



BEACH PAY | SUITE 240

DOWNTOWN OFFICE SPACE FOR LEASE



122 S. Phillips Ave, Suite 240,
Sioux Falls, SD 57104



790 SF +/-



\$18.50 / SF NNN
Est. NNN: \$6.00 / SF

LOCATION

Located near the corner of 10th Street & Phillips Avenue in Downtown Sioux Falls. Beach Pay offers access to high foot traffic and proximity to key retailers, dining options, coffee shops, and attractions.

DESCRIPTION

- Floor plan includes an open area and storage room
- Common area amenities include restrooms; renovated in 2020
- Available June 1st, 2025
- 3 story historic building, built in 1887
- Parking garage located directly behind the rear entrance, or metered parking along Phillips Avenue
- Co-tenants include The Hello Hi, Pizza Cheeks, Urban Archaeology, Bailey Keller Photo & Design, Cresten Capital Holdings, and more
- Nearby neighboring tenants include PAve, Lewis Drug, Phillips Avenue Diner, Agua Fresh, Coffea Roasterie, Oshima Sushi, and much more
- Downtown Sioux Falls attracted 6.7M visits in 2024
- 1 block from the Greenway Recreation Main Bike Trail, a 19.13 mile loop that runs along the Big Sioux River

Professionally managed by:



Envision More
www.cresten.com | 605.271.7893

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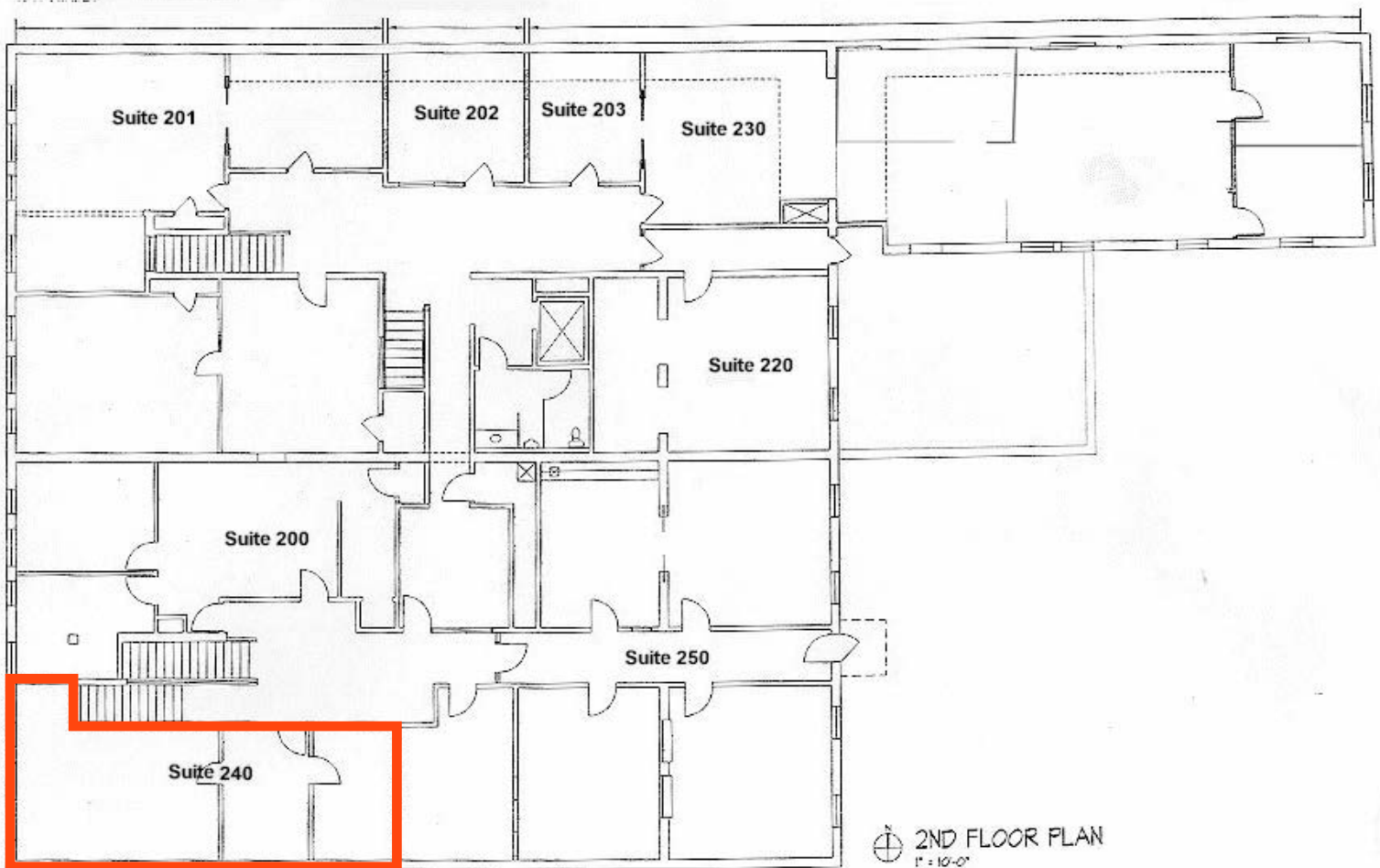
BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
790 SF +/-	\$18.50/SF NNN	\$6.00/SF	\$24.50/SF	\$19,355.00	\$1,612.92

