



COMMERCE CENTER

LOWER LEVEL OFFICE SPACE FOR LEASE



200 N Phillips Ave, Suite L102,
Sioux Falls, SD 57104



662 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$9.55 / SF

LOCATION

Conveniently located in downtown Sioux Falls on the corner of East 8th Street and North Phillips Avenue. The Commerce Center offers convenient access to downtown restaurants, retail, offices, hotels, and riverfront amenities, while also benefiting from its proximity to major mixed-use developments including The Steel District and Cherapa Place.

DESCRIPTION

- Lower level floor plan offers 4 offices and a waiting area
- Common area lobby, restrooms, and elevator
- Direct access to the lower level from the parking lot or a main level entrance
- Directory and suite signage available
- Parking is negotiable - contact Broker
- Available now
- Direct access to the Sioux Falls Bike Trail, a 19.13 mile recreational loop that runs along the Big Sioux River
- Co-tenants at the Commerce Center include Greater Sioux Falls Area Chamber of Commerce, Sioux Falls Development Foundation, Experience Sioux Falls, and more
- Pedestrian-friendly downtown setting with a dense mix of dining, coffee shops, hospitality, and services just steps away

RAQUEL BLOUNT sior | 605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
662 SF	\$12.00/SF NNN	\$9.55/SF	\$21.55/SF	\$14,266.10	\$1,188.84

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$0.98*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.56*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$8.01*
Total	-	\$9.55

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

Subject to change and will be further defined in the lease.

