



# ROCK ISLAND SUITE 140

OFFICE SPACE FOR LEASE



300 N Phillips Ave, Suite 140,  
Sioux Falls, SD 57104



1,524 SF +/-



\$15.00 / SF NNN  
Estimated NNN: \$9.25 / SF

## LOCATION

Located along on the corner of Phillips Avenue and 7th Street in downtown Sioux Falls. Near the Arc of Dreams, Levitt at the Falls, The Steel District, Cherapa Place and the future Jacobson Plaza.

## DESCRIPTION

- First level open floor plan with a break room and storage room
- Common area restrooms and multiple elevators
- Historic three story building built in 1890 with exposed brick, large windows, high ceilings, and a 496 SF attached deck
- Front and rear entrances
- One designated underground parking spaces and surface parking on-site
- Co-tenants include Better Business Bureau, South Dakota Urban Indian Health and more
- Available September 1, 2024
- Multiple amenities nearby, including boutiques, dining establishments, coffee shops, hotels, and services, along with destinations like The Orpheum, The Washington Pavilion, and Falls Park

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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. |
|----------|----------------|-----------|-------------------------|-------------------|--------------------|
| 1,524 SF | \$15.00/SF NNN | \$9.25/SF | \$24.25/SF              | \$36,957.00       | \$3,079.75         |

## 2024 ESTIMATED NNN INFORMATION

| NNN   | Paid By:                         | Cost (\$/SF)  |
|---|----------------------------------|---------------|
| Real Estate Taxes   | Paid by LL, Reimbursed by Tenant | \$2.73*       |
| Property Insurance  | Paid by LL, Reimbursed by Tenant | \$0.46*       |
| Common Area Maintenance   | Paid by LL, Reimbursed by Tenant | \$6.06*       |
| <b>Total</b>  | -                                | <b>\$9.25</b> |
| CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash |                                  |               |

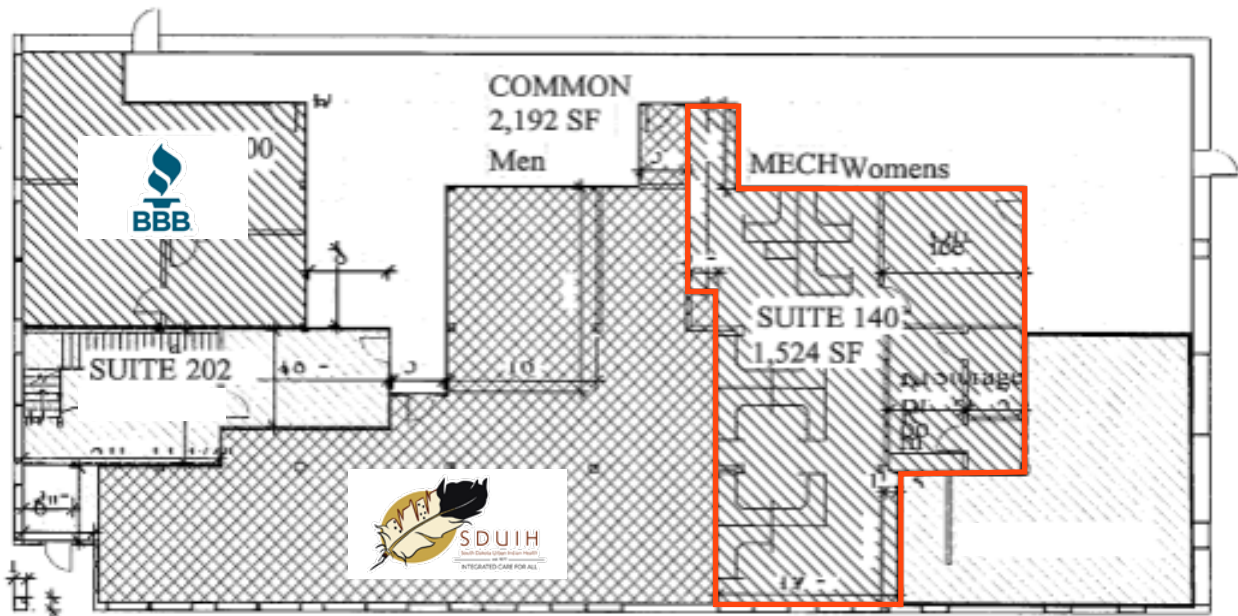
## UTILITY INFORMATION

| Utility              | Paid By                             | Provider                                   | Part of CAM | Separately Metered |
|----------------------|-------------------------------------|--|-------------|--------------------|
| Gas                  | Paid by Tenant through CAM          | Mid-American 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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# FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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# SITE MAP



