



# THE CASCADE AT UPTOWN

RETAIL SPACE FOR SUBLEASE - SUITE 145



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



907 SF +/-



\$20.00 / SF NNN  
Estimated NNN: \$8.63 / 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
- Suite is located between Capital First and Suite 150 (currently vacant). Other retail tenants include Papa Woody's, La Luna Cafe, Mary's Mountain Cookies, Rose & Eugene Presents, Severance Brewing Co., Uptown Wellness Academy, and Candy Cloud
- 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 and residents with 269 underground stalls, 22 surface spaces, and 55 on-street parking spaces surrounding the Cascade
- Suite 145 & Suite 150 may be combined - contact Broker
- Sublease through 09/24/2026

**WAYNE HUBER**

605.261.5566 | wayne.huber@lloydcompanies.com

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## BUILDING COSTS

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

| SF  | Base Rent        | NNN Est.    | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|-----|------------------|-------------|-------------------------|-------------------|--------------------|
| 907 | \$20.00 / SF NNN | \$8.63 / SF | \$28.63 / SF            | \$25,967.41       | \$2,163.95         |

## 2024 ESTIMATED NNN INFORMATION

| NNN                     | Paid By:                         | Cost (\$/SF)  |
|-------------------------|----------------------------------|---------------|
| Real Estate Taxes       | Paid by LL, Reimbursed by Tenant | \$3.13*       |
| Property Insurance      | Paid by LL, Reimbursed by Tenant | \$0.75*       |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$4.75*       |
| <b>Total</b>            | -                                | <b>\$8.63</b> |

\*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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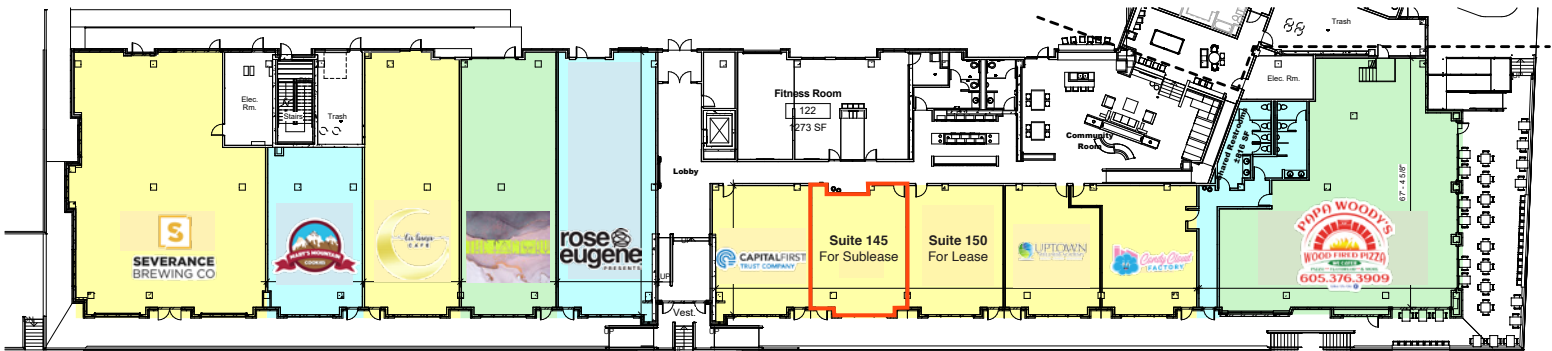
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## FLOOR PLAN

Concept only; subject to change



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Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



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## INTERIOR PHOTOS



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

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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.

### 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.

### 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.

### 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.



LEVITT AT THE FALLS



COURTYARD



JACOBSON PLAZA



RIVER GREENWAY

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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.”



