



COMMERCE CENTER

LOWER LEVEL OFFICE SPACE FOR LEASE



200 N Phillips Ave, Suite L101,
Sioux Falls, SD 57104



4,850 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$7.84 / 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 a reception desk/area, 3 executive offices, 3 offices, half-cube work area, large conference room with kitchenette, small conference room, an open break room, storage room, and a workroom area with cabinets
- Large windows offer strong natural lighting to the executive offices & half-cube work area
- Common area lobby and restrooms
- Direct access to the parking lot
- Parking is negotiable - contact Broker
- Available September 1, 2025
- Direct access to the Sioux Falls Bike Trail, a 19.13 mile recreational loop
- Co-tenants at the Commerce Center include Greater Sioux Falls Area Chamber of Commerce, Sioux Falls Development Foundation, Experience Sioux Falls, and more
- Quality amenities nearby, including boutiques, dining establishments, coffee shops, hotels, and services

RAQUEL BLOUNT Sior 605.728.9092 | raquel@lloydcompanies.com

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.
4,850 SF	\$12.00/SF NNN	\$7.84/SF	\$19.84/SF	\$96,224.00	\$8,018.67

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$0.92*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.48*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.44*
Total	-	\$7.84
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

UTILITY INFORMATION

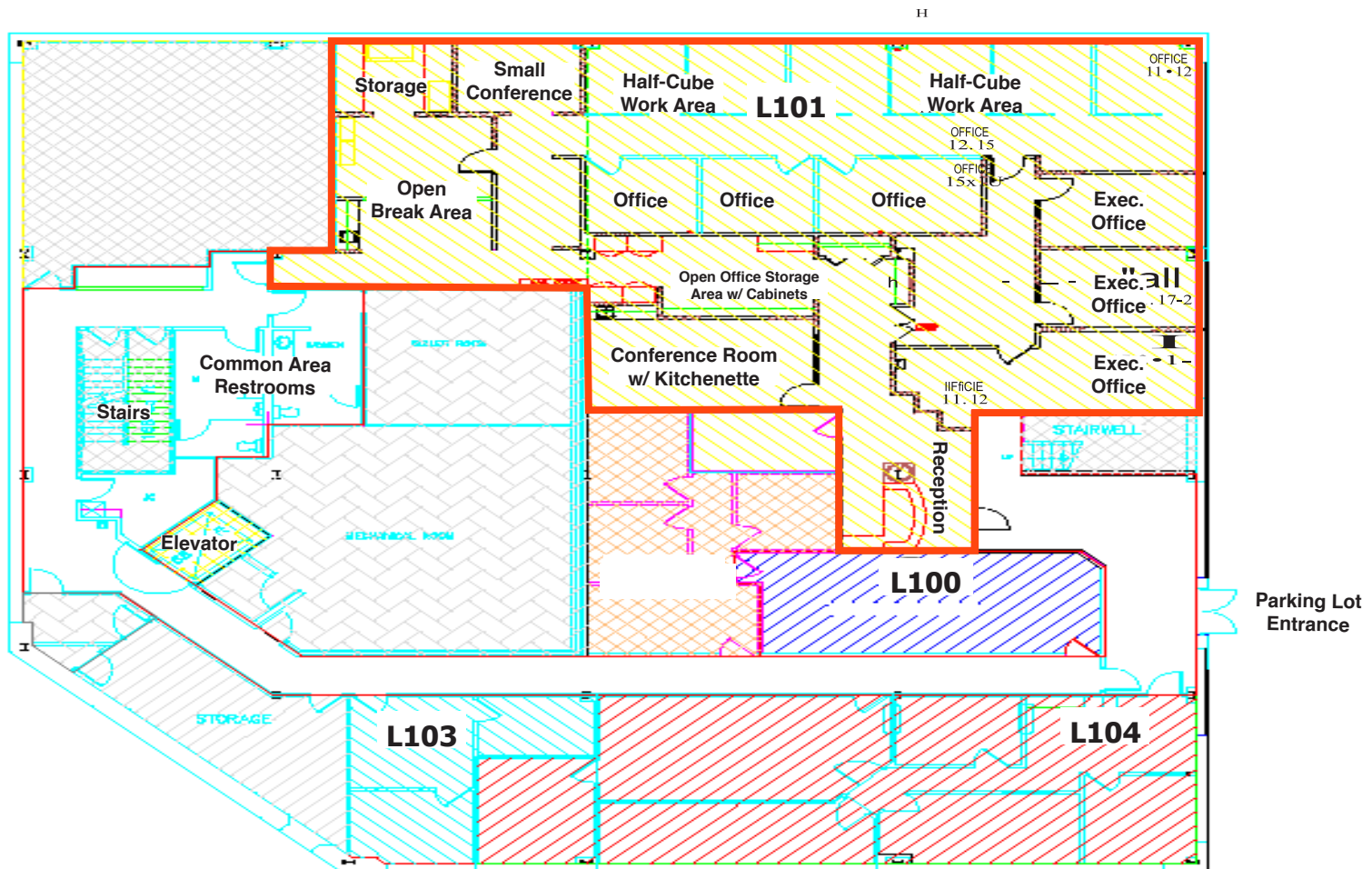
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant through CAM	Woodriver Energy	Yes	No
Electricity	Paid by Tenant through CAM	Xcel Energy	Yes	No
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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605.728.9092 | raquel@lloydcompanies.com