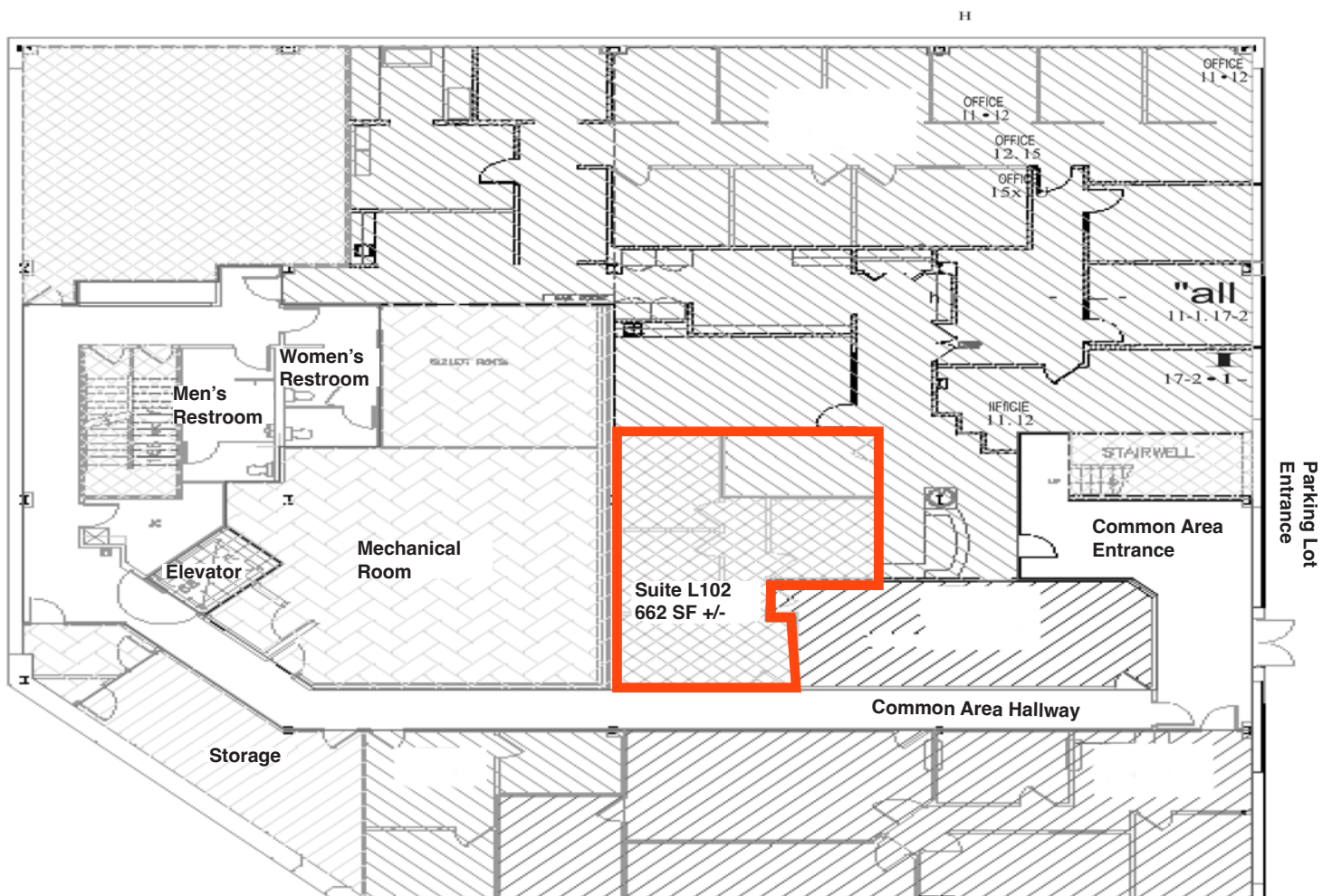
UTILITY INFORMATION

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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FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