FLOOR PLAN

Concept only; subject to change



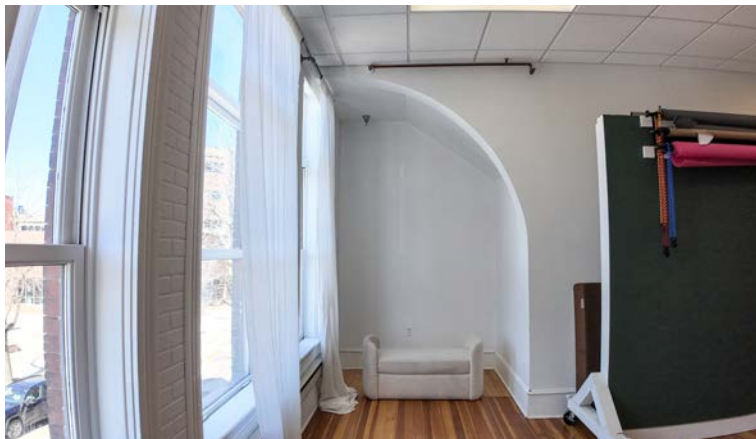
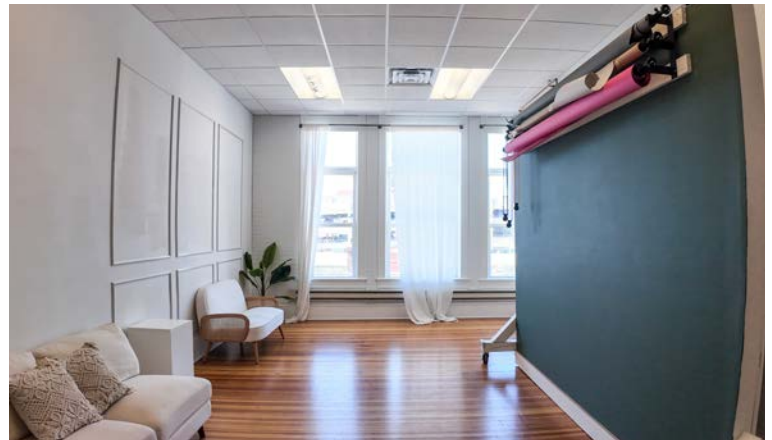
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



For more information on downtown
Sioux Falls parking, please see below.



