



# THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 150



701 N Phillips Ave, Suite 150,  
Sioux Falls, SD 57104



937 SF +/-



\$18.50 / 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

- Open floor plan, perfect for your retail or office space concept
- The Cascade at Falls Park offers a unique opportunity for your business to reach large audiences including residents, community members and tourists
- One of downtown's newest retail strips with 197 built-in lofts above the commercial space, allowing tenants immediate access to a customer base
- Ample parking for commercial uses with 22 surface spaces, and 55 on-street parking spaces surrounding the Cascade
- Suite is located between Uptown Wellness Academy and Suite 145 (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
- Suite 145 & Suite 150 may be combined - contact Broker
- Available now

**RAQUEL BLOUNT, SIOR**

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## 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.
937 SF	\$18.50/SF NNN	\$8.63/SF	\$27.13/SF	\$25,420.81	\$2,118.40

## 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 by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	City of Sioux Falls	No	Yes
Water & 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 by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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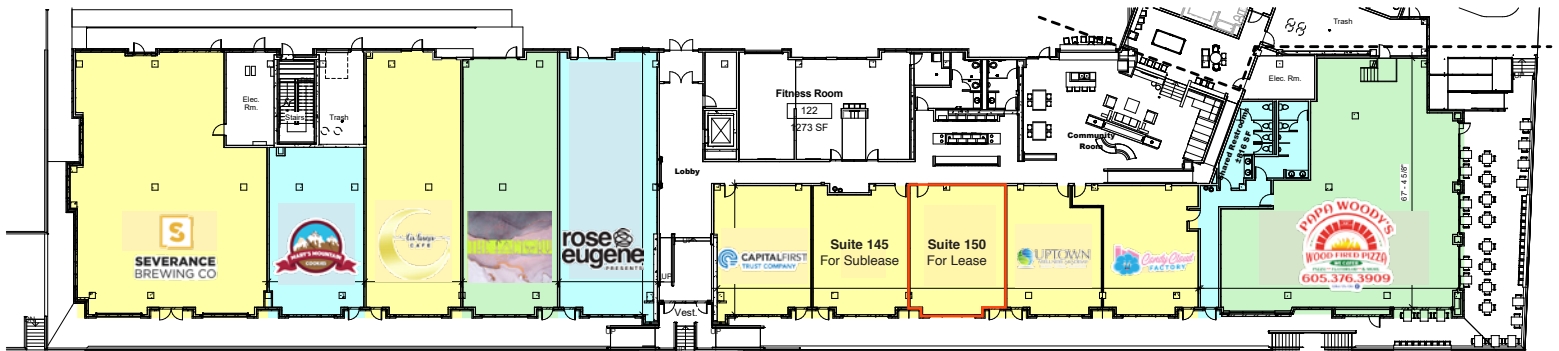
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## FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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## AREA MAP



**Phillips Ave Lofts**  
86 Units

**Sioux Falls Center**  
44 Units

**Larson Square Lofts**  
20 Units, Office & Retail

**Tri-State Creamery**  
Office & Retail Suites

**Uptown Exchange Lofts**  
37 Units & Retail

**The Steel District**  
150 Units

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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.



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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><i>Candy Cloud Factory</i><br><i>La Luna Cafe</i><br><i>Layered Elements</i><br><i>Severance Brewing Co.</i> | 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><i>Woodgrain Brewing Co.</i><br><i>Agua Fresh</i> | 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 &<br>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><i>Bella Rosa Floral</i><br><i>Boki European Street Food</i>  | 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.   |   |

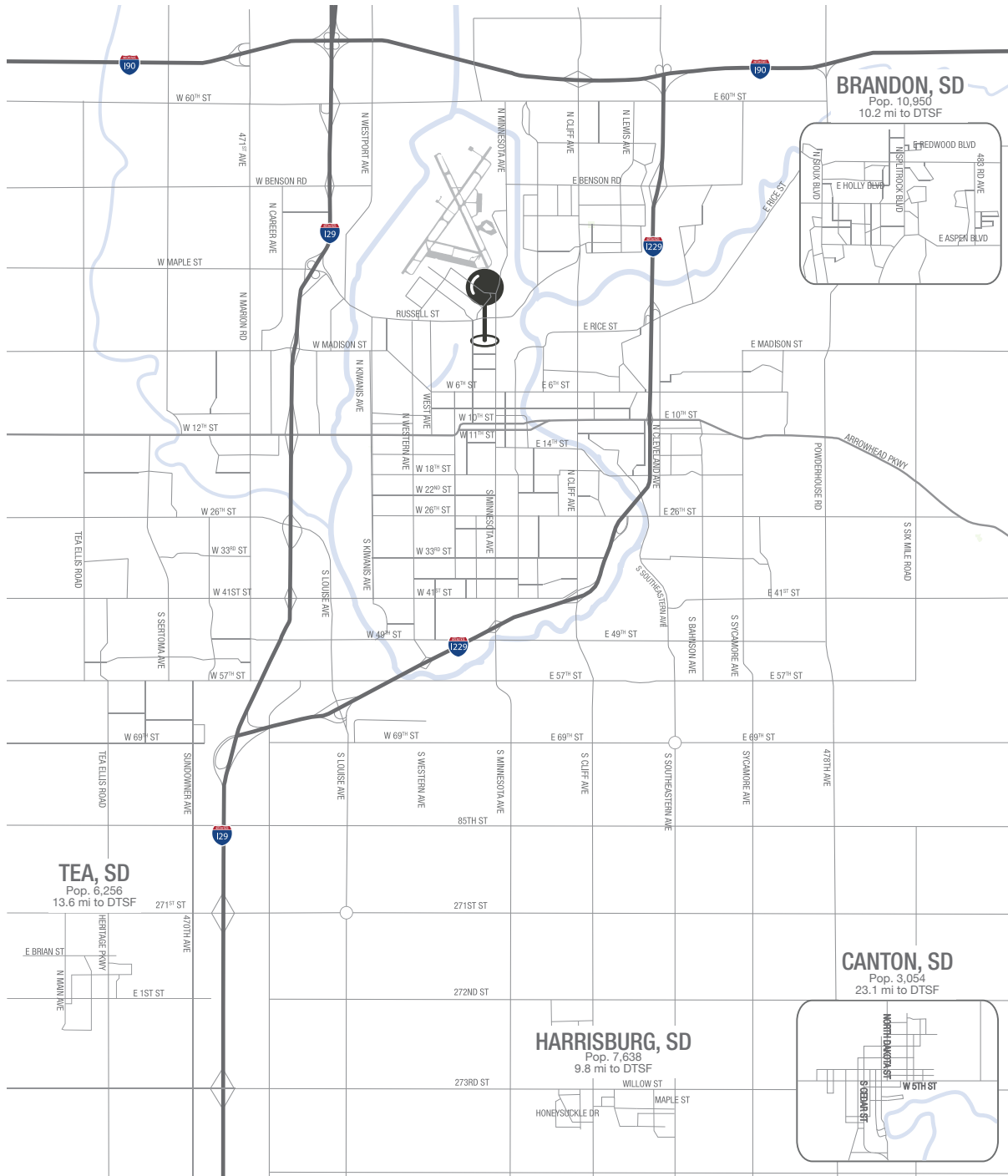
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## MSA MAP



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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