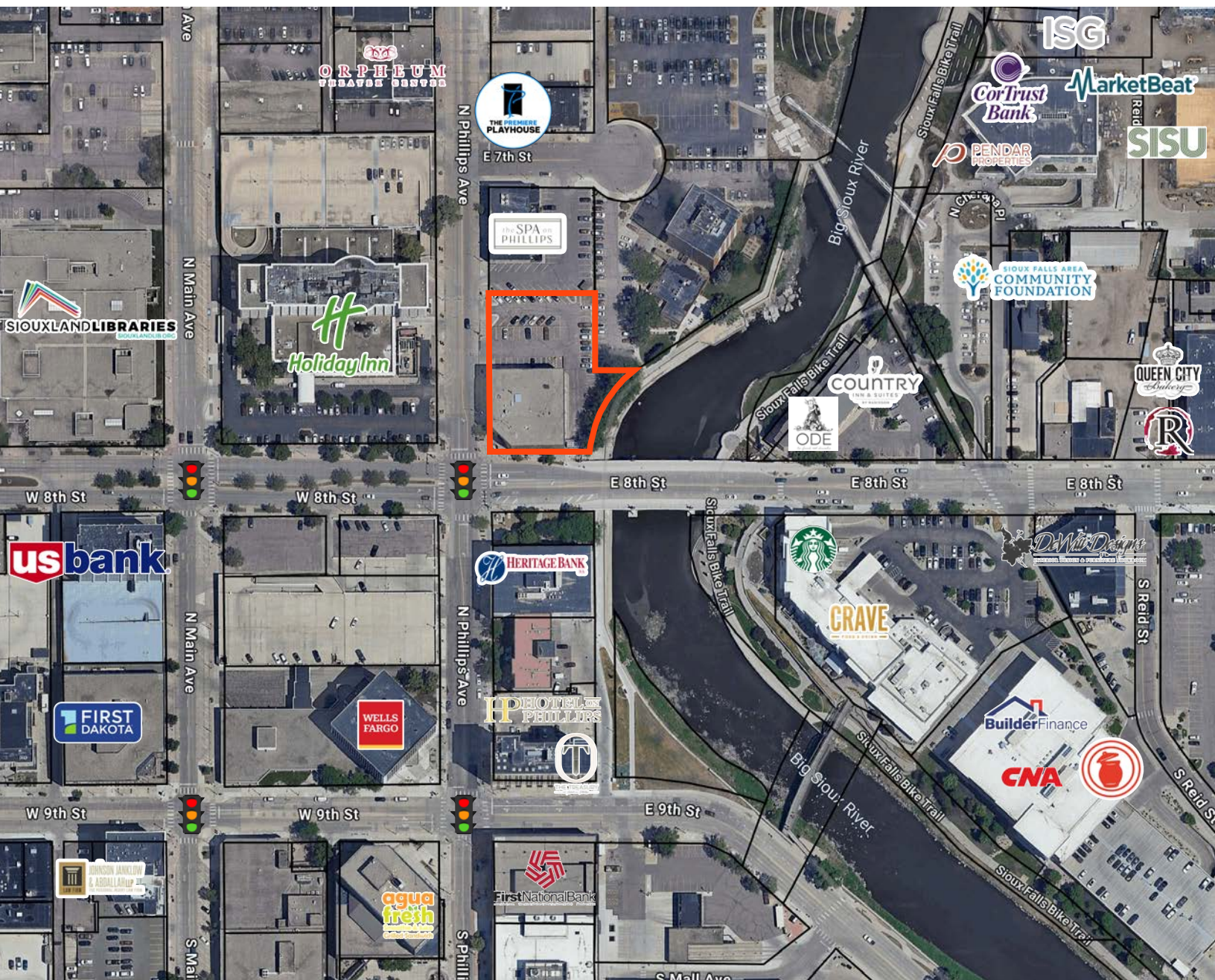
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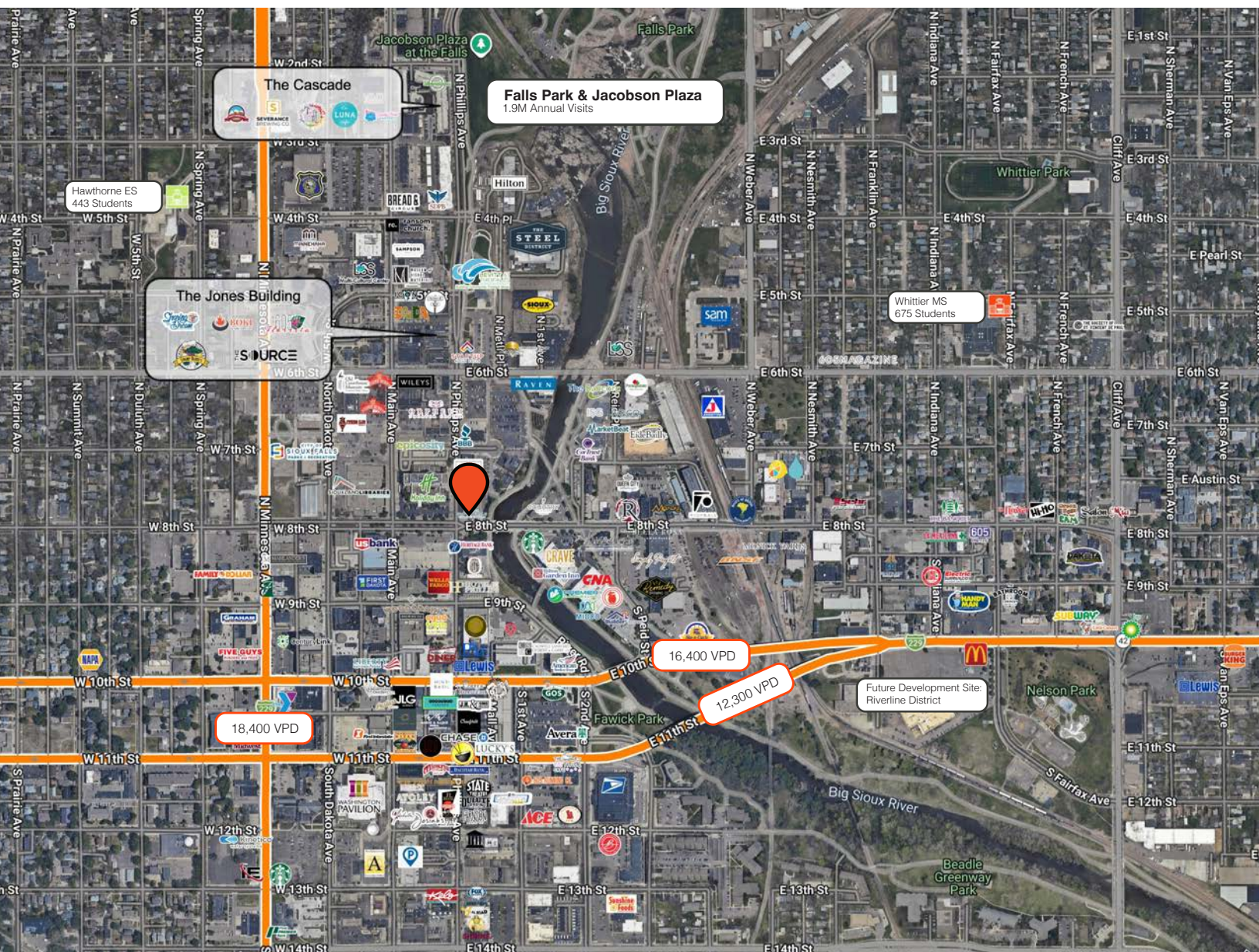


