



COMMERCE CENTER

LOWER LEVEL OFFICE SPACE FOR SUBLEASE



200 N Phillips Ave, Suite L103,
Sioux Falls, SD 57104



612 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$9.71 / SF

LOCATION

Conveniently located in downtown Sioux Falls at the intersection of East 8th Street and North Phillips, near the Arc of Dreams sculpture. The Commerce Center is conveniently located near two large developments, The Steel District and Cherapa Place.

DESCRIPTION

- Lower level floor plan includes 3 potential offices and a reception/working area
- Common area lobby and restrooms
- Lower level floor plan enjoys direct access to the parking lot
- Parking is negotiable - contact Broker
- Available now
- Sublease through 5/31/2025
- Direct access to the Sioux Falls Bike Trail, a 19.13 mile recreational loop
- The Commerce Center is anchored by Greater Sioux Falls Area Chamber of Commerce, Sioux Falls Development Foundation, and Experience Sioux Falls
- 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 | 605.728.9092 | raquel@lloydcompanies.com

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.
612 SF	\$12.00/SF NNN	\$9.71/SF	\$21.71/SF	\$13,286.52	\$1,107.21

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.85*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.39*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$7.47*
Total	-	\$9.71

CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash

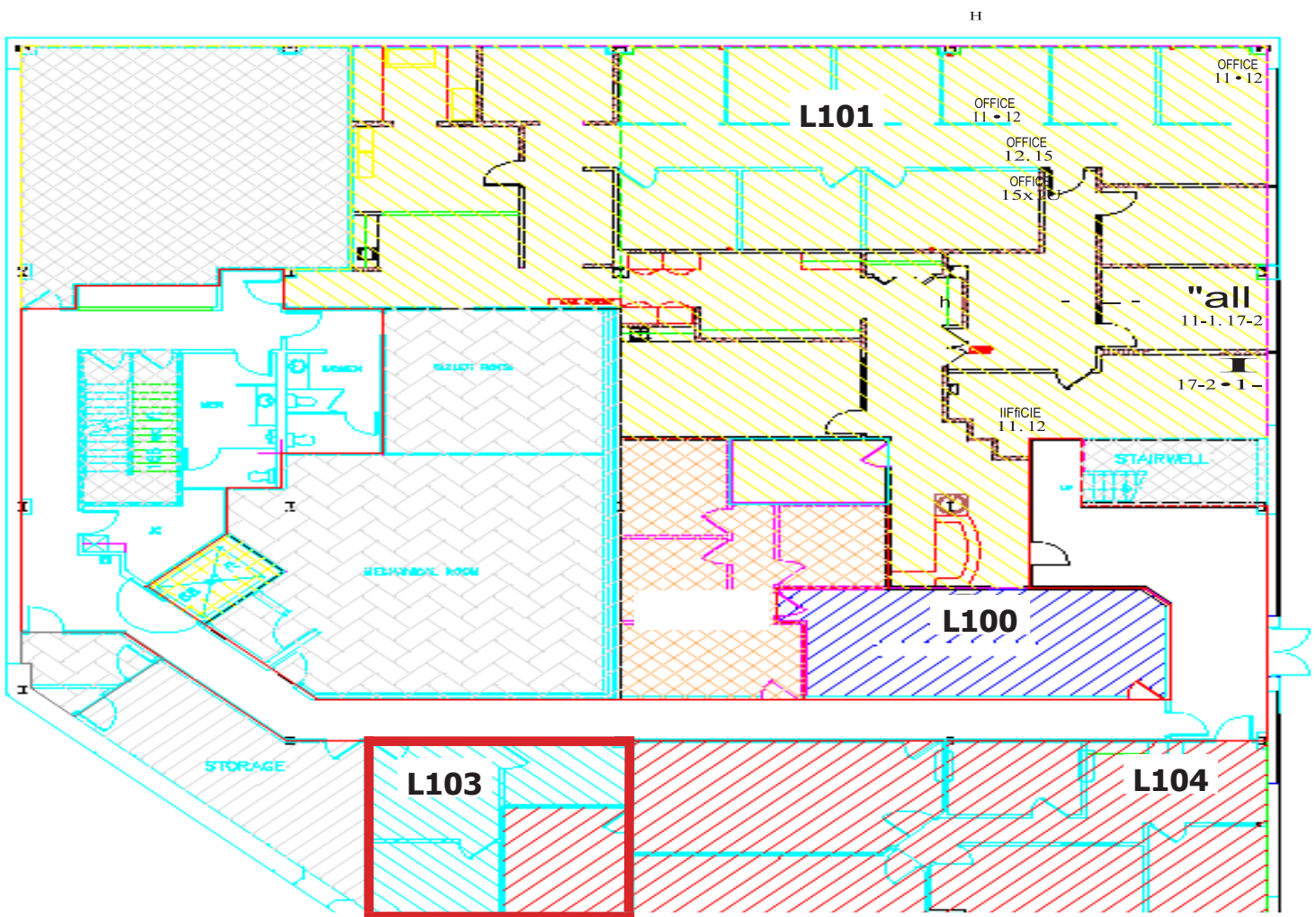
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Woodriver 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	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



