LLOYD COMPANIES

# VAN BRUNT OFFICE

## DOWNTOWN OFFICE SUITE FOR LEASE

224 N. Phillips Avenue, Suite 208
Sioux Falls, SD 57104

# FOR LEASE

**$14.50 / SF NNN**
**632 - 1,457 SF**

## SIZE

- Entire Suite: 1,457 SF
- Landlord may consider demising the suite to Suite 208 with 632 SF and Suite 210 with 825 SF

## PRICE

- $14.50 / SF NNN
- Estimated NNN: $7.25 / SF

## LOCATION

- Conveniently located in downtown Sioux Falls at the intersection of East 8th Street and North Phillips, near the new Arc of Dreams sculpture.

## DESCRIPTION

- Space available for lease in the historic and elegantly restored Van Brunt office building
- Common area features include elevator access, a shared conference room and private off-street surface parking for tenants and clients
- Floor plan for the entire suite includes reception area, four offices and storage rooms
- Available January 1, 2021
- Contact Broker for additional information

Find out more at lloydcompanies.com


**RAQUEL BLOUNT, SIOR**
605 728-9092
raquel@lloydcompanies.com





Information deemed reliable, but not guaranteed.

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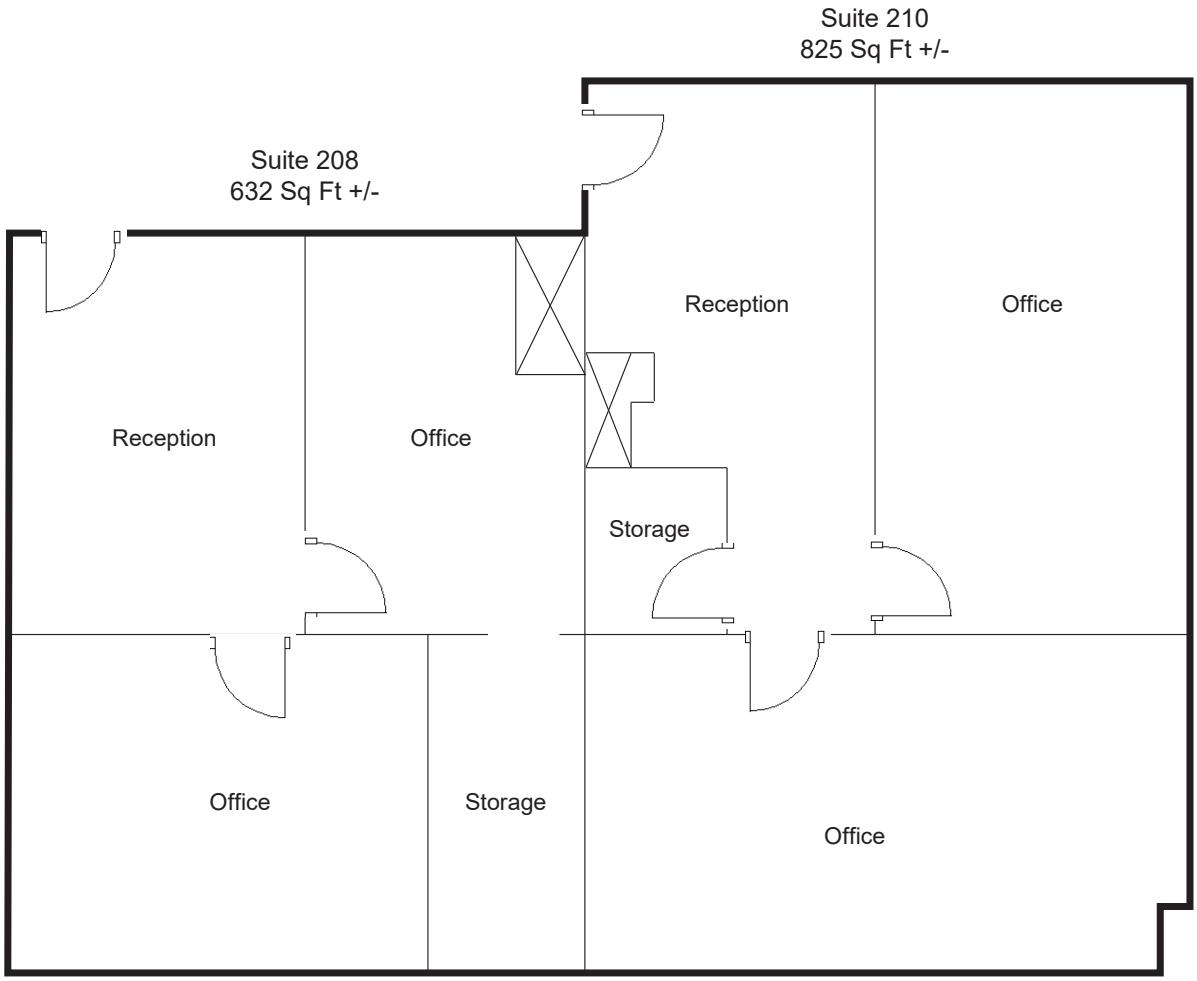


