



SHRIVER SQUARE

DOWNTOWN OFFICE SPACE FOR LEASE



230 S Phillips Ave, Suite 203,
Sioux Falls, SD 57104



345 SF +/-



\$600 / Month Gross

LOCATION

Located on the corner of 11th Street & Phillips Avenue in Downtown Sioux Falls. Shriver Square is part of Downtown Sioux Falls' rich history, built in 1918 and renovated in 2023, offering a touch of the past combined with modern design.

DESCRIPTION

- Shriver Square is a mixed-use building, anchored by retailers Pho Thai, Chase Bank and Chef Dominique's on the main level, office suites on the 2nd and 3rd floor, and newly remodeled loft style apartments on the 4th, 5th and 6th floors
- Suite 203 floor plan is an open office space with cabinets
- Common areas restrooms
- Shriver Square connects to Phillips Centre through a skywalk, home to Dacotah Bank and Woods, Fuller, Shultz & Smith, PC
- Multi-level parking garage directly east as well as metered street parking
- Downtown Sioux Falls, centered around the Big Sioux River, offers a vibrant mix of history, nightlife, shopping, dining and parks. Attractions like the Sculpture Walk, the Orpheum Theater, Washington Pavilion, the Arc of Dreams, and Levitt at the Falls offer something for everyone.

Professionally managed by:



RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

Size	Base Rent	Yearly Total Est.	Monthly Total Est.
345 SF	\$600 / Month Gross	\$7,200.00	\$600.00

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
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

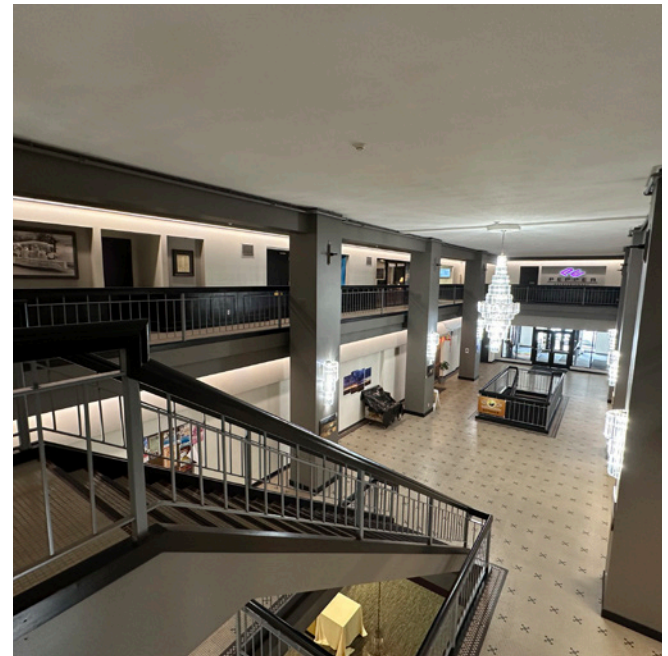
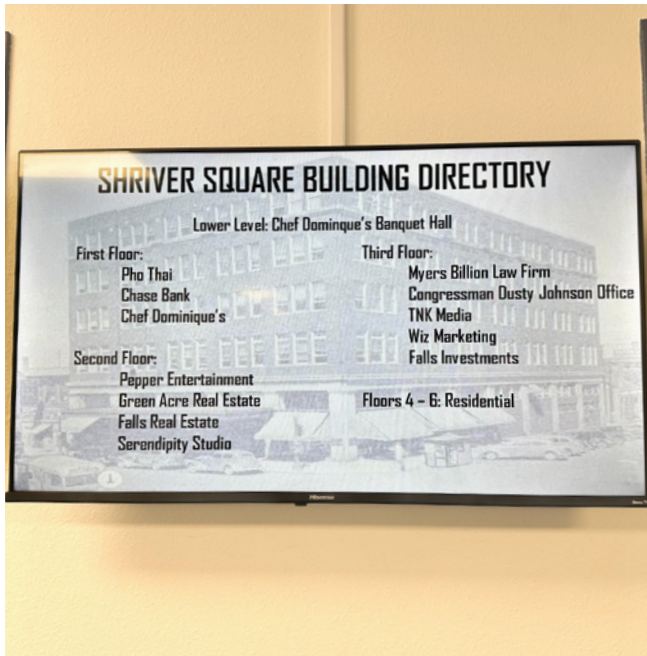
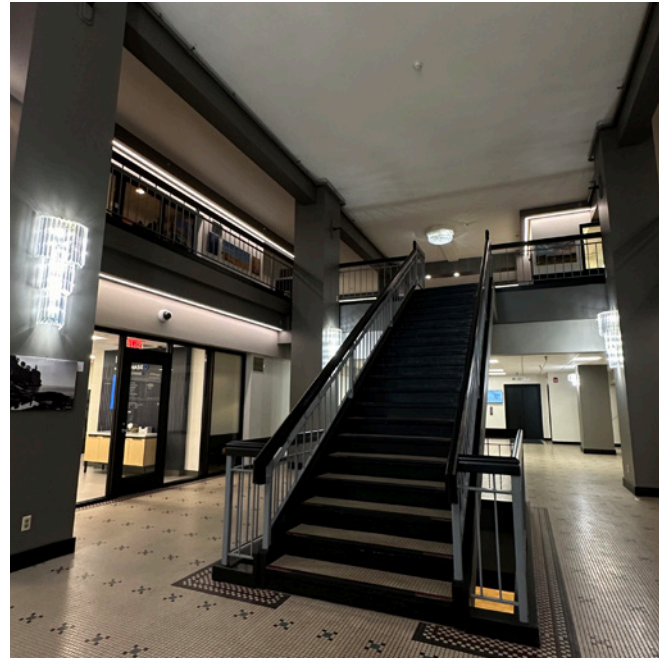
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INTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

