



SHRIVER SQUARE

DOWNTOWN SUITE FOR LEASE



230 S. Phillips Ave, Suite 204,
Sioux Falls, SD 57104



1,459 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$7.22 / SF

LOCATION

Located on the corner of 11th Street & Phillips Avenue in Downtown, Sioux Falls. Shriver Square is an icon in the downtown skyline, built in 1918 and renovated in 2023, offering a touch of the past combined with modern design.

DESCRIPTION

- Floor plan offers an open area, 2 private office (connected via a sliding door), and a storage area
- Common area lobby and restrooms
- Directory and suite signage opportunities
- Available 1/1/2026
- Parking includes parking garages directly east or metered street parking
- Shriver Square is anchored by retailers Pho Thai, Chase Bank, and Chef Dominique's on the main level, office suites of the 2nd and 3rd floor, and newly remodeled loft style apartments on the 4th, 5th, and 6th floors
- Connected to Phillips Centre via a skywalk, home to Dacotah Bank and Woods, Fuller, Shultz & Smith, PC
- Pedestrian-friendly downtown setting with a dense mix of dining, coffee shops, hospitality, and services just steps away

Professionally managed by:



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BUILDING COSTS

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

| SF (Rentable) | Base Rent | 2025 NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|------------------|----------------|------------------|----------------------------|----------------------|-----------------------|
| 1,459 | \$12.00/SF NNN | \$7.22/SF | \$19.22/SF | \$28,041.98 | \$2,336.83 |

2025 ESTIMATED NNN INFORMATION

| NNN | Paid By: | Cost (\$/SF) |
|---|----------------------------------|--------------|
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$1.32* |
| Property Insurance | Paid by LL, Reimbursed by Tenant | \$0.25* |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$5.65* |
| Total | - | \$7.22 |
| CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash | | |

*Subject to change and will be further defined in the lease. Non-inclusive to administrative, security, fees, etc.

