



# SHRIVER SQUARE

## DOWNTOWN OFFICE SPACE FOR LEASE



230 S Phillips Ave, Suite 309,  
Sioux Falls, SD 57104



480 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 309 floor plan offers 2 offices, 1 storage closet, and a waiting area
- 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](mailto:raquel@lloydcompanies.com)

## BUILDING COSTS

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

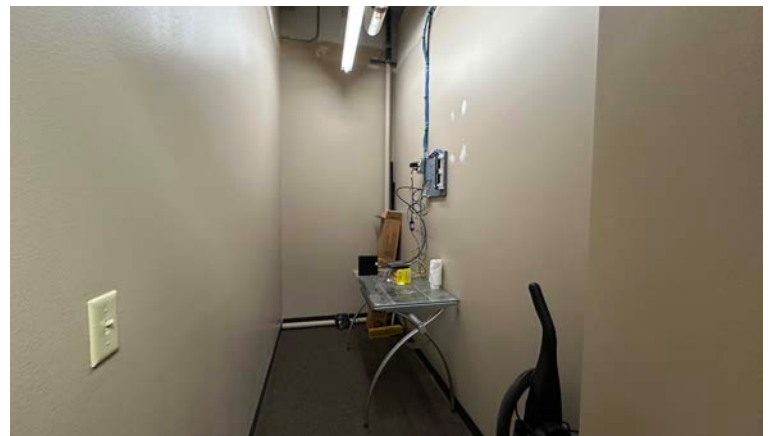
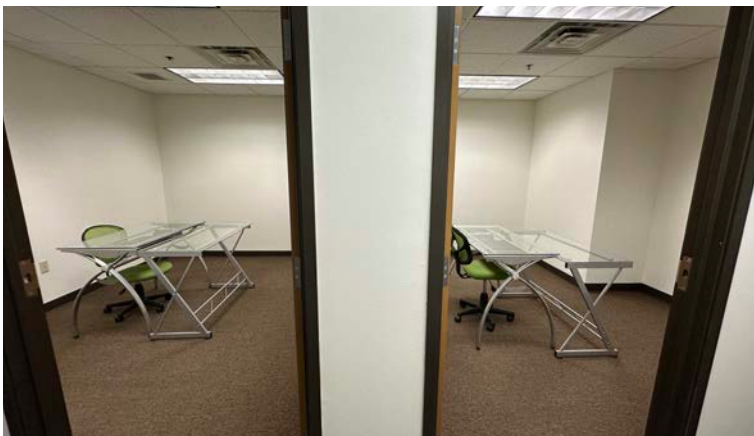
## UTILITY INFORMATION

