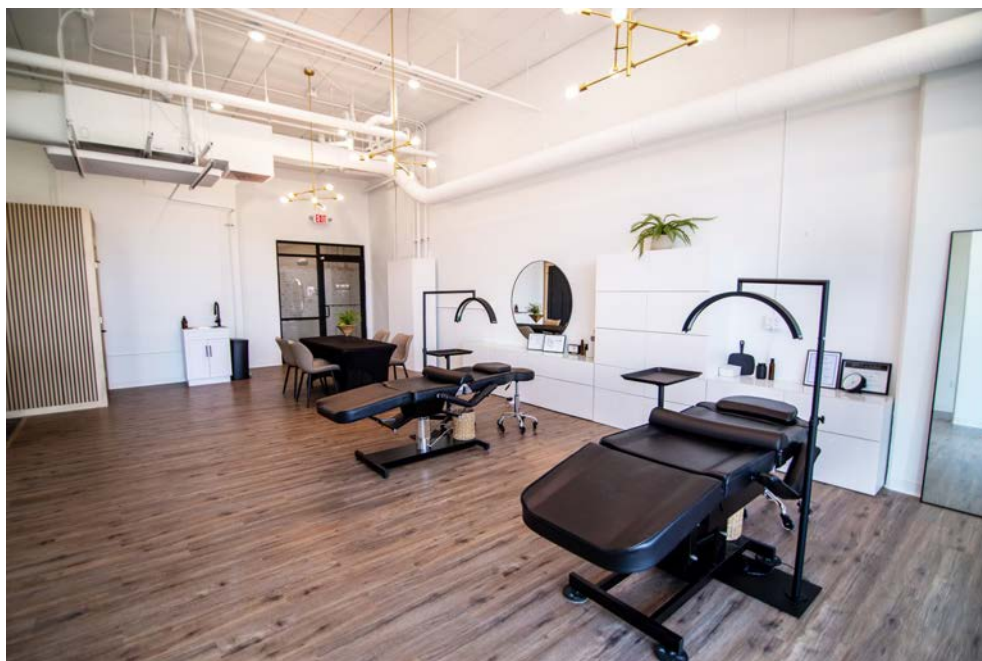
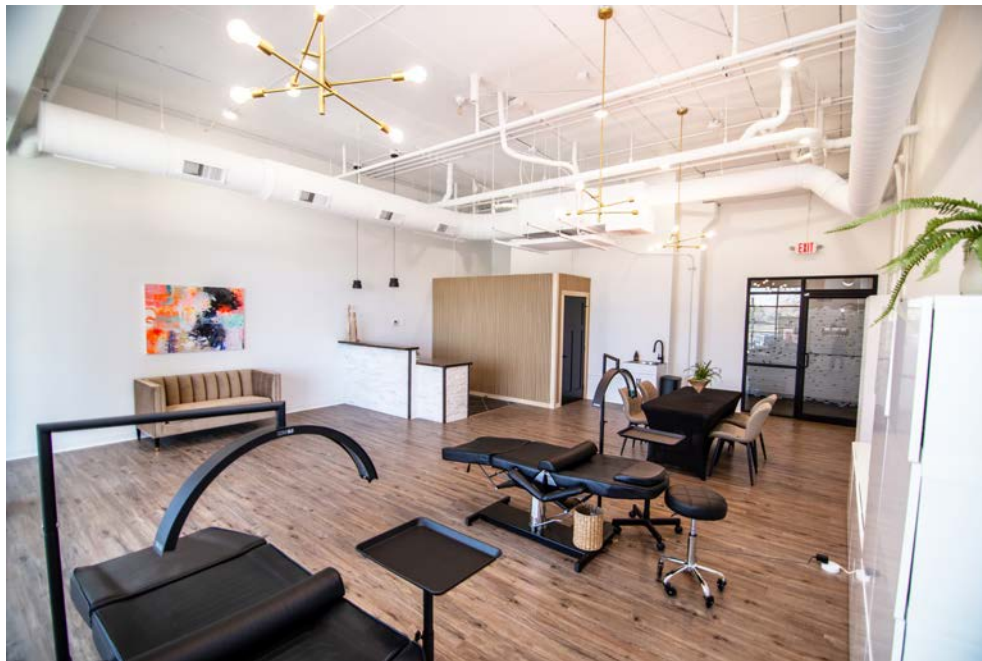


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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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## AREA MAP



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## AREA OUTDOOR SPACES & ATTRACTIONS

### LEVITT AT THE FALLS

Be a part of the culture and action happening at Levitt at the Falls, an outdoor amphitheater venue presenting over 50 free events for the community including concerts, fitness activities, workshops, and more.