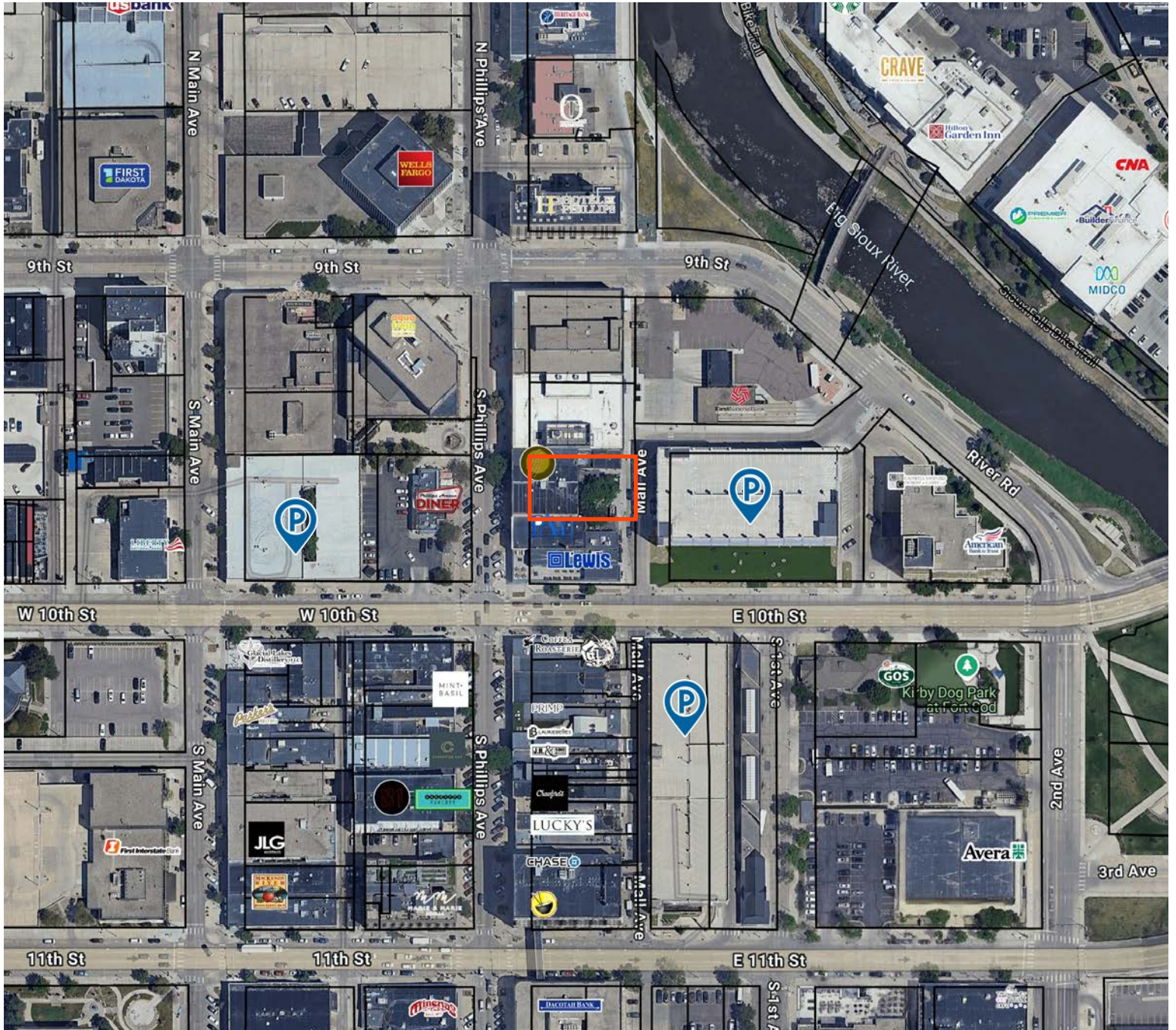
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