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



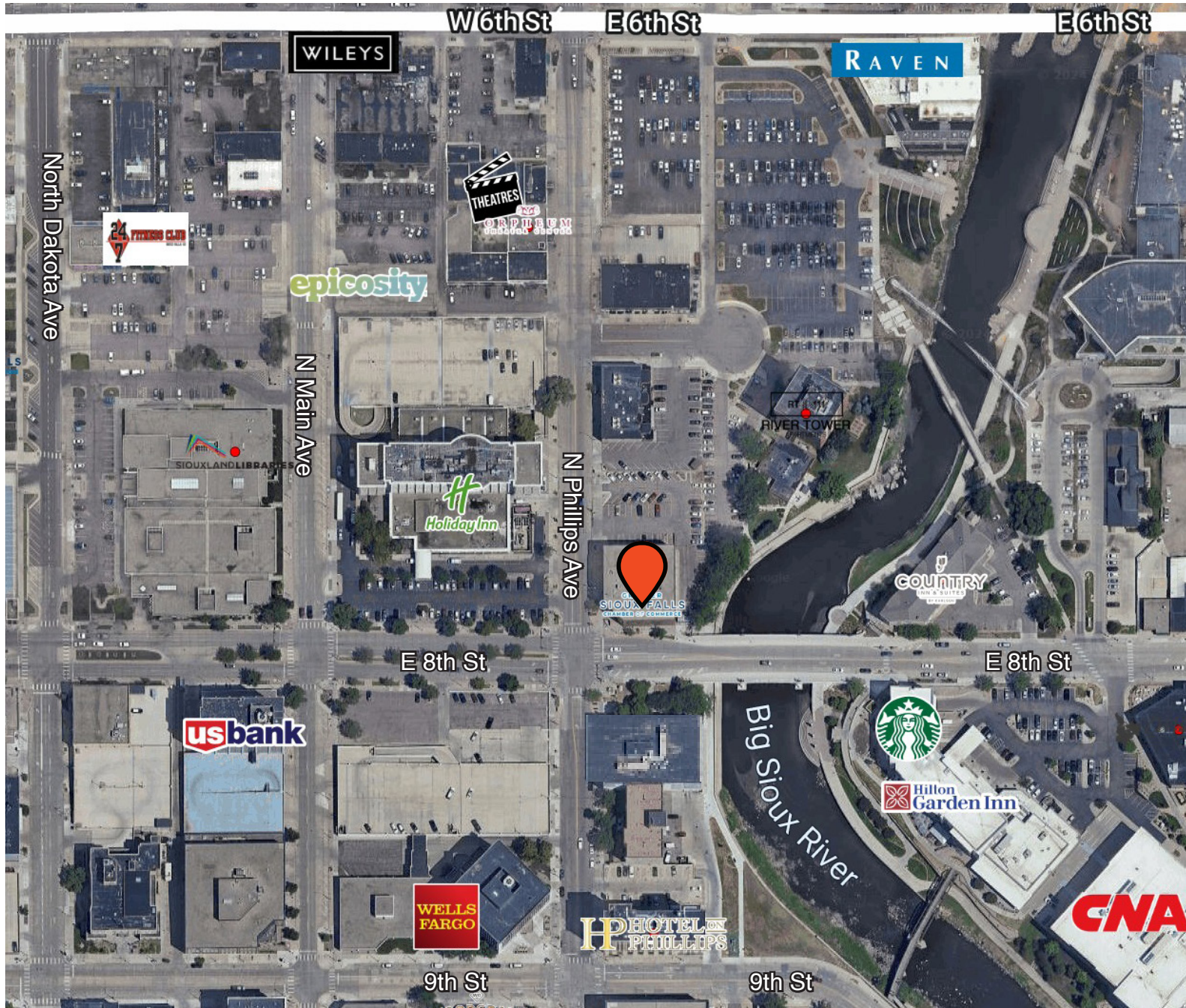
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SITE MAP