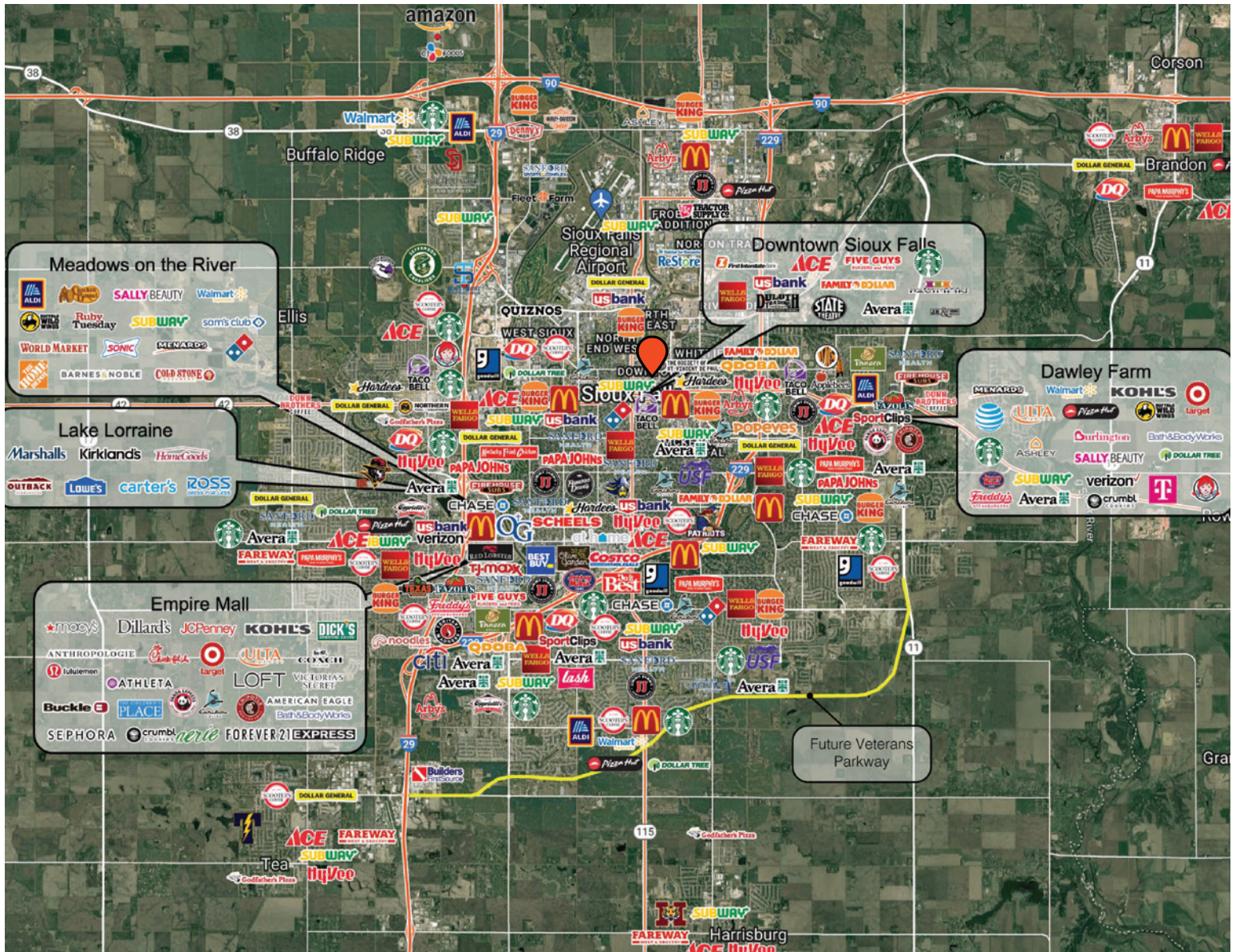
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## AREA MAP