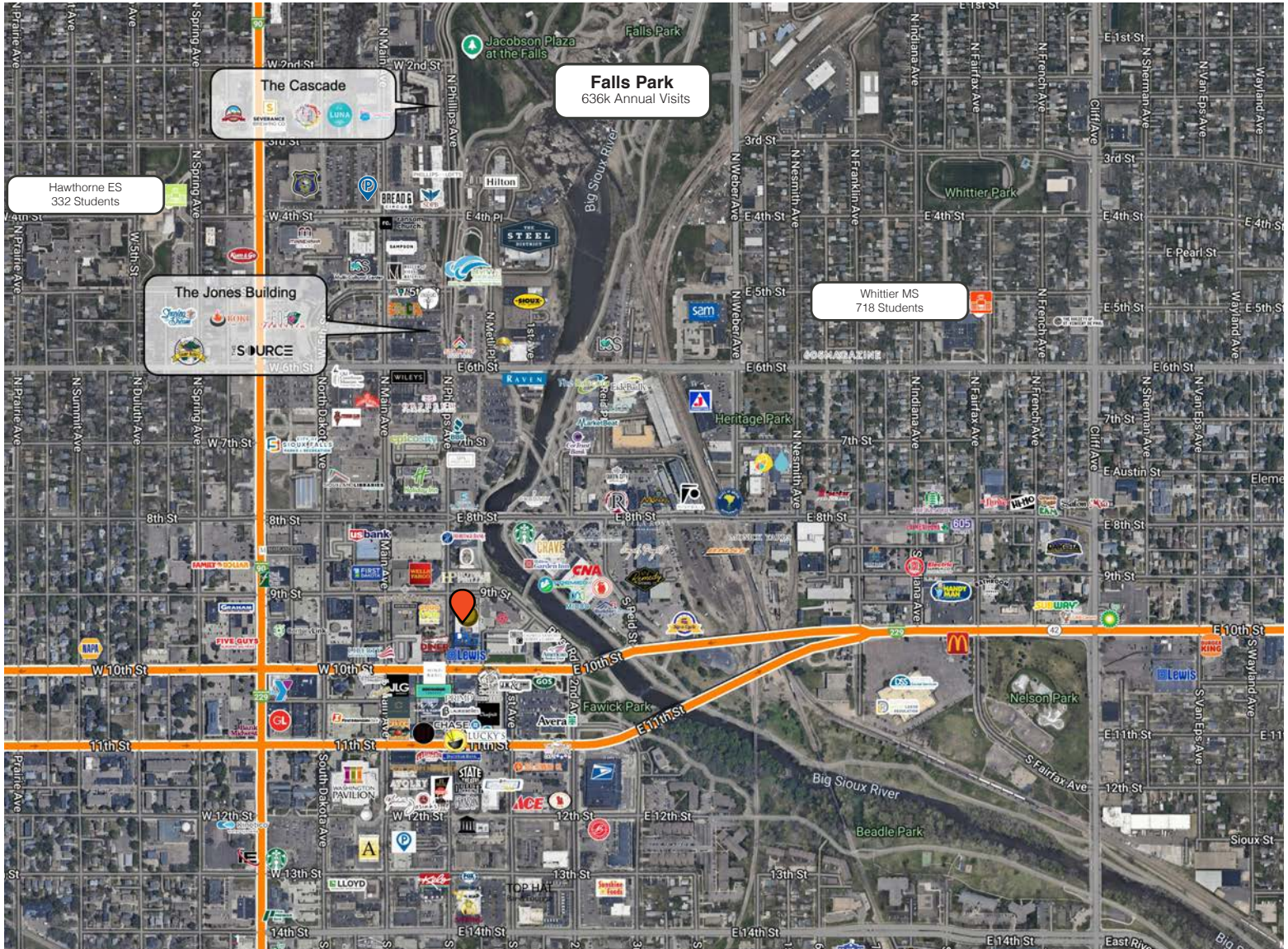


