



THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



701 N Phillips Ave, Suite 135,
Sioux Falls, SD 57104



1,881 SF +/-



\$21.50 / SF NNN
Estimated NNN: \$8.63 / SF

LOCATION

Located on the corner of 2nd Street and Phillips Avenue, neighboring Falls Park West and Levitt at the Falls. Across the street from Jacobson Plaza, which will include an ice ribbon and all-inclusive playground, and splash pad, and The Steel District, which includes a Canopy by Hilton hotel/convention center, office building and parking ramp, and retail spaces.

DESCRIPTION

- Open floor plan with a show room, restrooms, a storage room, and a utility room with maintenance sink
- Floor to ceiling windows providing stunning natural lighting
- The Cascade is 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 The Factory and Capital First Trust Company. Other retail tenants include Papa Woody's, La Luna Cafe, Mary's Mountain Cookies, Severance Brewing Co., and Candy Cloud Factory
- Within walking distance to most of downtown's amenities, including dining, shopping, trails, coffee shops and more

RAQUEL BLOUNT, SIOR

605.728.9092 | raquel@lloydcompanies.com

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



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.
1,881 SF	\$21.50/SF NNN	\$8.63/SF	\$30.13/SF	\$56,674.53	\$4,722.88

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*
Total	-	\$8.63
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

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

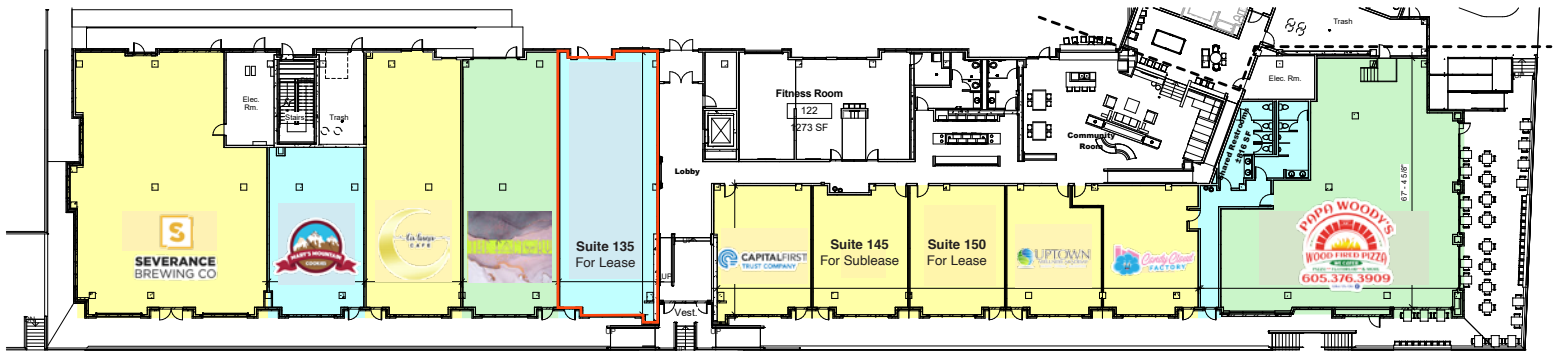
THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



FLOOR PLAN

Concept only; subject to change



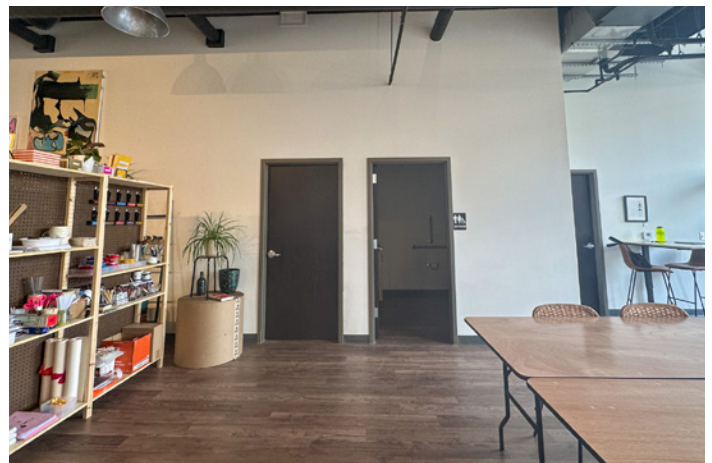
RAQUEL BLOUNT, SIOR | 605.728.9092 | raquel@lloydcompanies.com

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



INTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



EXTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



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

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



AREA OUTDOOR SPACES

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.