## FLOOR PLAN

Concept only; subject to change

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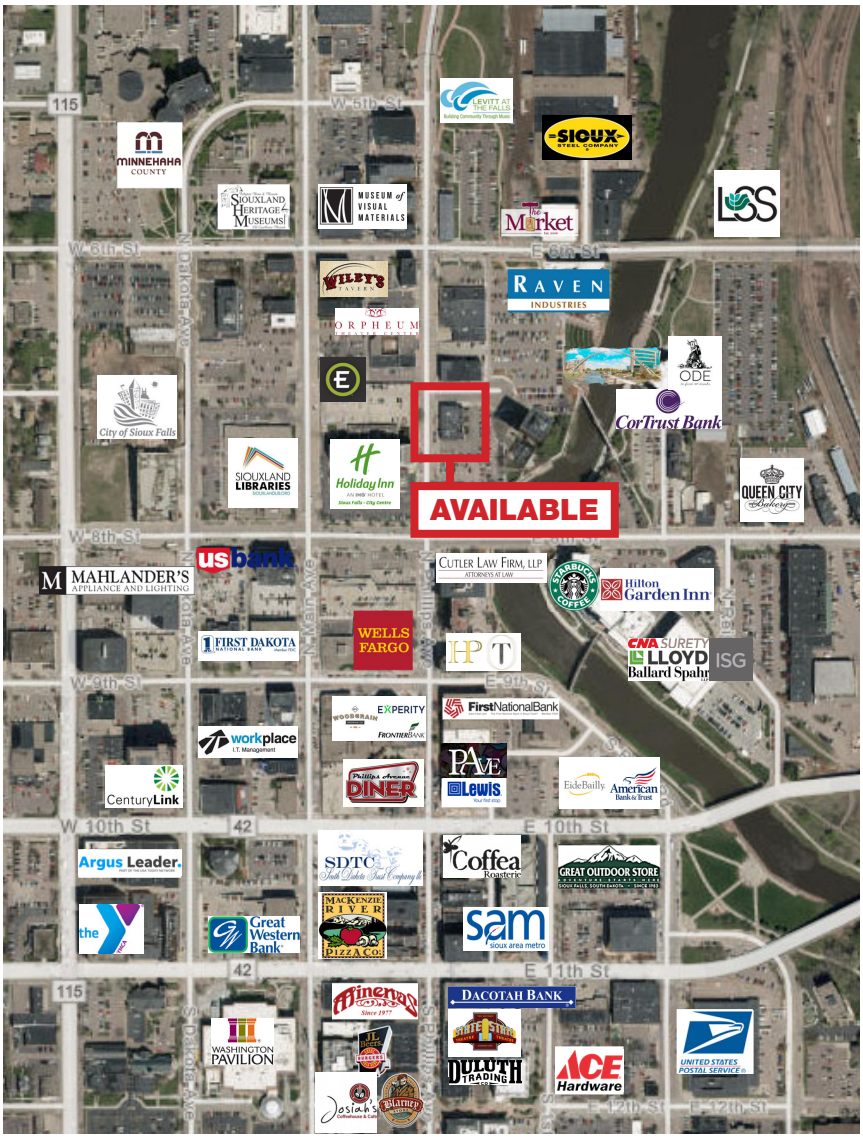


### DOWNTOWN STATS

Estimated Annual Pedestrians:
2,920,000

2019 Residential & Commercial Building Permit Valuation:
$48,800,000

Estimated annual visitors to Falls Park & Downtown:
930,923

Downtown Employees: 9,230

Downtown Residents: 2,533

Information provided by DTSF 2019 Annual Report

## DOWNTOWN MAP


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