SITE MAP



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DOWNTOWN MAP



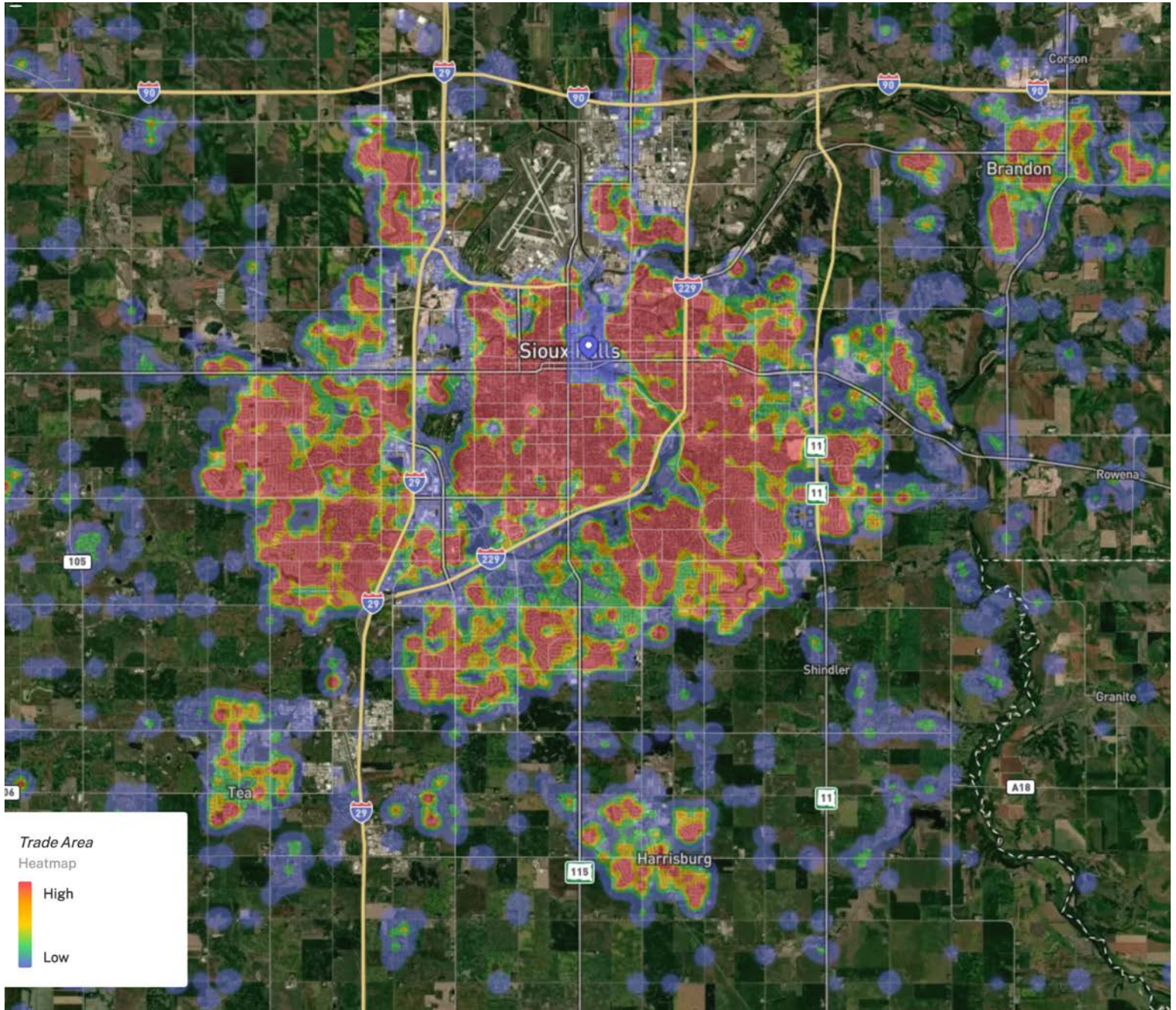
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DOWNTOWN VISITORS