LEVITT AT THE FALLS



COURTYARD



JACOBSON PLAZA



RIVER GREENWAY

RAQUEL BLOUNT, SIOR | 605.728.9092 | raquel@lloydcompanies.com

AREA OUTDOOR SPACES

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.”



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



AREA DINING, RETAIL & DEVELOPMENTS

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------|------------------------|---------------------------------------|--------------------------|------------------------|-----------------|---|-----------------------------|---------------------|---------------------------|--|-----------------|---------------------------------------|--------------------|------------------|----------------|----------------------|----------------------------|---|----------------------------|---------------------|-------------------|-----------------|-----------------------|------------------|--|--|---------------------------|----------|--|---------------------------|----------------------|-------------------|---------------------------------------|-----------------------------|----------------------------|-----------------|-------------|--------------------------|-------------------------|-------------------|--------------|------------------------|----------------------|-------------------------|---|--------------------|--------------|--|---------------------|------------------|---|--|-------------------------------|------------------------------------|---|
| 1. The Cascade
Candy Cloud Factory
La Luna Cafe
Layered Elements
Severance Brewing Co.
The Root Cellar
The Bloom Room | 2. Phillips Avenue Lofts | 3. Larson Square Lofts | 4. Bread & Circus
Sandwich Kitchen | 5. Uptown Exchange Lofts | 6. Levitt at the Falls | 7. The Coliseum | 8. Sioux Falls Police
Department Law
Enforcement Center | 9. Minnehaha Court Services | 10. Luciano's North | 11. Old Courthouse Museum | 12. Jones421 Building
Bella Rosa Floral
Boki European Street Food
Intoxibakes | 13. Icon Lounge | 14. Sioux Falls Parks &
Recreation | 15. Wiley's Tavern | 16. 300 Building | 17. The Market | 18. Raven Industries | 19. Orpheum Theater Center | 20. Holiday Inn Downtown Sioux
Falls | 21. River Tower Apartments | 22. Commerce Center | 23. Equity Square | 24. Wells Fargo | 25. Hotel on Phillips | 26. The Treasury | 27. The Plaza
Woodgrain Brewing Co.
Agua Fresh | 28. First National Bank
Sioux Falls | 29. Phillips Avenue Diner | 30. PAVE | 31. Coffea Roasterie &
Espresso Bar | 32. Mint & Basil Boutique | 33. Zandbroz Variety | 34. Carpenter Bar | 35. Vishnu Bunny Tattoo
& 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,
Grill & Pub | 48. JLG Architects | 49. Parker's | 50. Escape 605 Axe
Throwing &
Escape Rooms | 51. YMCA Apartments | 52. Century Link | 53. Mahlander's Appliance
& Lighting | 54. Siouxland Libraries- Down-
town | 55. Cathedral of Saint Joseph | 56. River Greenway
Improvements | 57. Future Site of The
Jacobson Plaza at
Falls Park |
|---|--------------------------|------------------------|---------------------------------------|--------------------------|------------------------|-----------------|---|-----------------------------|---------------------|---------------------------|--|-----------------|---------------------------------------|--------------------|------------------|----------------|----------------------|----------------------------|---|----------------------------|---------------------|-------------------|-----------------|-----------------------|------------------|--|--|---------------------------|----------|--|---------------------------|----------------------|-------------------|---------------------------------------|-----------------------------|----------------------------|-----------------|-------------|--------------------------|-------------------------|-------------------|--------------|------------------------|----------------------|-------------------------|---|--------------------|--------------|--|---------------------|------------------|---|--|-------------------------------|------------------------------------|---|