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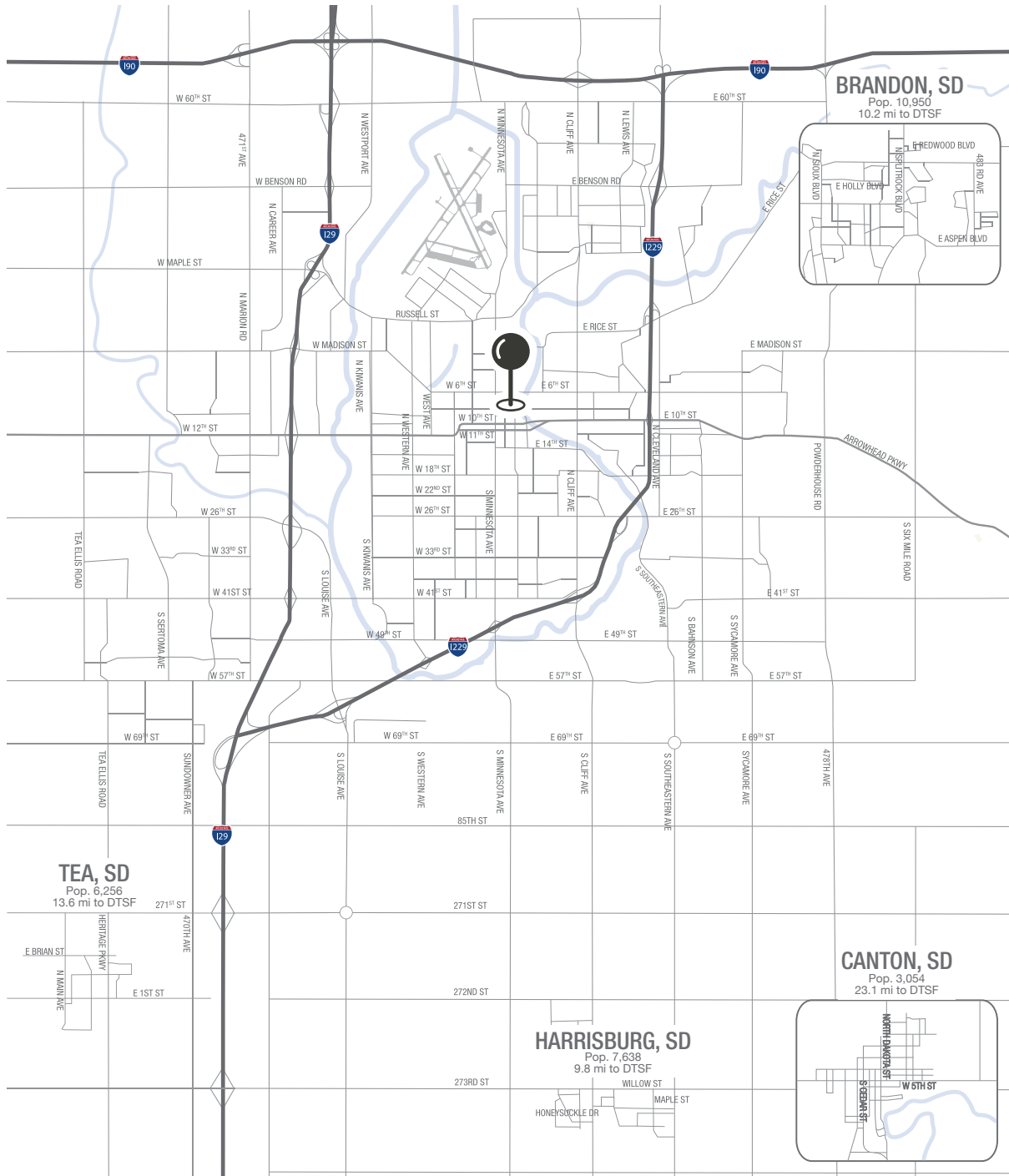
## CITY MAP



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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