



# ROCK ISLAND SUITE 120

OFFICE SPACE FOR LEASE



300 N Phillips Ave, Suite 120,  
Sioux Falls, SD 57104



First Floor: 2,140 RSF +/-  
Lower Level: 896 RSF +/-  
Total: 3,036 RSF +/-



\$16.50 / RSF 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 office suite includes reception area, open area for cubicles, one private office, and kitchenette with an exclusive stairwell to conference room, small meeting room, and flex space
- Common area restrooms
- Historic three story building built in 1890 with exposed brick, large windows, high ceilings, and an attached deck
- Front and rear entrances with direct access off Phillips Avenue
- Two designated underground parking spaces and surface parking on-site
- Co-tenants include Better Business Bureau and more
- Available January 1, 2025
- Multiple amenities nearby, including boutiques, dining establishments, coffee shops, hotels, and services, along with destinations like The Orpheum, The Washington Pavilion, and Falls Park

**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.
3,036 SF	\$16.50/SF NNN	\$9.25/SF	\$25.75/SF	\$78,177.00	\$6,514.75

## 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

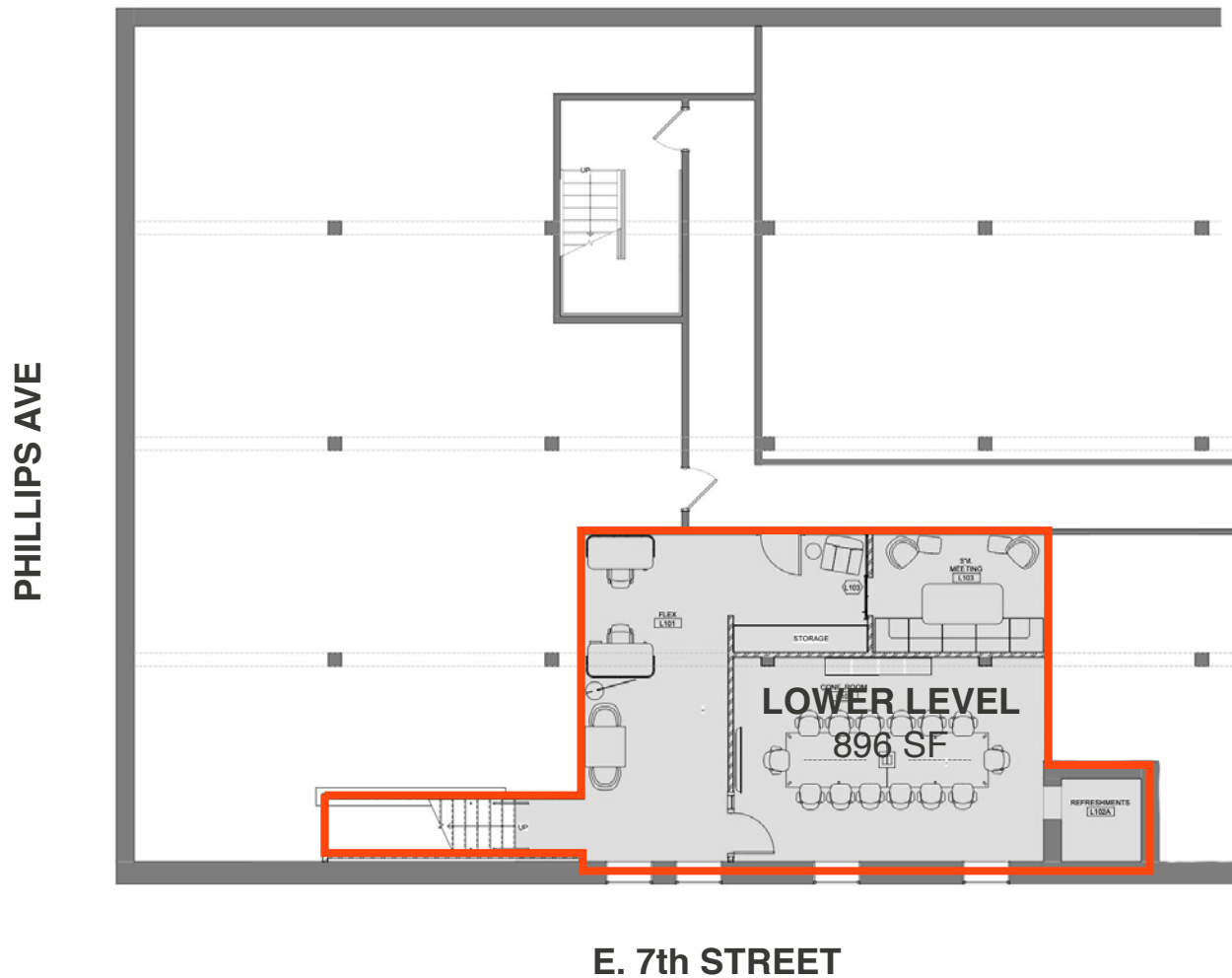
Concept only; subject to change



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## EXTERIOR PHOTOS



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# SITE MAP



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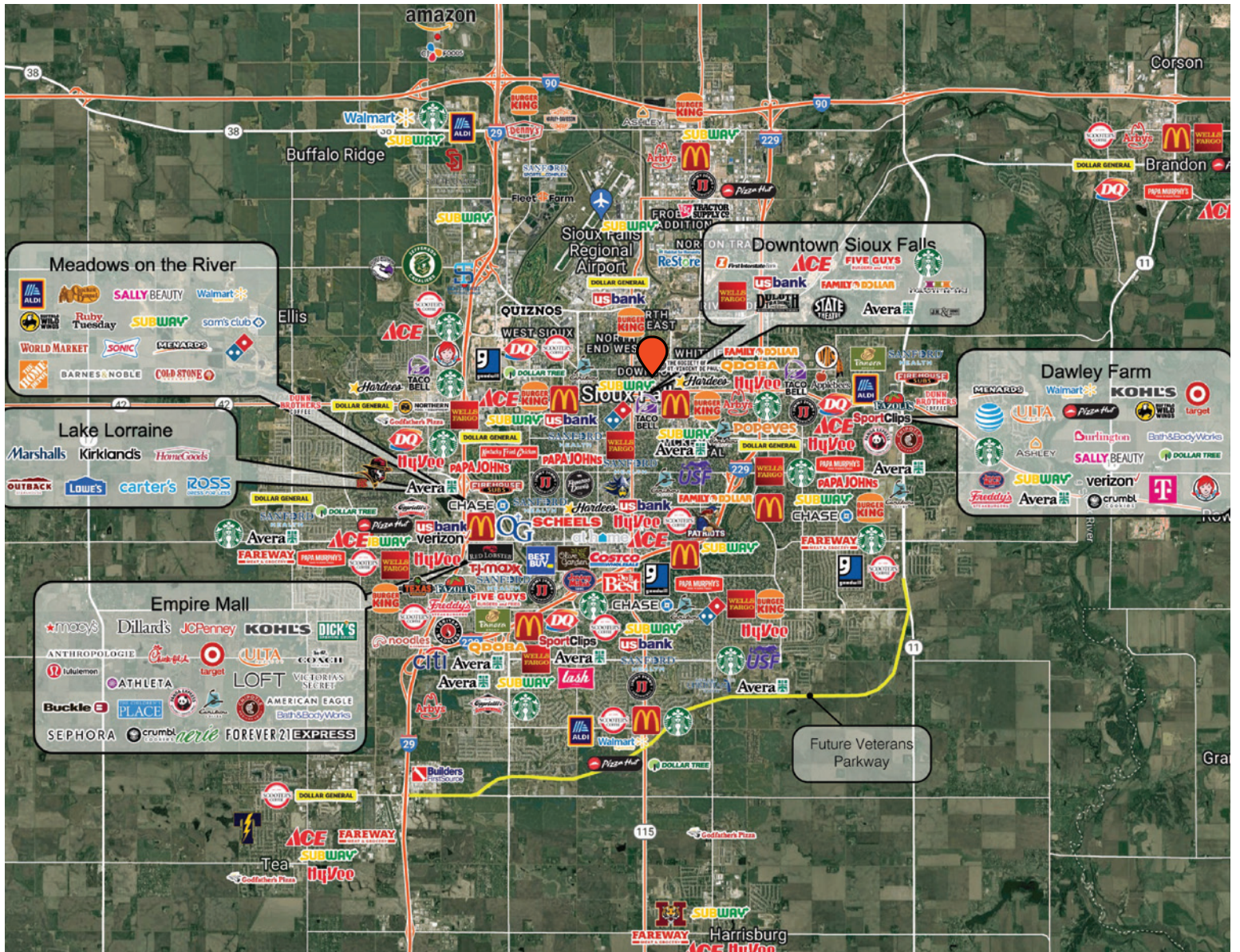
## AREA MAP