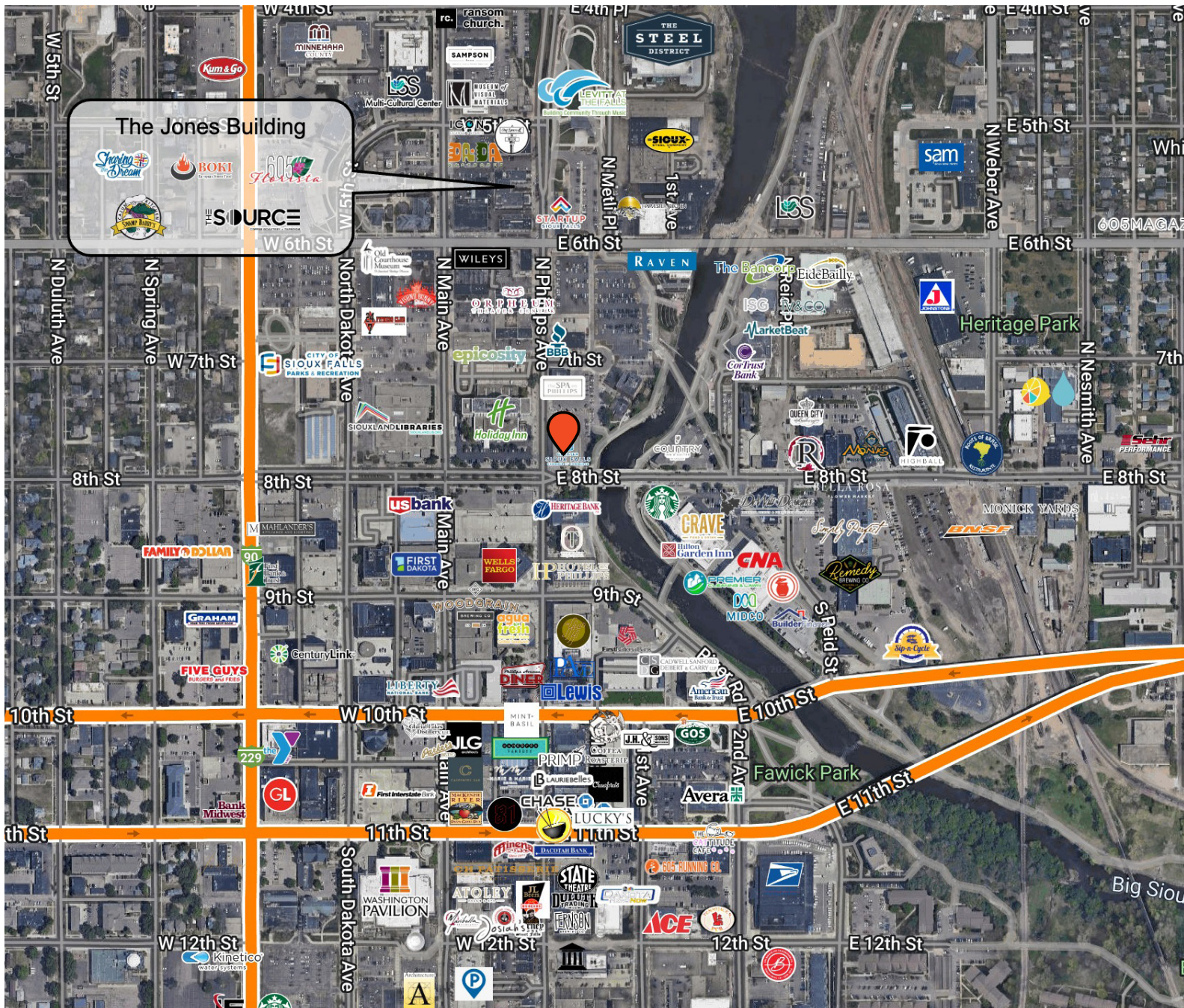
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AREA MAP