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

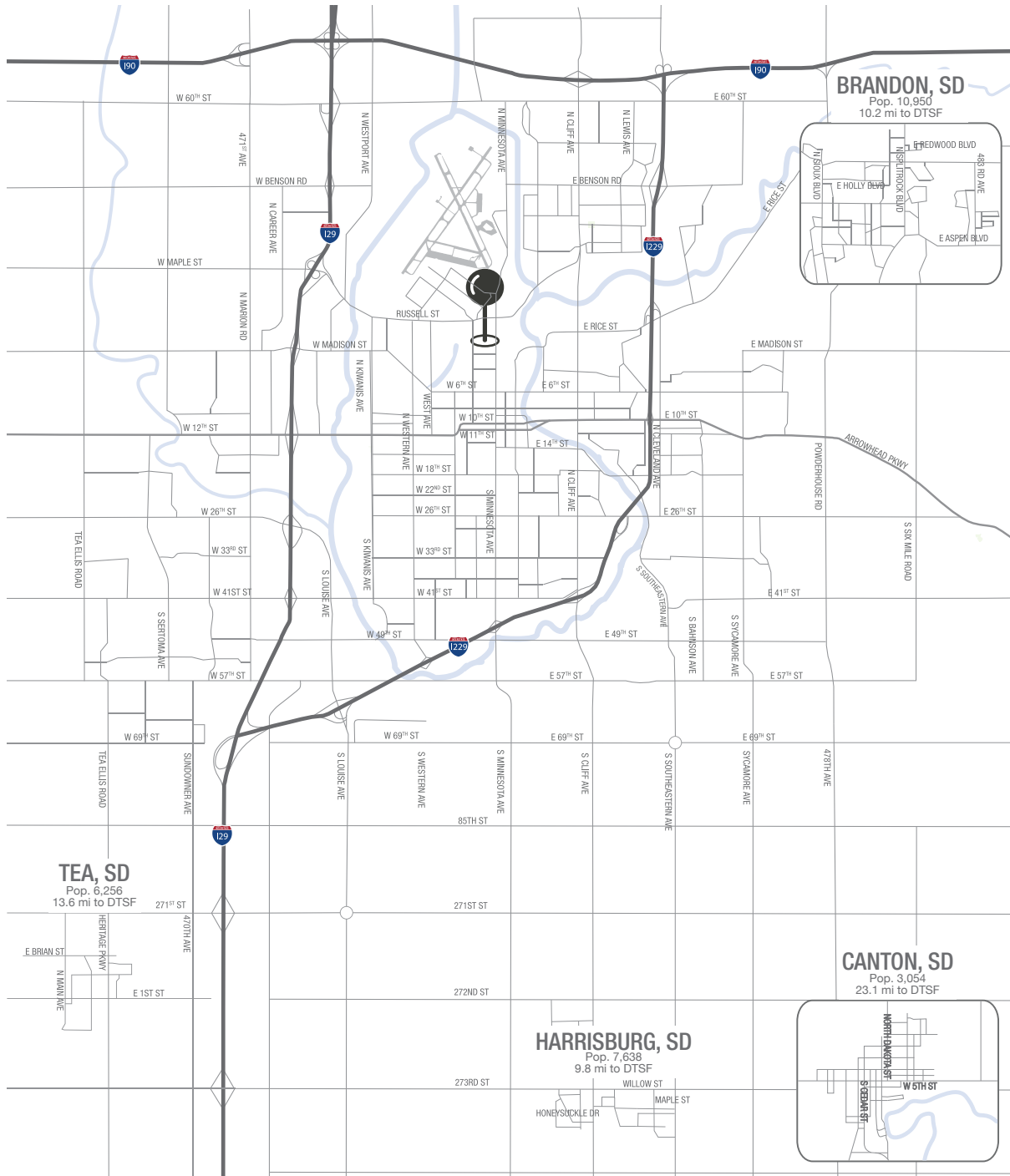
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



MSA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



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