



RETAIL / OFFICE SPACE

SHRIVER SQUARE SPACE FOR LEASE

230 SOUTH PHILLIPS AVE SIOUX FALLS SD

SPACE AVAILABLE: 615 square feet on 1st Floor
Available immediately

LEASE RATE: \$750/mo. gross

CONSTRUCTION: Concrete/Brick

NUMBER OF FLOORS: Seven (7)

BUILDING SIZE: 80,000 square feet

ZONING: C-3 Central Business District

TENANTS: The Dunham Company, Sioux Falls Stampede, Uncle Angelo's Pizza & Pasta, Chef Dominique's, Rendezvous For Two, Fringe Benefits Design, several federal agencies.

- OTHER:**
- Shriver Square is located in the heart of Downtown Sioux Falls and is connected via a skywalk to the Phillips Centre and to the First Avenue Parking Ramp.
 - Space is located in an upscale retail/office building located at the corner of 11th Street and Phillips Avenue.
 - Located on the main floor with frontage on Phillips Avenue.
 - Open floor plan.
 - Owner is a licensed South Dakota real estate broker.



Exterior Frontage



Front Entrance

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