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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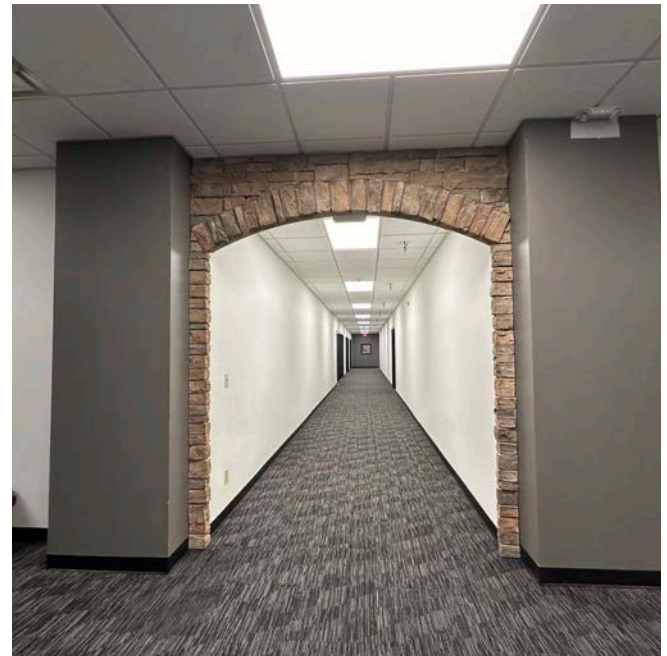
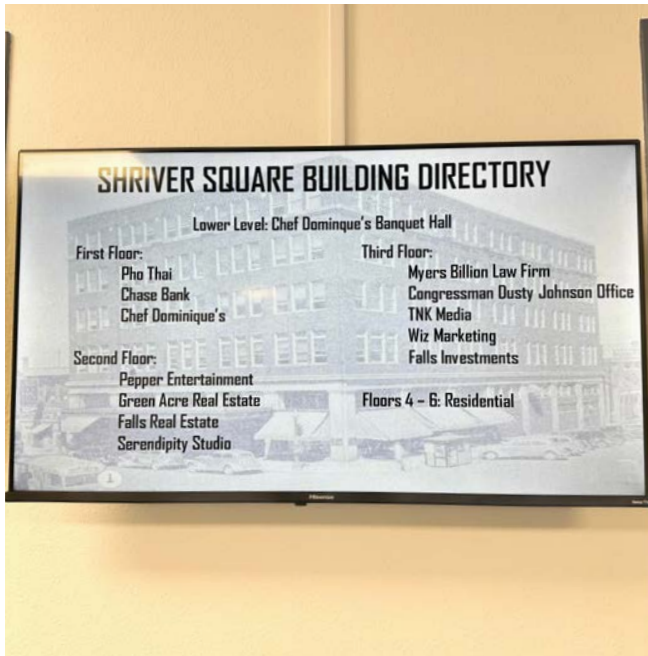
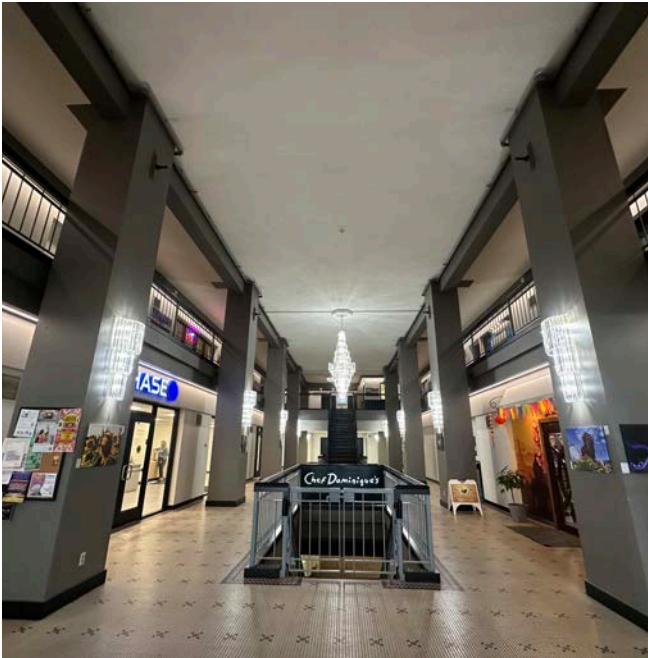


## INTERIOR PHOTOS



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