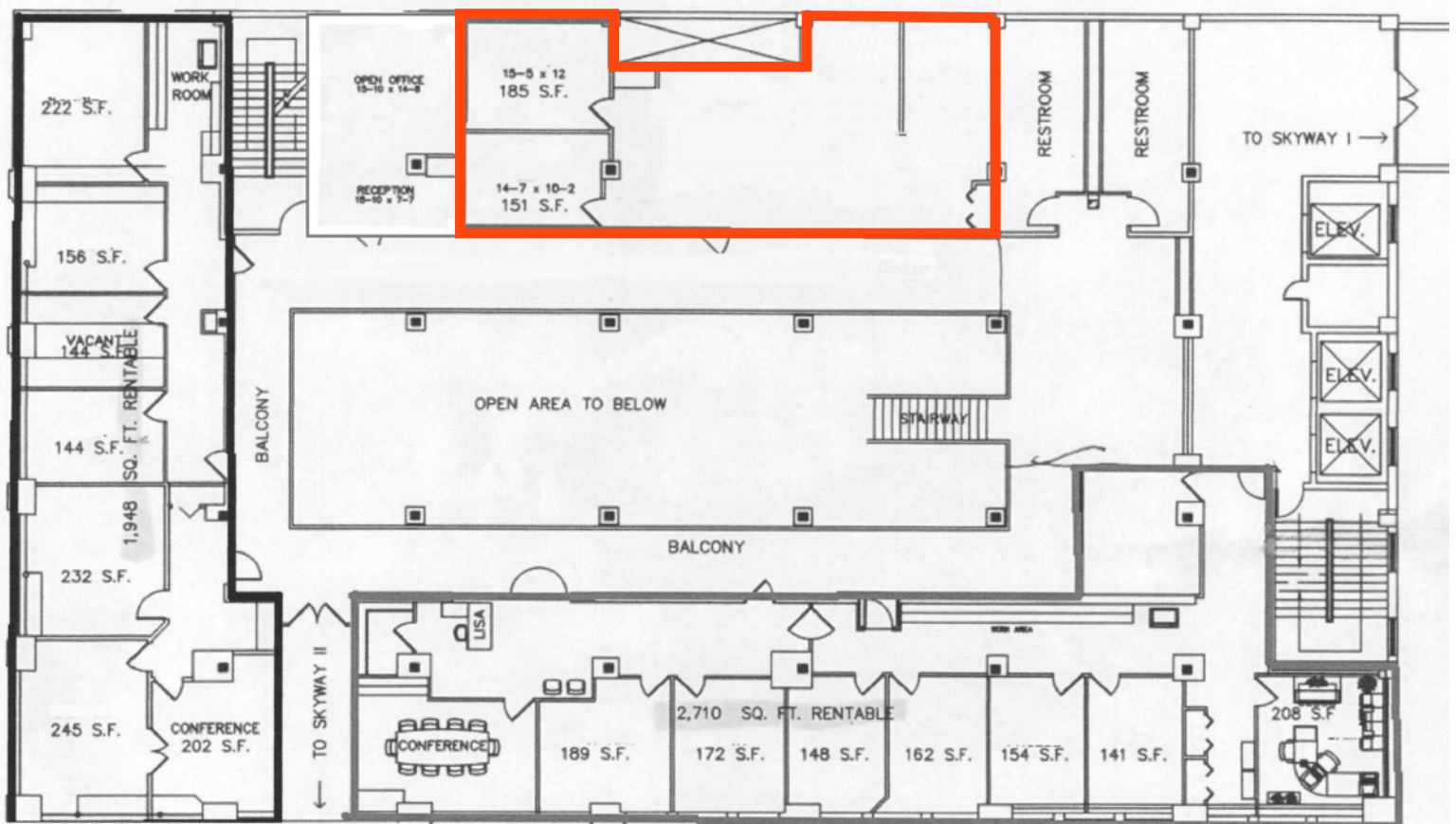
UTILITY INFORMATION

| Utility | Paid By | Provider | Part of CAM | Separately Metered |
|--------------------------------|-------------------------------------|--|-------------|--------------------|
| In- Suite Gas | Paid by Tenant through CAM | Mid-American Energy | Yes | No |
| In-Suite Electricity | Paid by Tenant through CAM | Xcel Energy | Yes | No |
| In-Suite Water & Sewer | Paid by Tenant through CAM | City of Sioux Falls | Yes | No |