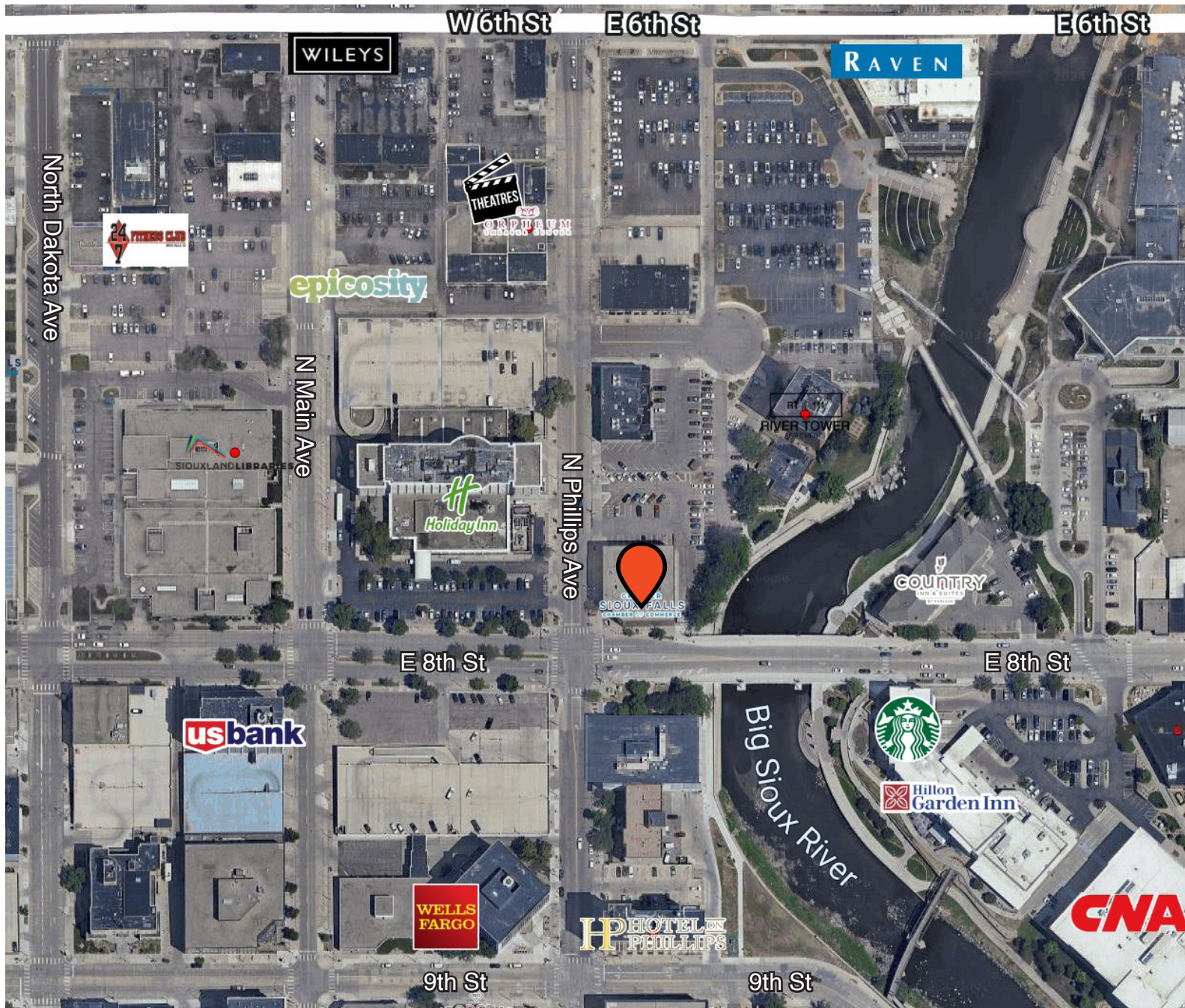
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SITE MAP