SITE MAP



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AREA MAP



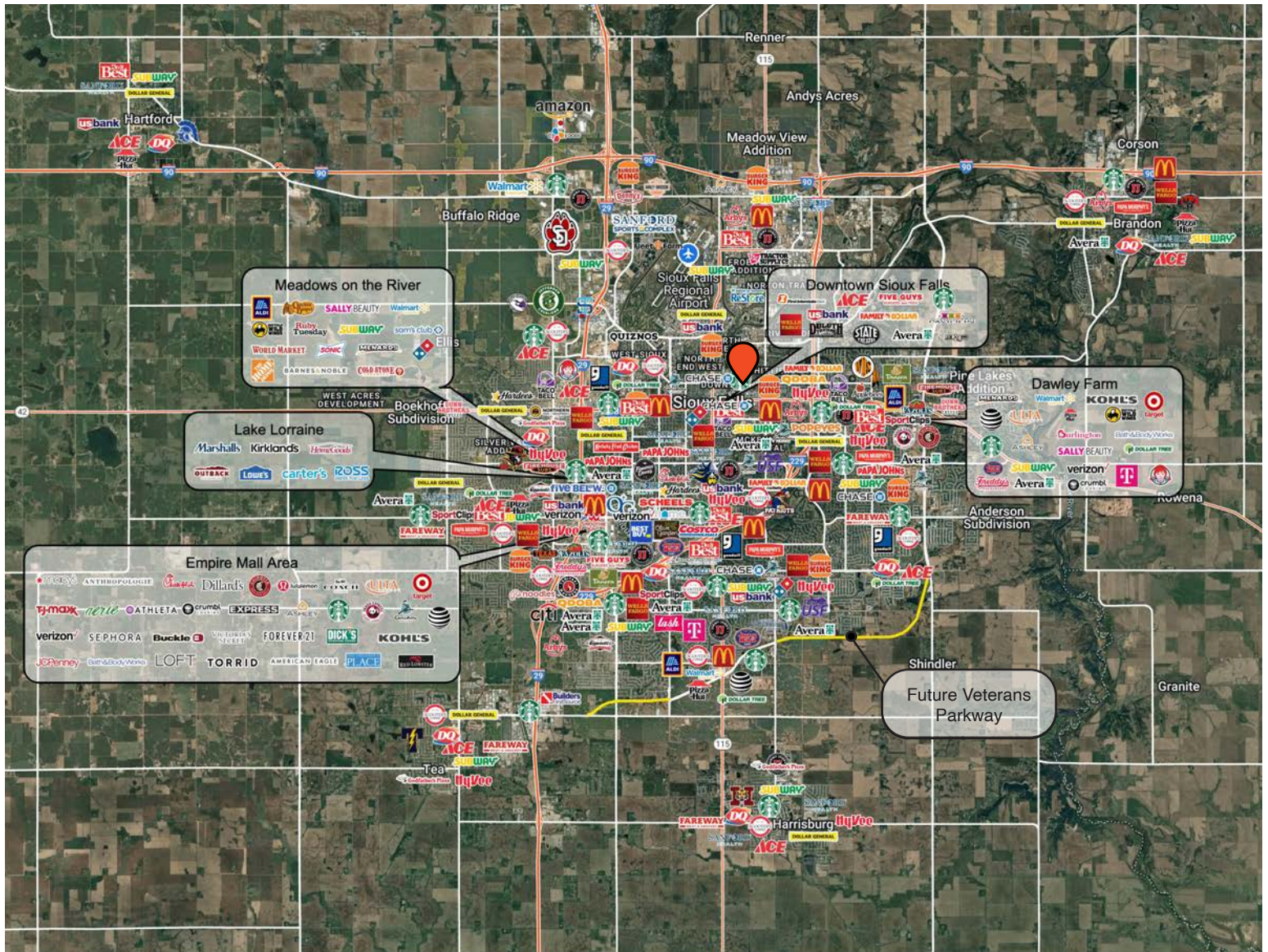
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*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.

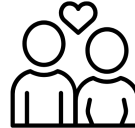
FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600