### FALLS PARK/GREENWAY

Office tenants will enjoy the view of the famous Falls Park, a serene oasis with vast waterfalls, green space, and bike/walking paths, and the planned greenway. A great place for all guests and employees to enjoy and unwind between meetings and work, offering the ideal work/life balance advantage.

### JACOBSON PLAZA AT FALLS PARK

Just overlooking Jacobson Plaza, a community space complete with an ice ribbon in the winter all-abilities playground in the summer, your employees and guests are sure to have a multitude of activities and spaces to relax.

### COURTYARD

The Steel District courtyard, at the intersection of the development's restaurant patio spaces, offers the tenant employees and guests yet another opportunity for off-site meetings, relaxation, and socialization.



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## AREA OUTDOOR SPACES & ATTRACTIONS

### LLOYD LANDING

The newly built plaza will be called Lloyd Landing and include multiuse public space – a shelter for picnics or other gatherings, a multipurpose synthetic turf lawn, a small dog run, seating and a photo station. The area also is planned for new public art and future activities including outdoor fitness, food trucks and live music.

### T. DENNY SANFORD SPLASH PAD

The splash pad is being funded with help from T. Denny Sanford, who will donate up to \$1.75 million. It will be about 15 percent larger than the one recently opened at Hayward Park.

### PAWSIBLE PARK

Pawsible Park at Jacobson Plaza will be a large, turfed area ideal for the growing number of nearby canine neighbors. “When it comes to Sioux Falls, we’re all about what’s possible – or ‘pawsible,’ if you will,” Pat Lloyd said. “We think the name of this park builds on the inspiration of the Arc of Dreams, which symbolizes those who saw and believe in the possibilities Sioux Falls holds for all – and of course, that includes the animals we love as well.”



PAWSIBLE PARK



T. DENNY SANFORD SPLASH PAD



LLOYD LANDING



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## AREA DINING, RETAIL & DEVELOPMENTS

- |                                                                                                    |                                      |                                                      |                                                           |
|----------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------|-----------------------------------------------------------|
| 1. The Cascade<br>Candy Cloud Factory<br>La Luna Cafe<br>Layered Elements<br>Severance Brewing Co. | 13. Icon Lounge                      | 25. Hotel on Phillips                                | 45. Fernson Downtown                                      |
| 2. Phillips Avenue Lofts                                                                           | 14. Sioux Falls Parks & Recreation   | 26. The Treasury                                     | 46. Washington Pavilion                                   |
| 3. Larson Square Lofts                                                                             | 15. Wiley's Tavern                   | 27. The Plaza<br>Woodgrain Brewing Co.<br>Agua Fresh | 47. MacKenzie River Pizza, Grill & Pub                    |
| 4. Bread & Circus<br>Sandwich Kitchen                                                              | 16. 300 Building                     | 28. First National Bank<br>Sioux Falls               | 48. JLG Architects                                        |
| 5. Uptown Exchange Lofts                                                                           | 17. The Market                       | 29. Phillips Avenue Diner                            | 49. Parker's                                              |
| 6. Levitt at the Falls                                                                             | 18. Raven Industries                 | 30. PAVE                                             | 50. Escape 605 Axe<br>Throwing & Escape Rooms             |
| 7. The Coliseum                                                                                    | 19. Orpheum Theater Center           | 31. Coffea Roasterie & Espresso Bar                  | 51. YMCA Apartments                                       |
| 8. Sioux Falls Police<br>Department Law<br>Enforcement Center                                      | 20. Holiday Inn Downtown Sioux Falls | 32. Mint & Basil Boutique                            | 52. Century Link                                          |
| 9. Minnehaha Court Services                                                                        | 21. River Tower Apartments           | 33. Zandbroz Variety                                 | 53. Mahlander's Appliance & Lighting                      |
| 10. Luciano's North                                                                                | 22. Commerce Center                  | 34. Carpenter Bar                                    | 54. Siouxland Libraries- Downtown                         |
| 11. Old Courthouse Museum                                                                          | 23. Equity Square                    | 35. Vishnu Bunny Tattoo & Piercing                   | 55. Cathedral of Saint Joseph                             |
| 12. Jones421 Building<br>Bella Rosa Floral<br>Boki European Street Food                            | 24. Wells Fargo                      | 36. Rehfeld's Art & Framing                          | 56. River Greenway<br>Improvements                        |
|                                                                                                    |                                      | 37. Crawford's Bar & Grill                           | 57. Future Site of The<br>Jacobson Plaza at<br>Falls Park |
|                                                                                                    |                                      | 38. J.H. & Sons                                      |                                                           |
|                                                                                                    |                                      | 39. Lucky's                                          |                                                           |
|                                                                                                    |                                      | 40. Marie & Marie Bridal                             |                                                           |
|                                                                                                    |                                      | 41. Minervas Restaurant                              |                                                           |
|                                                                                                    |                                      | 42. CH Patisserie                                    |                                                           |
|                                                                                                    |                                      | 43. JL Beers                                         |                                                           |
|                                                                                                    |                                      | 44. Duluth Trading Co.                               |                                                           |