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

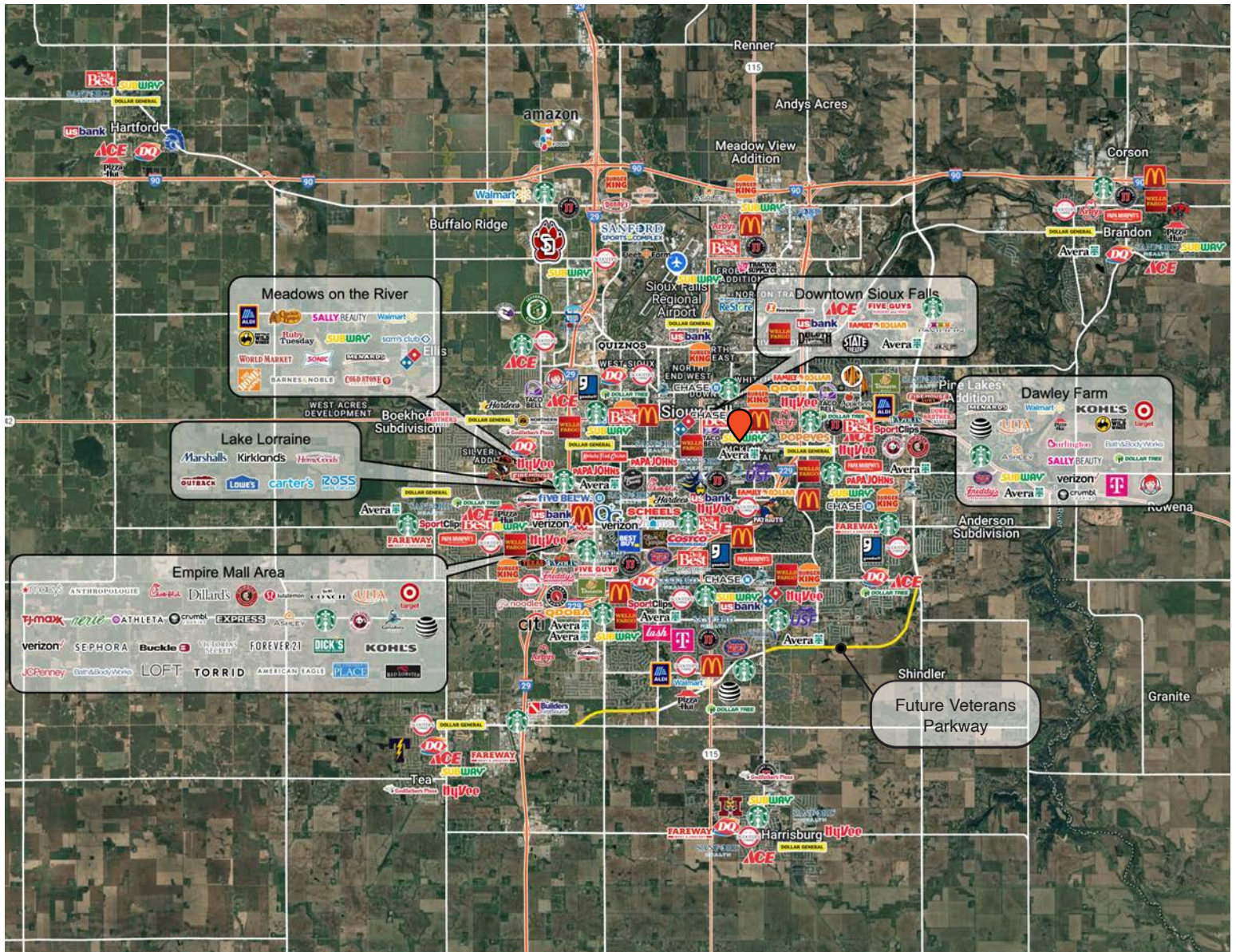
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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CITY MAP