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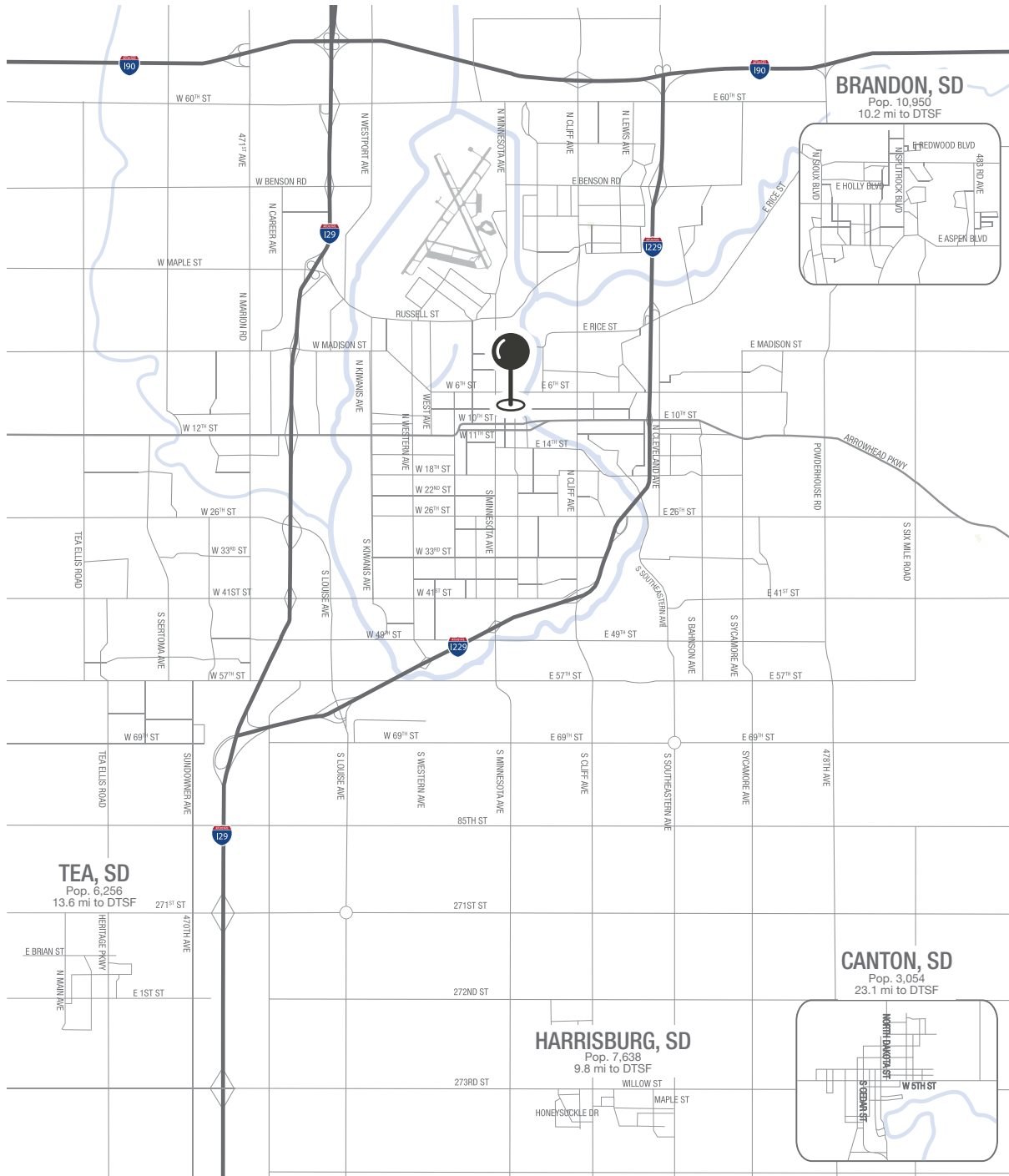
## CITY MAP



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# MSA MAP



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# SIoux FALLS DEMOGRAPHICS

## POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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