| In-Suite Trash | Paid by Tenant through CAM | Novak | Yes | No |
| Common Area Utilities | Paid by Tenant through CAM | Same as above | Yes | No |
| In-Suite 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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INTERIOR PHOTOS



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EXTERIOR PHOTOS



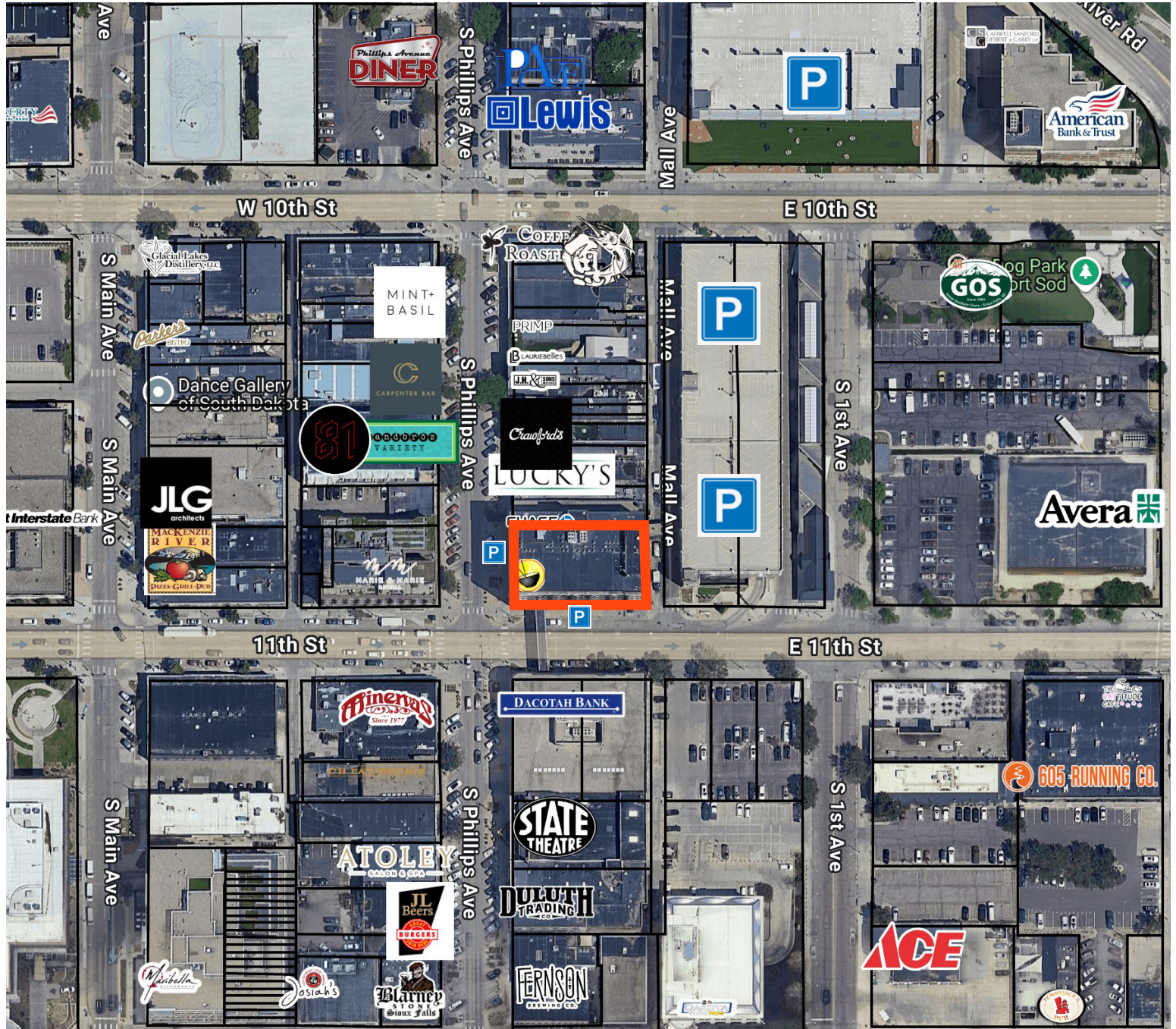
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PARKING