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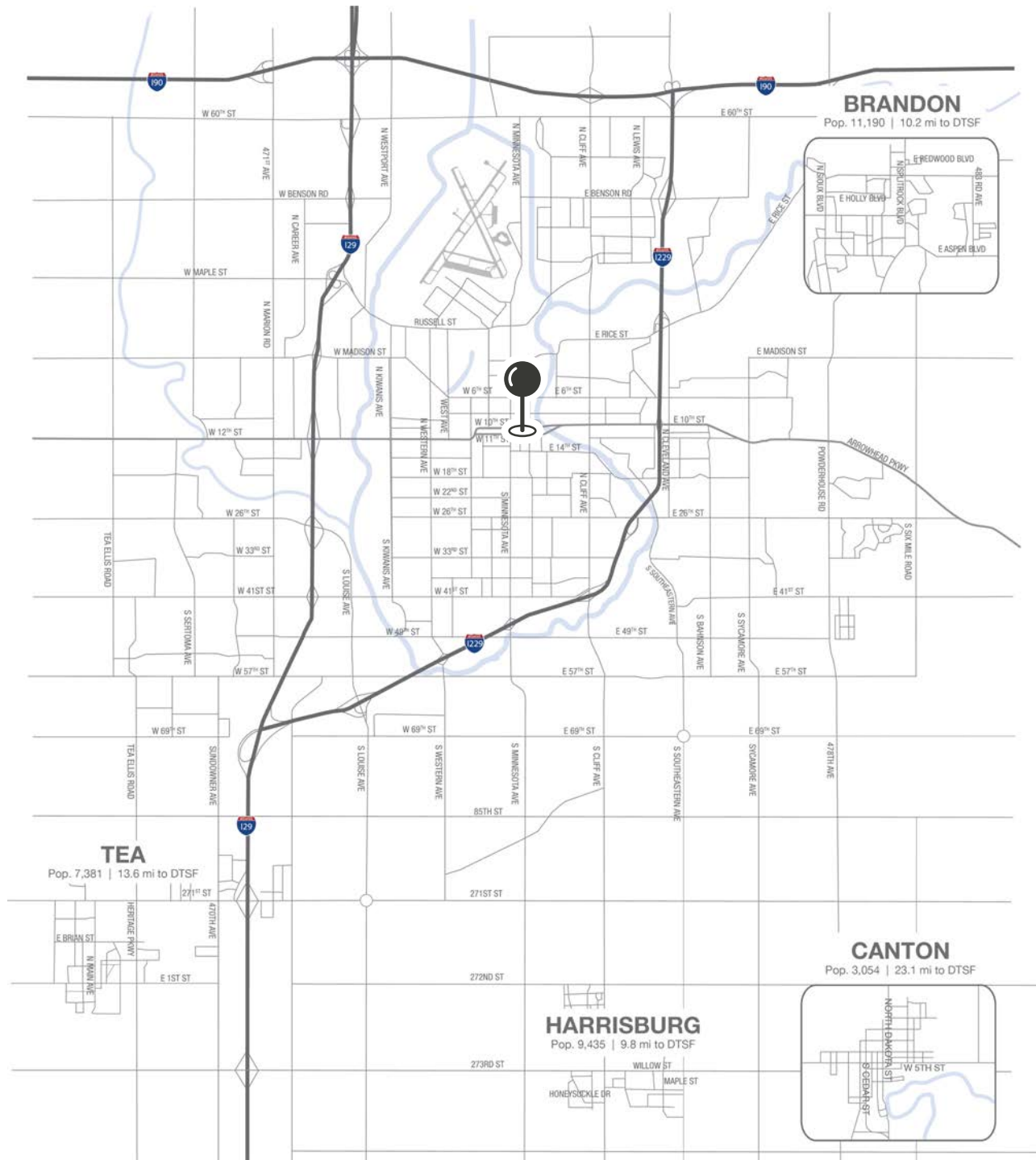
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*Source: The City of Sioux Falls

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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

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



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505

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