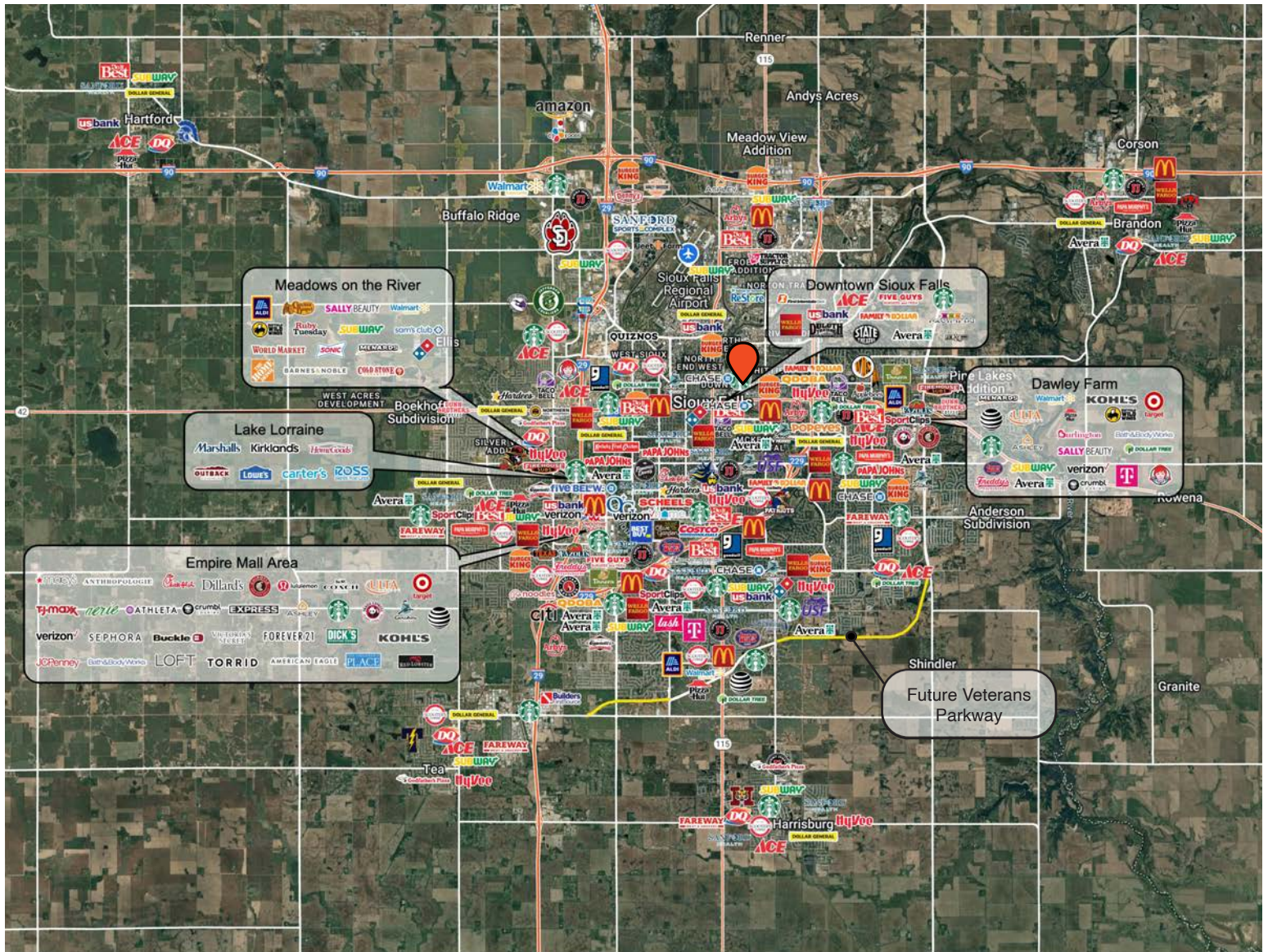
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CITY MAP