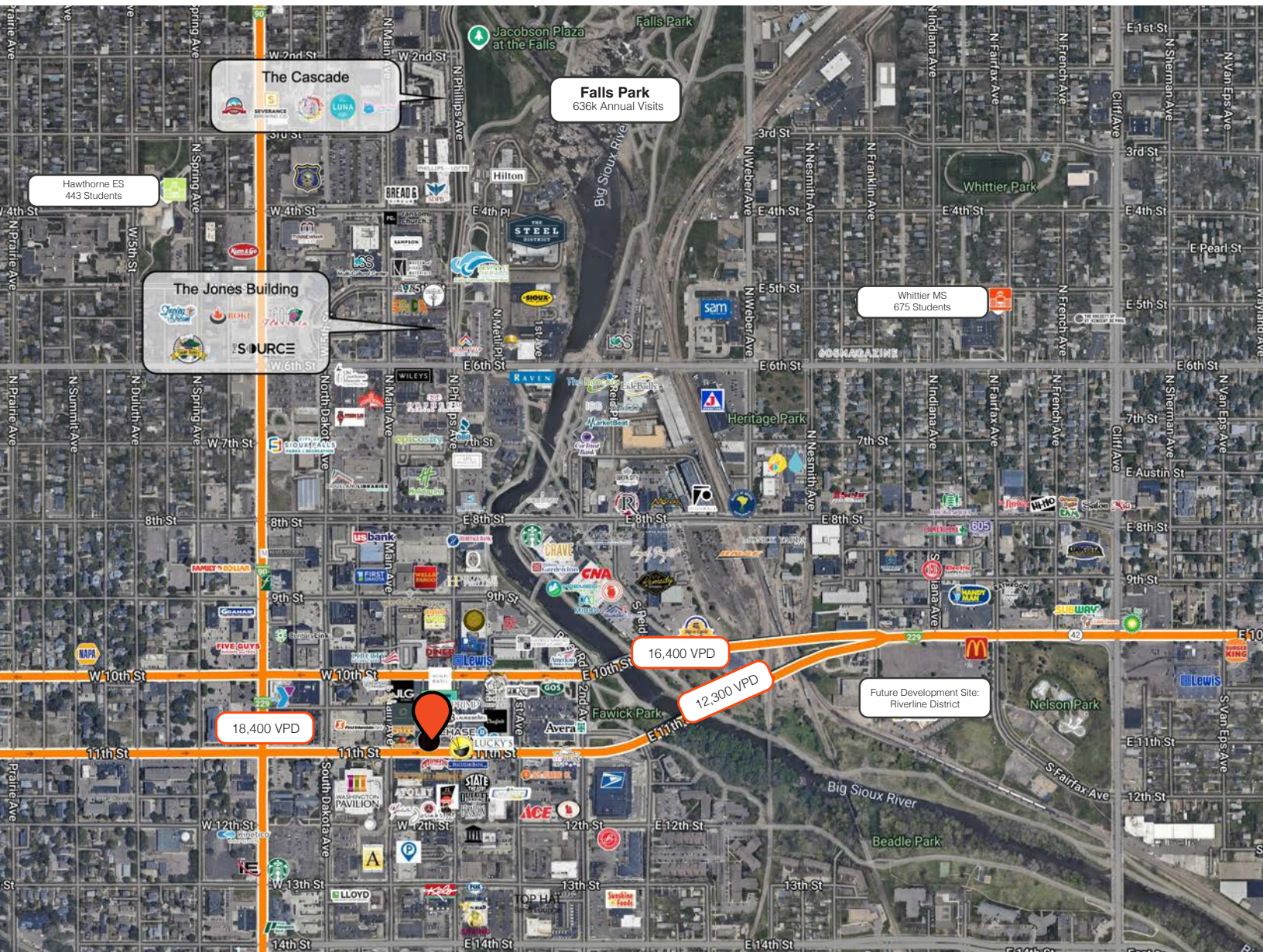
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DOWNTOWN MAP