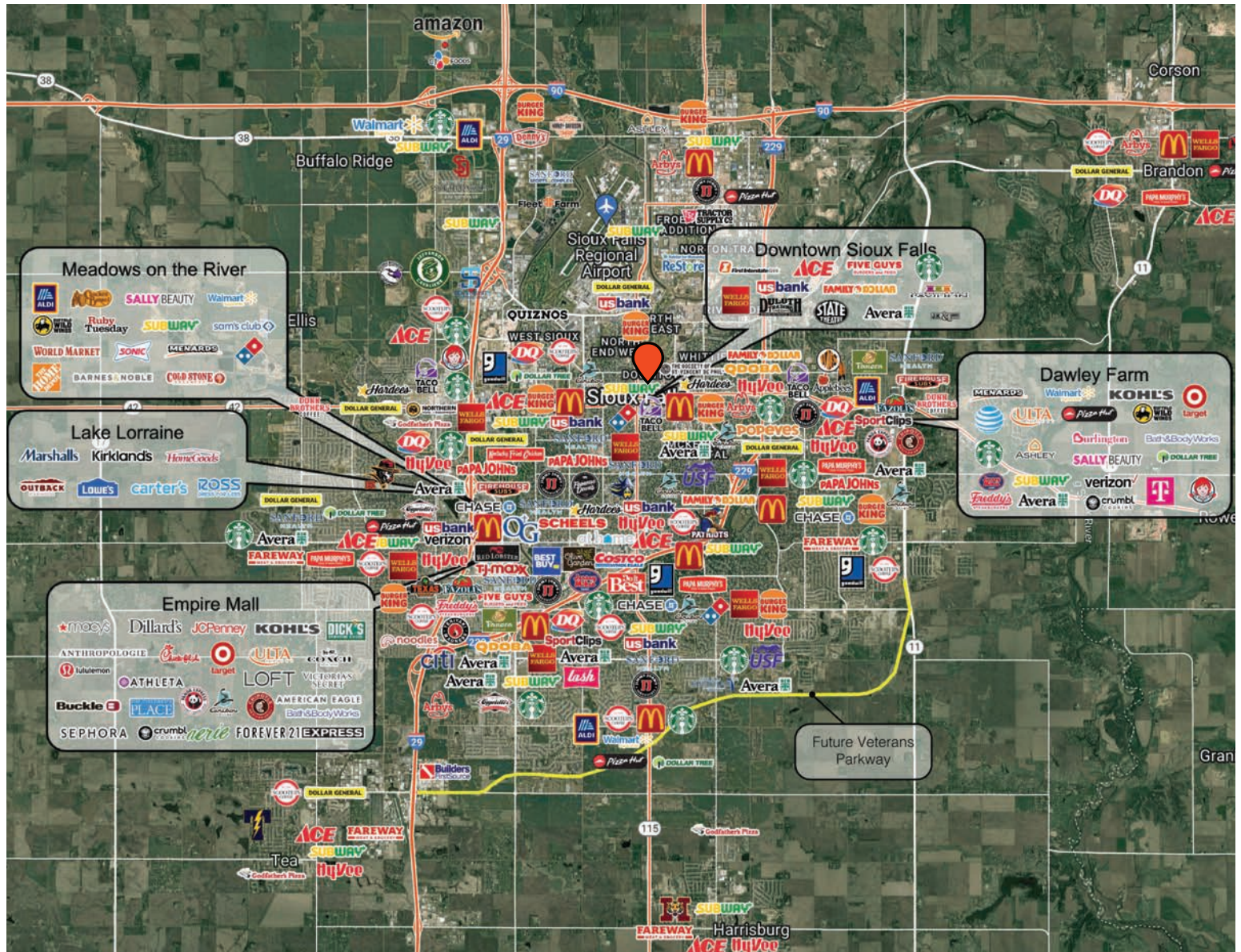


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## CITY MAP



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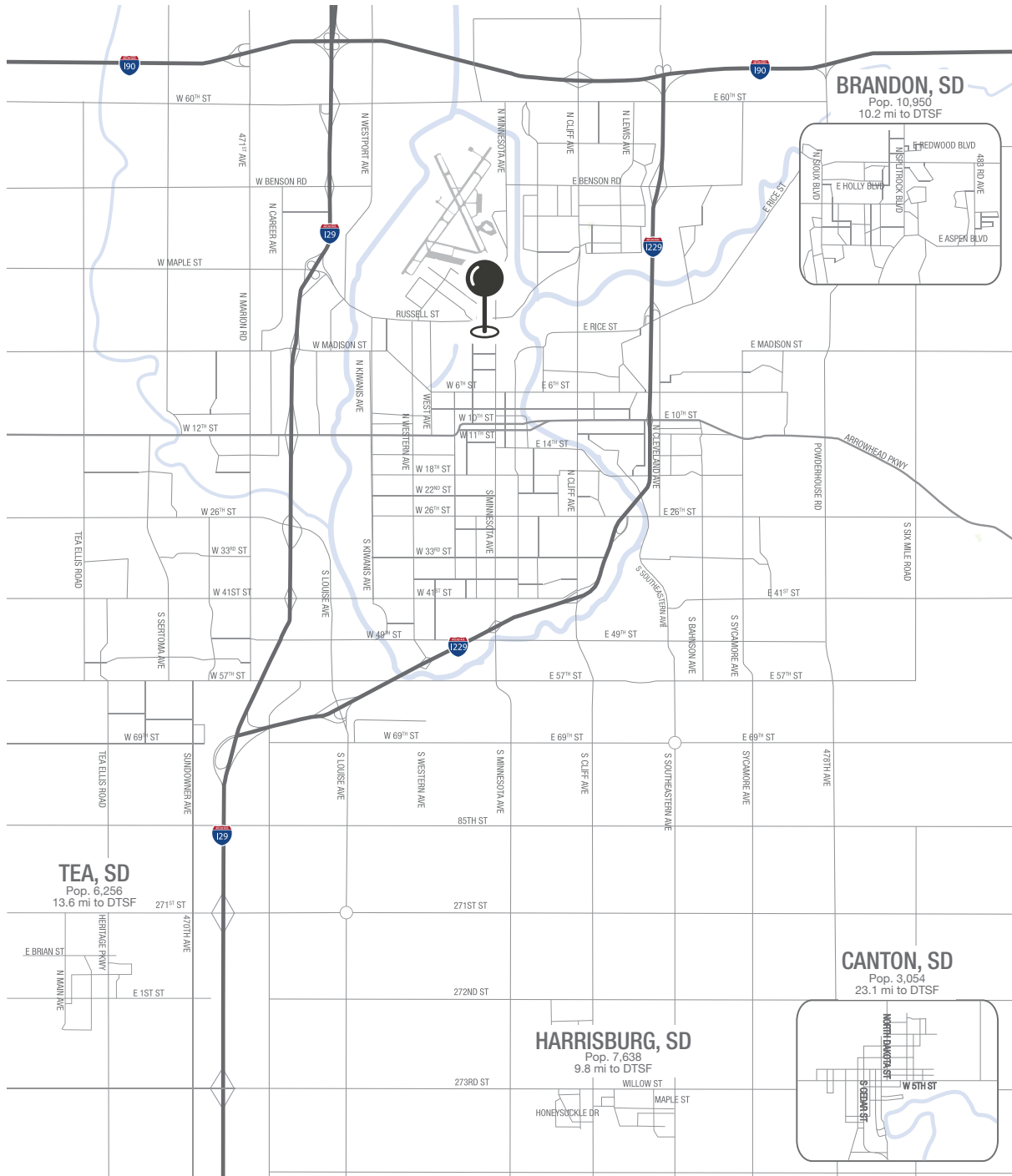


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## MSA MAP



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# SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

\*Source: The City of Sioux Falls

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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

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.

## FAST FACTS



#1 City for Small Businesses  
*(B2B Review 2025)*



#2 Best Tax Climate in the U.S.  
*(Tax Foundation 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*



Top 25 Safest Cities in America  
*(WalletHub 2025)*

2.2M

# of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*



No Corporate Income Tax



Third City in Economic Strength  
*(Policom 2023)*

## TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600