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## AREA DINING, RETAIL & DEVELOPMENTS

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

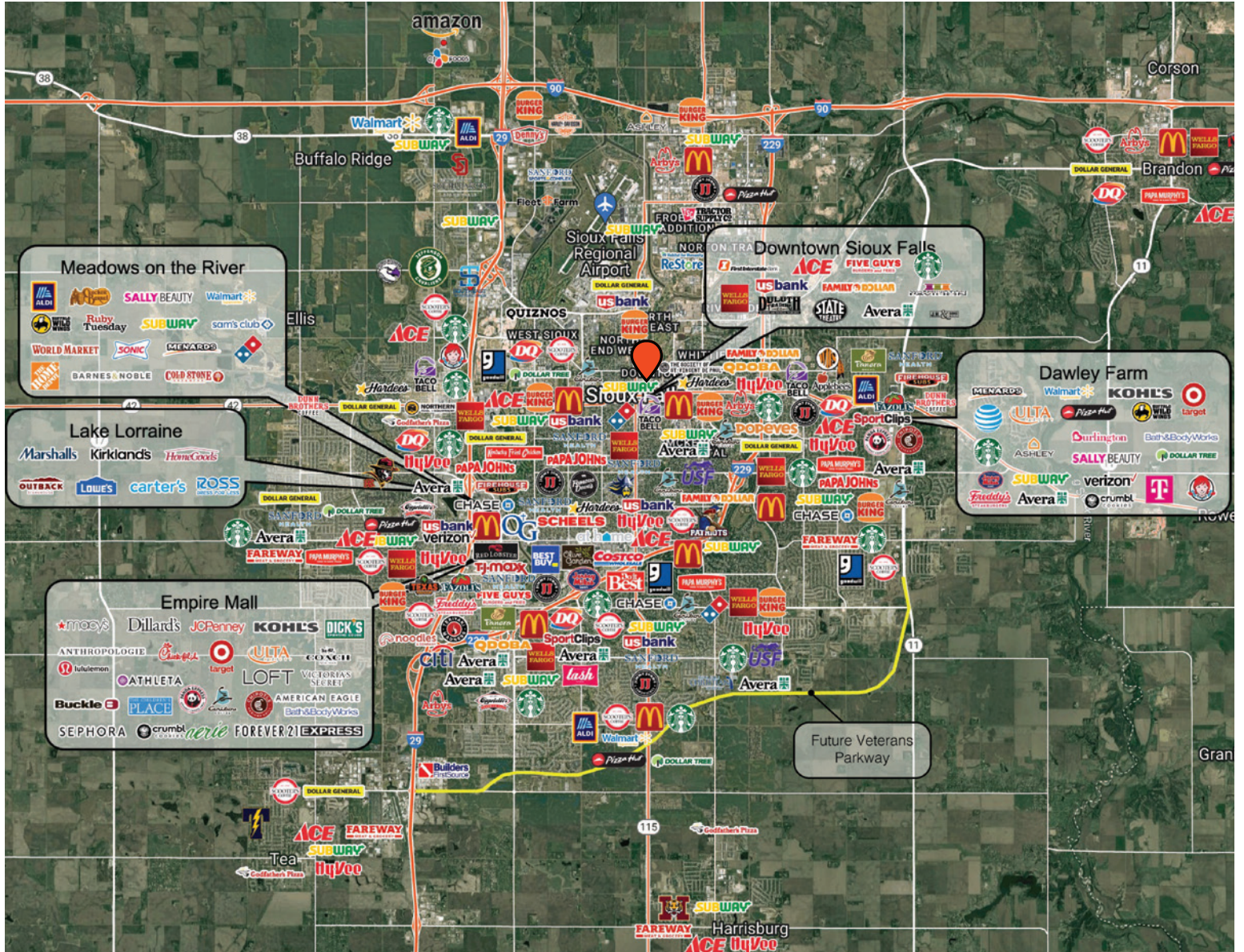


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## CITY MAP



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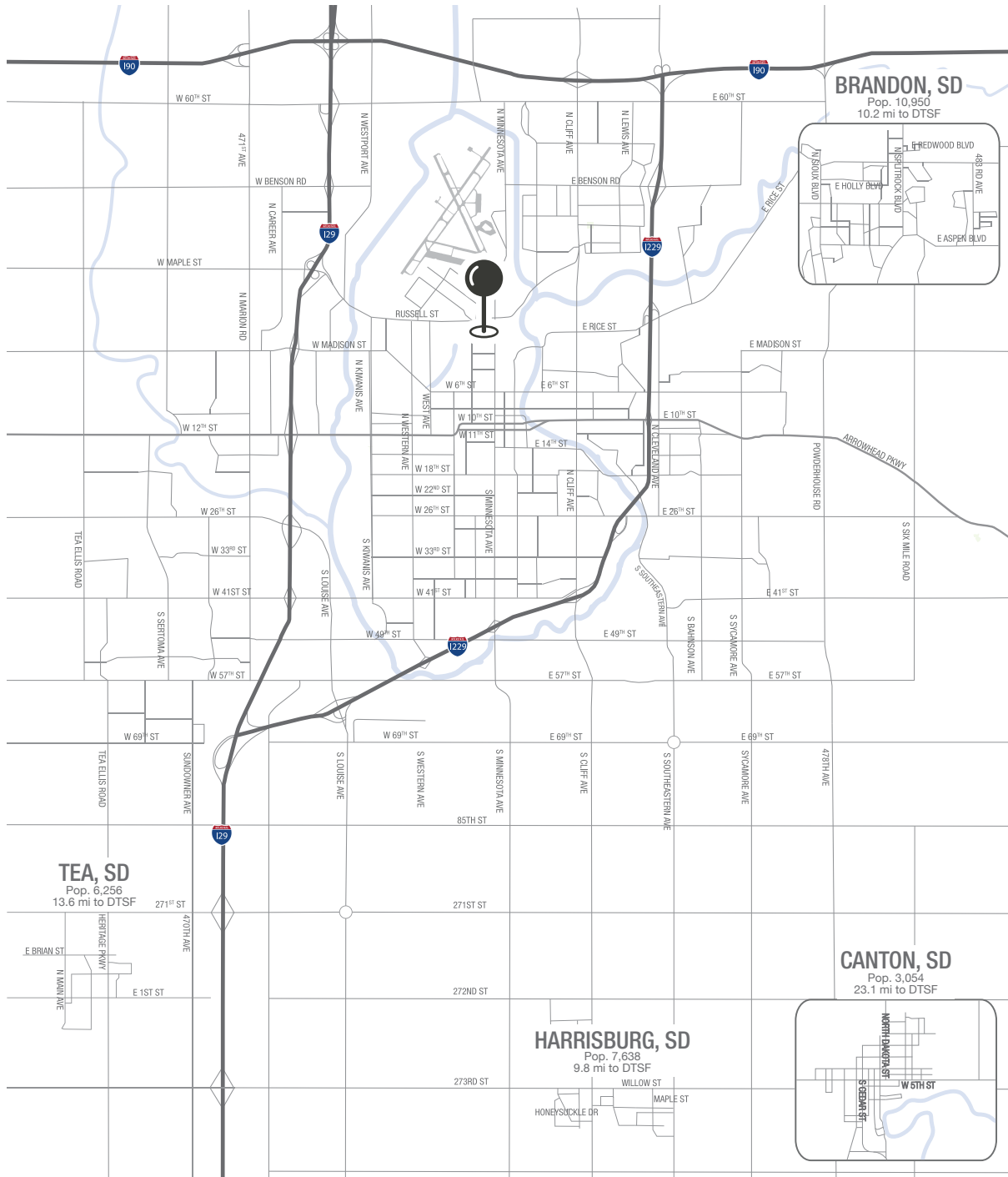


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## MSA MAP



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## SIoux FALLS DEMOGRAPHICS

### POPULATION PROJECTION

| Year | Sioux Falls | MSA     |
|------|-------------|---------|
| 2023 | 213,891     | 304,555 |
| 2028 | 219,756     | 312,586 |

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.

### FAST FACTS



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



**Best City for Young Professionals**  
*(SmartAsset 2023)*

**2.1%**

**Minnehaha Unemployment Rate**  
*(January 2024)*



**#3 Hottest Job Market**  
*(ZipRecruiter 2023)*

**1.19M**

**# of Visitors to Sioux Falls in 2022**



**Third City in Economic Strength**  
*(Policom 2023)*



**No Corporate Income Tax**



**Top Eight Happiest Cities in America**  
*(WalletHub 2023)*

### TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505