## COMMON AREA PHOTOS



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



## EXTERIOR PHOTOS



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



## SITE MAP



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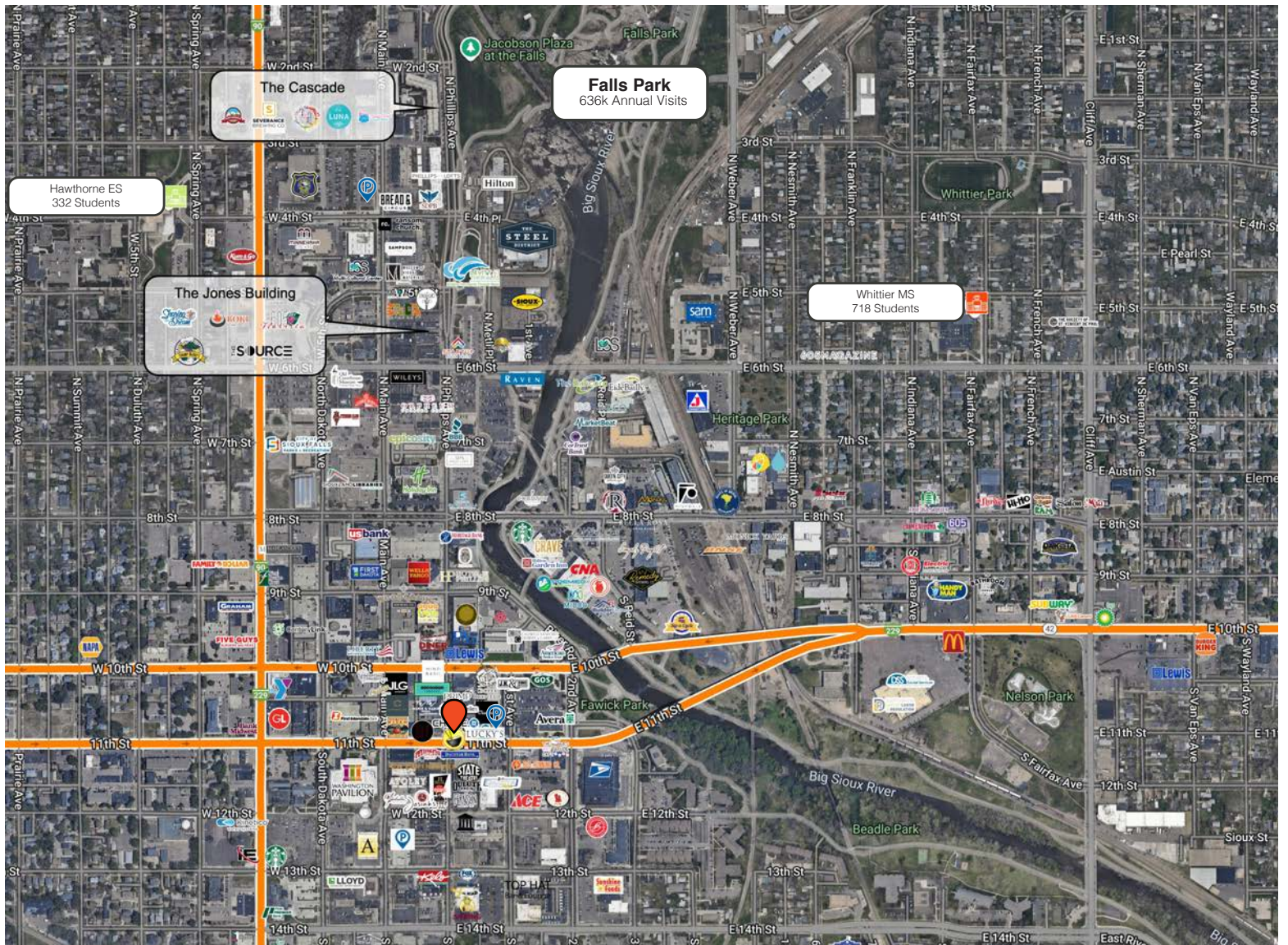