COMMON AREA PHOTOS



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SHRIVER SQUARE

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SITE MAP



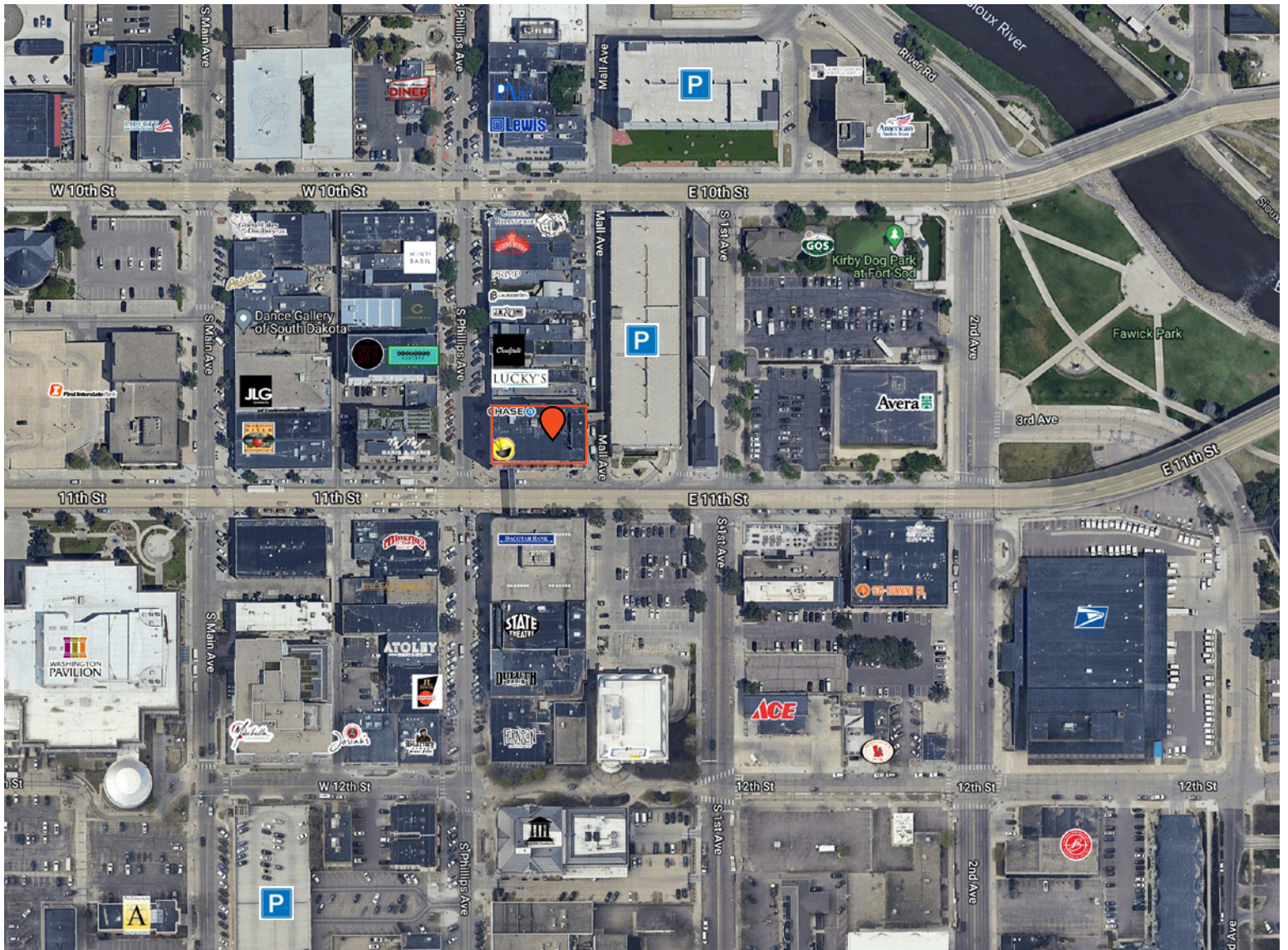
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AREA MAP