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AREA MAP



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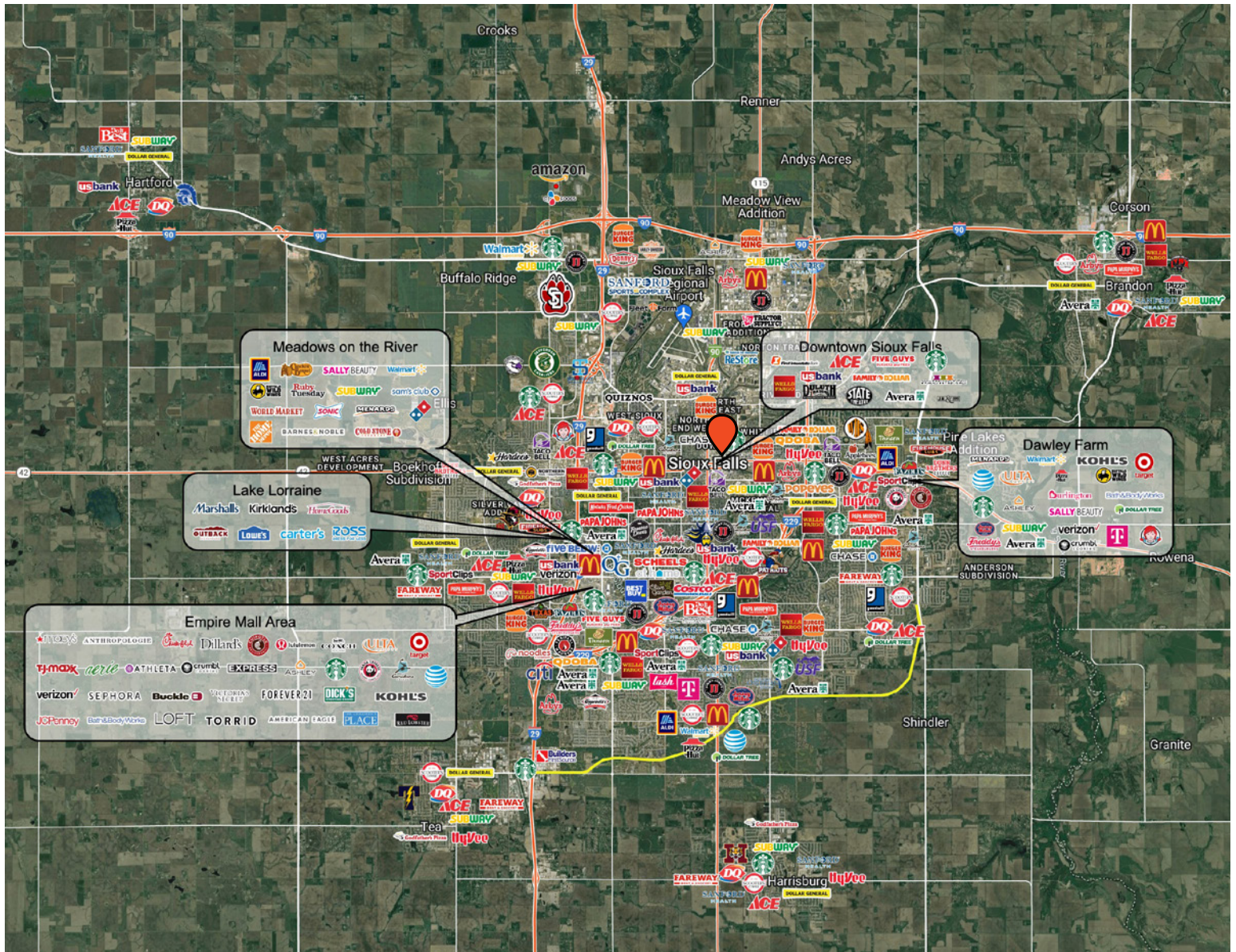
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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CITY MAP