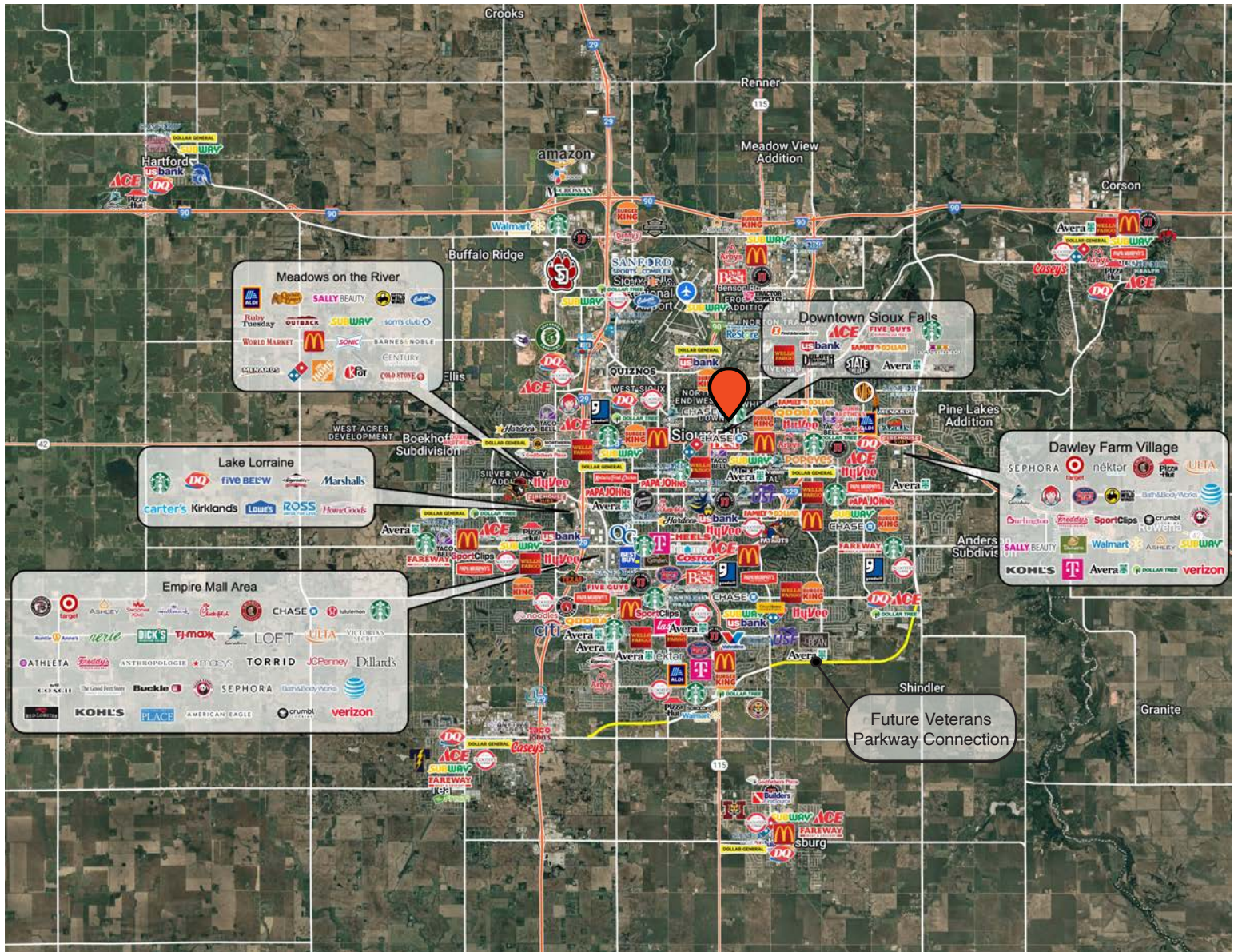
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|---|----------|----------|----------|
| Population Summary | | | |
| 2010 Total Population | 14,927 | 76,716 | 136,913 |
| 2020 Total Population | 15,367 | 78,698 | 161,285 |
| 2020 Group Quarters | 925 | 3,865 | 4,859 |
| 2025 Total Population | 17,003 | 82,518 | 178,149 |
| 2025 Group Quarters | 923 | 3,873 | 4,871 |
| 2030 Total Population | 18,380 | 86,555 | 193,132 |
| 2024-2029 Annual Rate | 1.57% | 0.96% | 1.63% |
| 2025 Total Daytime Population | 30,807 | 118,581 | 215,612 |
| Workers | 23,339 | 82,886 | 136,349 |
| Residents | 7,468 | 35,695 | 79,263 |
| Household Summary | | | |
| 2010 Households | 6,501 | 31,179 | 55,551 |
| 2010 Average Household Size | 2.09 | 2.29 | 2.36 |
| 2020 Total Households | 7,204 | 32,658 | 66,968 |
| 2020 Average Household Size | 2.00 | 2.29 | 2.34 |
| 2025 Households | 8,044 | 34,756 | 74,424 |
| 2025 Average Household Size | 2.00 | 2.26 | 2.33 |
| 2030 Households | 8,789 | 36,757 | 81,132 |
| 2030 Average Household Size | 1.99 | 2.25 | 2.32 |
| 2024-2029 Annual Rate | 1.79% | 1.13% | 1.74% |
| 2010 Families | 2,807 | 17,359 | 33,098 |
| 2010 Average Family Size | 3.07 | 2.97 | 2.99 |
| 2025 Families | 3,163 | 18,024 | 41,875 |
| 2025 Average Family Size | 3.08 | 3.08 | 3.09 |
| 2030 Families | 3,395 | 18,790 | 45,213 |
| 2030 Average Family Size | 3.08 | 3.08 | 3.09 |
| 2024-2029 Annual Rate | 1.43% | 0.84% | 1.55% |
| 2025 Housing Units | 9,122 | 37,508 | 80,123 |
| Owner Occupied Housing Units | 29.1% | 50.3% | 52.1% |
| Renter Occupied Housing Units | 59.1% | 42.4% | 40.8% |
| Vacant Housing Units | 11.8% | 7.3% | 7.1% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 12,333 | 56,079 | 120,864 |
| Less than 9th Grade | 2.6% | 2.9% | 2.3% |
| 9th - 12th Grade, No Diploma | 5.3% | 4.3% | 3.7% |
| High School Graduate | 23.9% | 23.3% | 20.3% |
| GED/Alternative Credential | 7.0% | 5.2% | 3.9% |
| Some College, No Degree | 19.3% | 20.6% | 19.1% |
| Associate Degree | 10.3% | 11.0% | 11.2% |
| Bachelor's Degree | 22.4% | 22.2% | 27.0% |
| Graduate/Professional Degree | 9.1% | 10.5% | 12.5% |
| Median Household Income | | | |
| 2025 | \$55,643 | \$64,465 | \$73,643 |
| 2030 | \$62,550 | \$70,994 | \$84,011 |
| Median Age | | | |
| 2010 | 34.5 | 34.1 | 34.8 |
| 2020 | 36.9 | 35.7 | 36.3 |
| 2025 | 38.4 | 36.9 | 37.1 |
| 2030 | 39.9 | 38.1 | 38.1 |
| 2025 Population by Sex | | | |
| Males | 8,916 | 42,790 | 89,672 |
| Females | 8,087 | 39,728 | 88,477 |
| 2030 Population by Sex | | | |
| Males | 9,539 | 44,591 | 96,764 |
| Females | 8,841 | 41,964 | 96,368 |
| Data for all businesses in area | | | |
| Total Businesses: | 1,746 | 4,882 | 8,650 |
| Total Employees: | 28,351 | 78,836 | 130,555 |