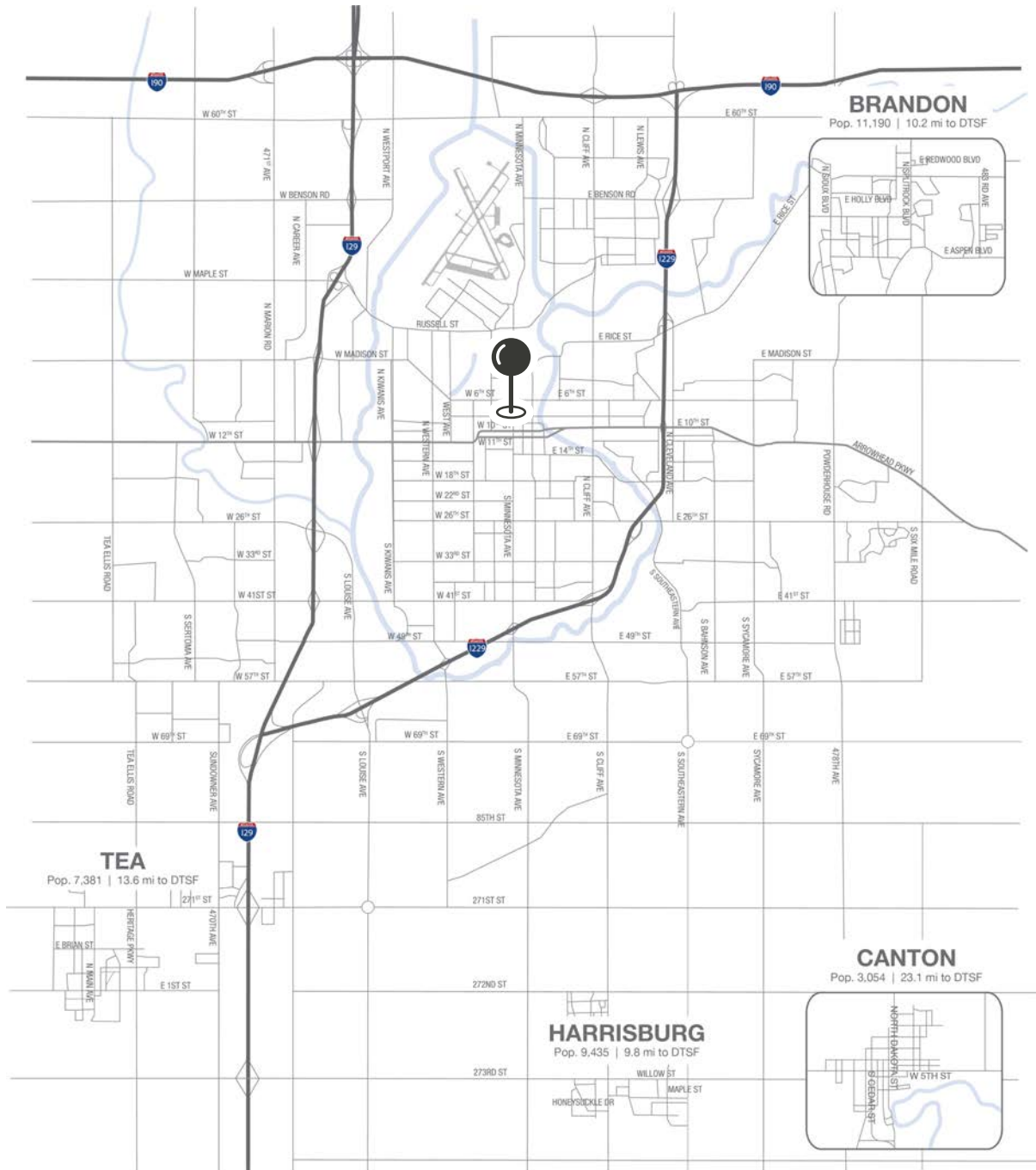
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MSA MAP



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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



10,929



8,200



3,627



3,239



2,390



1,600