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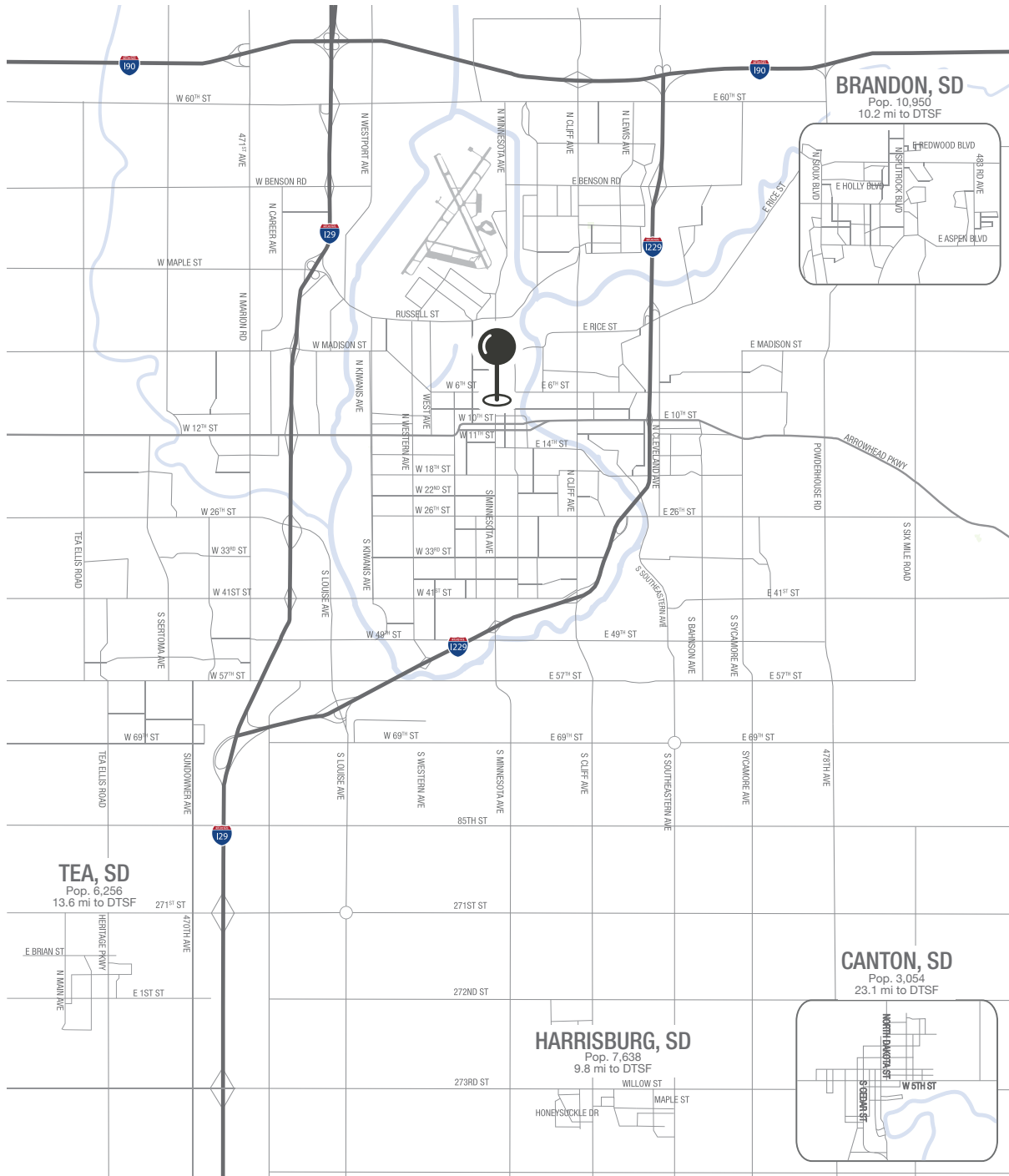
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MSA MAP



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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