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## AREA MAP



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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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

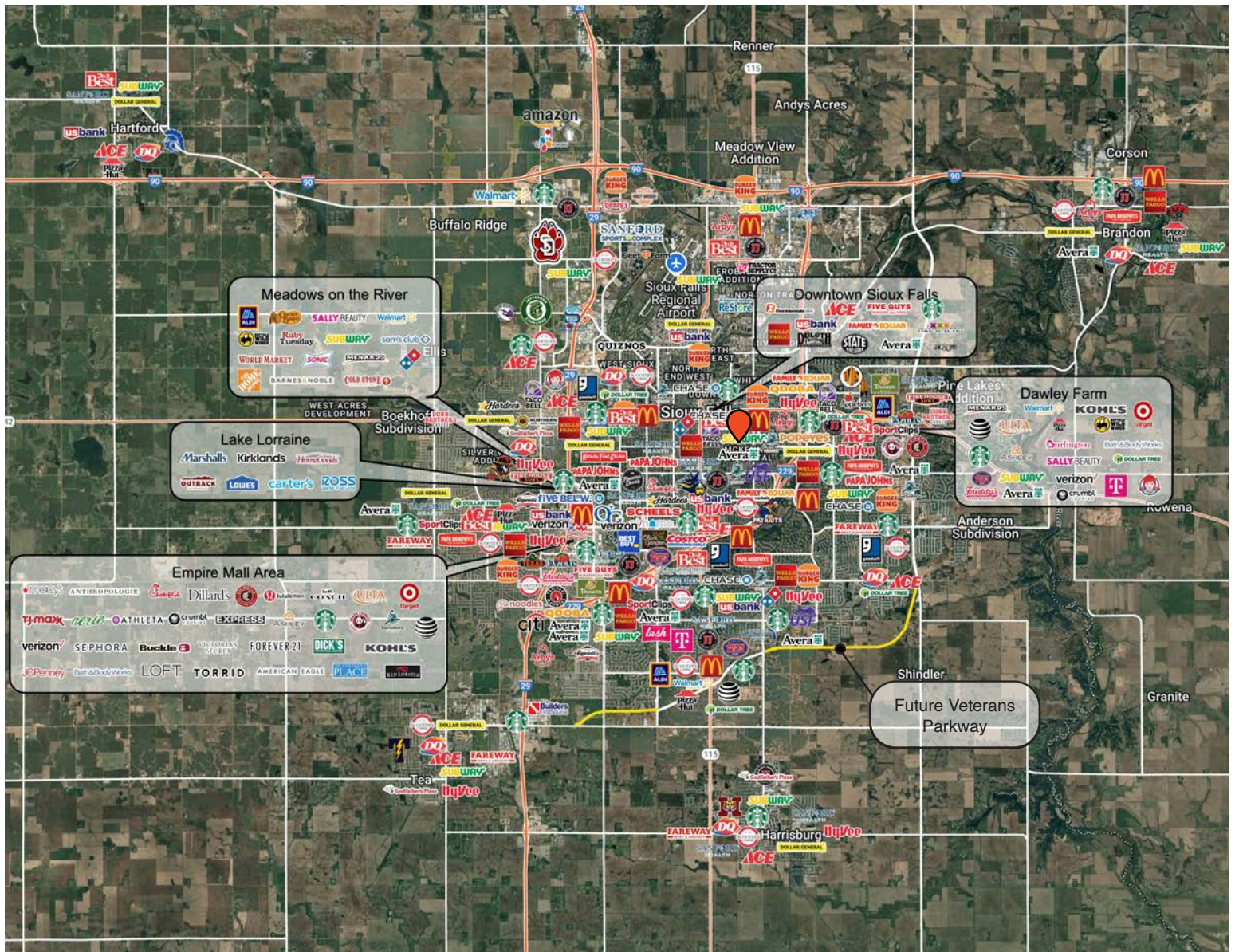


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## CITY MAP



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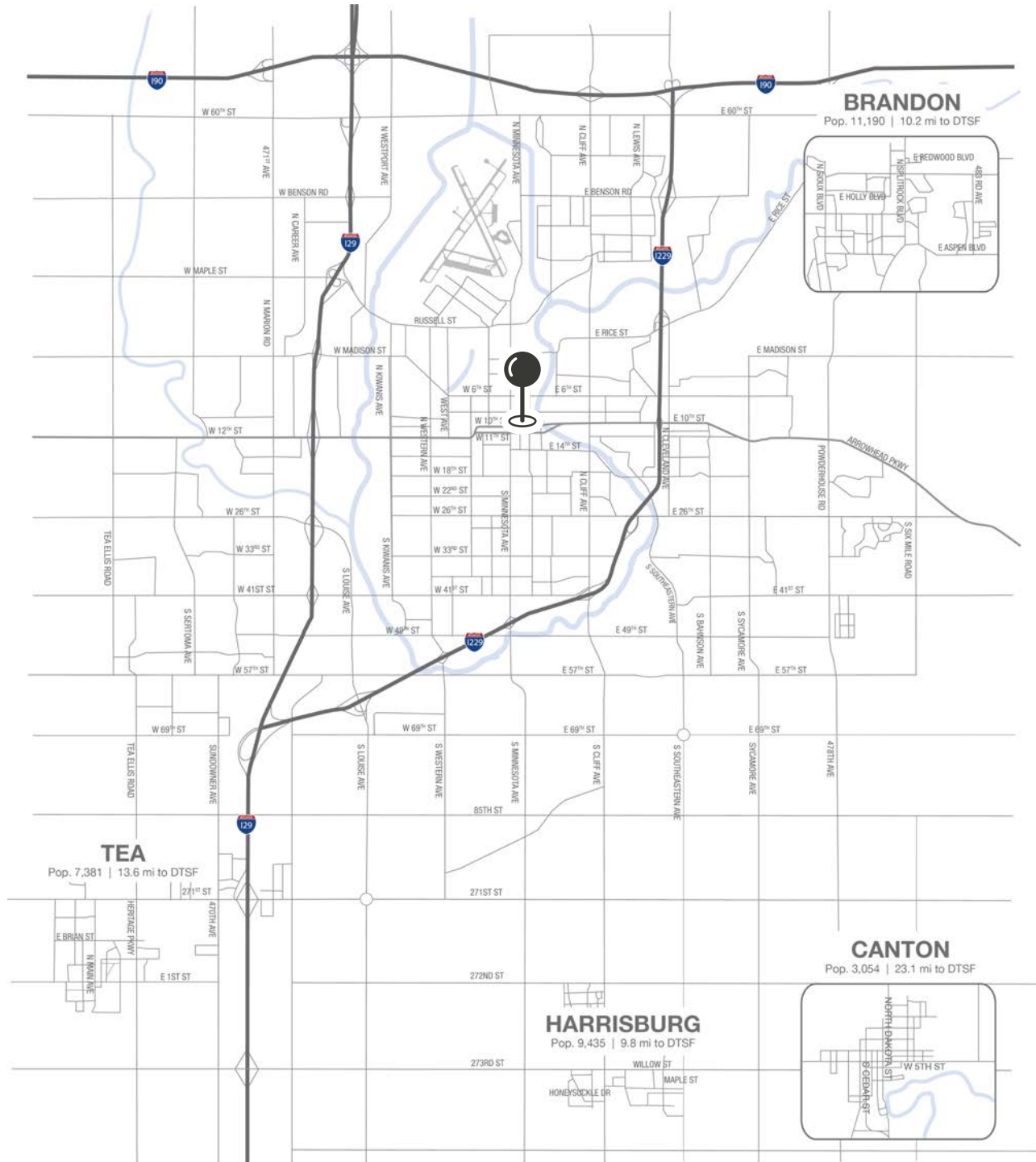


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## MSA MAP



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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