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DOWNTOWN MAP



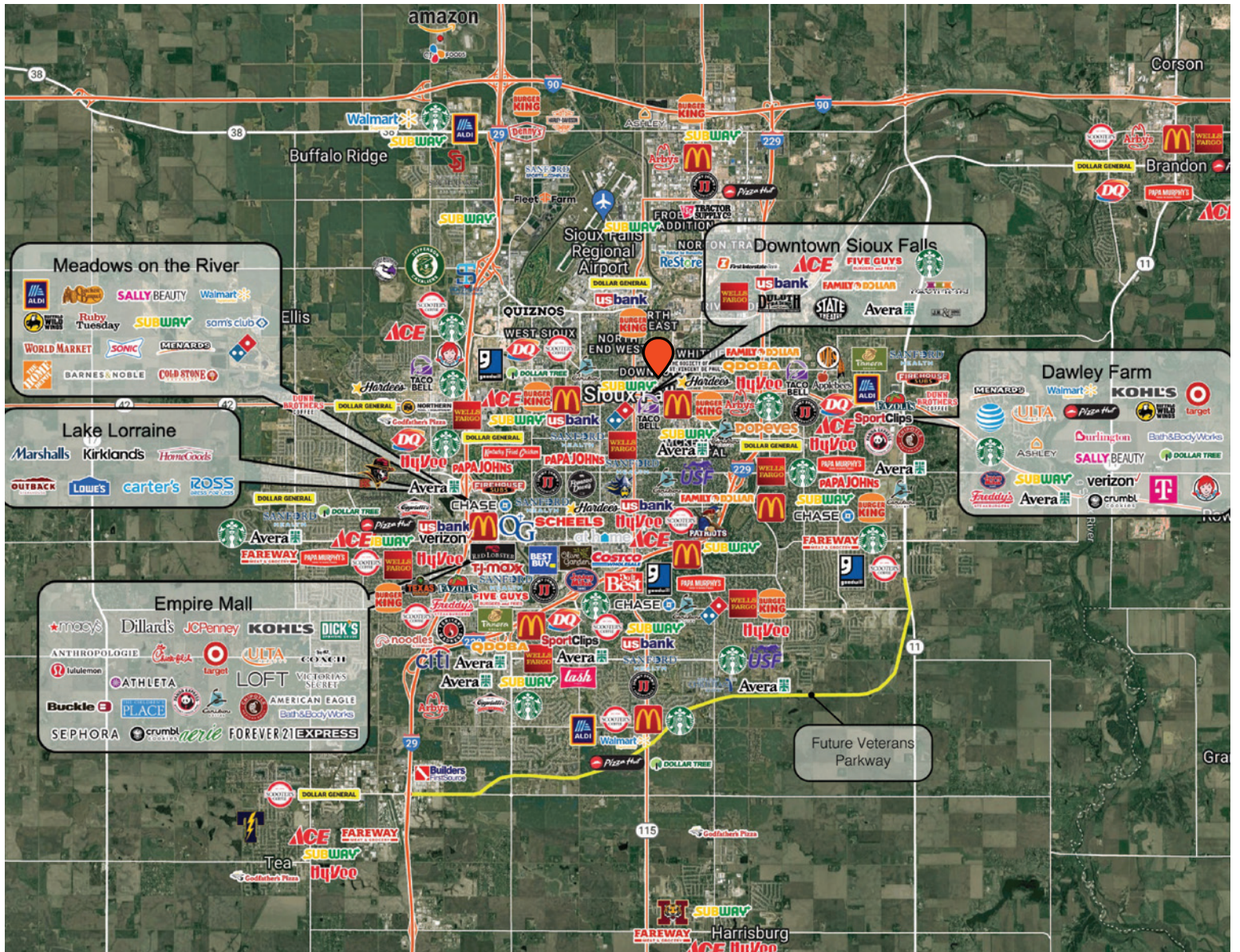
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CITY MAP



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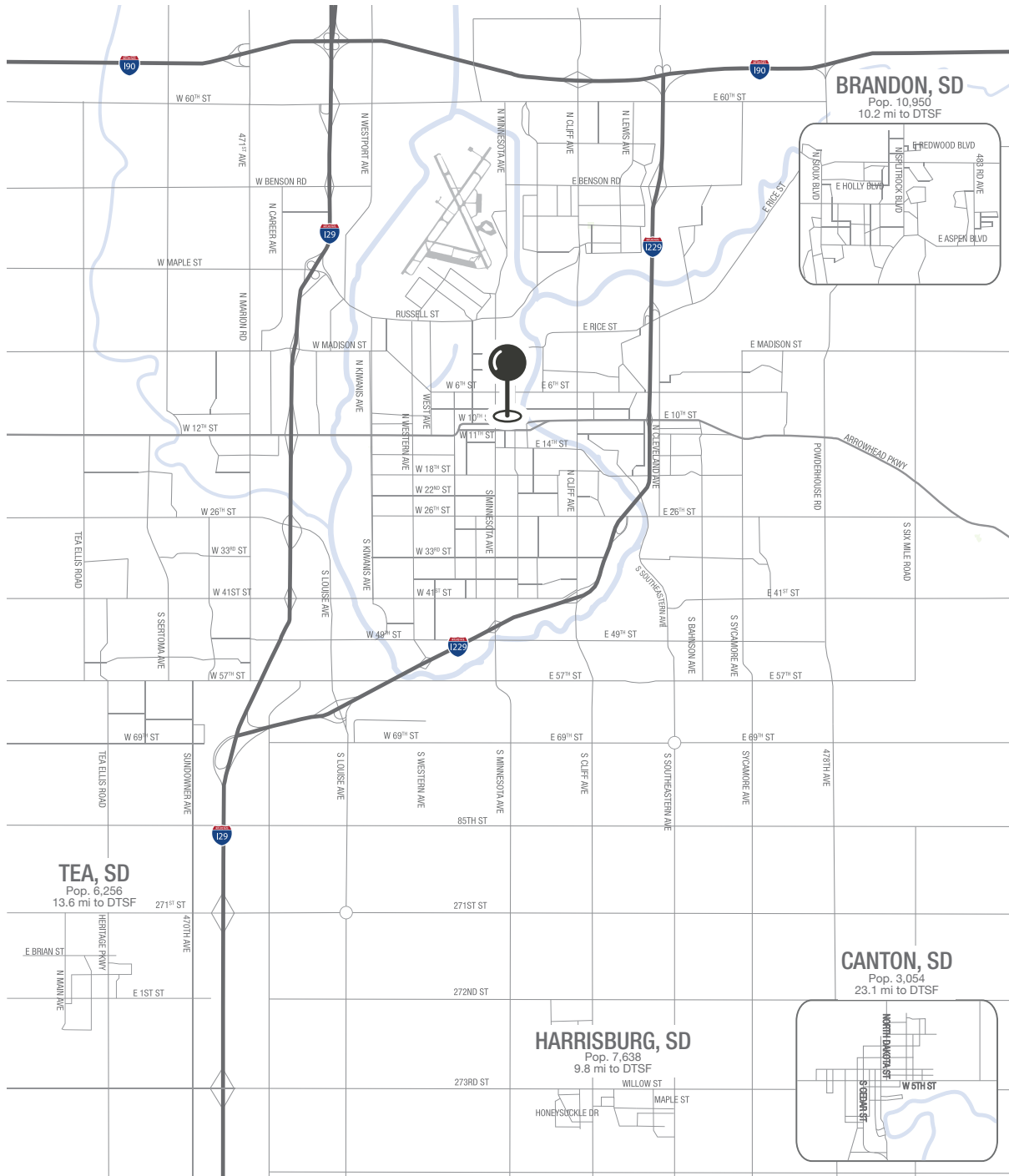
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
 Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SHRIVER SQUARE

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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