

BEACH PAY

DOWNTOWN OFFICE SPACE AVAILABLE



122 S Phillips Avenue
Sioux Falls, SD 57104

FOR LEASE

SIZE

- Suite 220: 520 SF
- Suite 250: 1,870 SF
- Suite 300: 6,744 SF

PRICE

- Second Floor Suites: \$12.00 / SF NNN
- Third Floor Suites: \$16.00 / SF NNN
- Estimated NNN: \$6.50 / SF

LOCATION

- Located in the heart of Downtown Sioux Falls! In close proximity to restaurants, shopping, Lewis Drug, the new downtown parking ramp and across the street from Phillips Avenue Diner.

DESCRIPTION

- Office space available in Downtown Sioux Falls! The Beach Pay building offers historic charm, common area restrooms, and elevator.
- Mixed use building with retail opportunities on the main level and office space on the upper levels.
- Suite 220 Executive office space; availability is negotiable
- Suite 250 offers 4 offices and a reception area.
- Several common area improvements are scheduled to be complete!
- Suite 300 recently underwent a major renovation! The suite is spacious and offers an amazing opportunity to locate your business downtown and overlook Phillips Avenue! Improvements include paint and flooring, exposed brick, new ductwork, new LED light fixtures, reinstalled skylights, and new windows on the east and south walls.
- Contact Broker for additional information.

Find out more at lloydcompanies.com

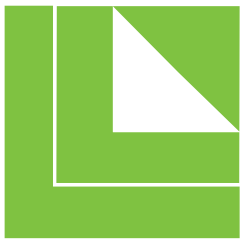
RAQUEL BLOUNT, SIOR
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An Investment of



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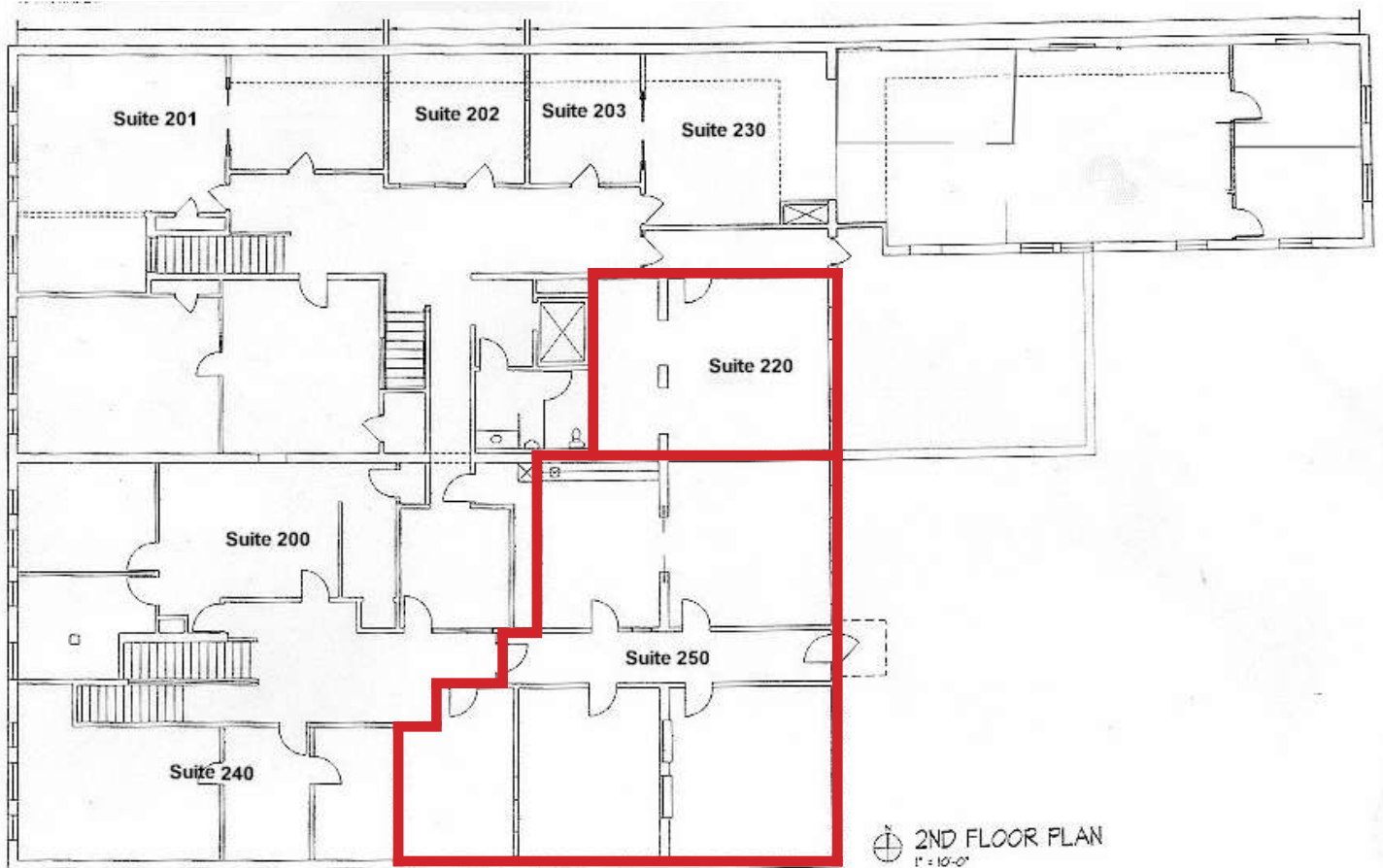
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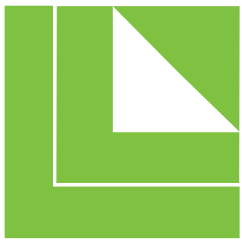
SECOND FLOOR PLAN

Concept only;
Subject to change

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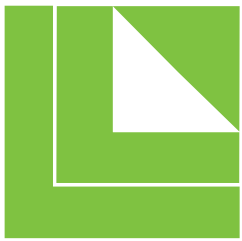
SUITE 201 - 202

INTERIOR PICTURES

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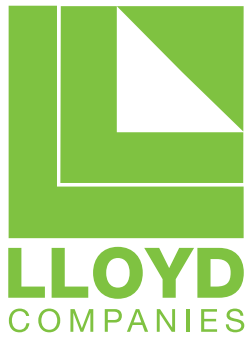
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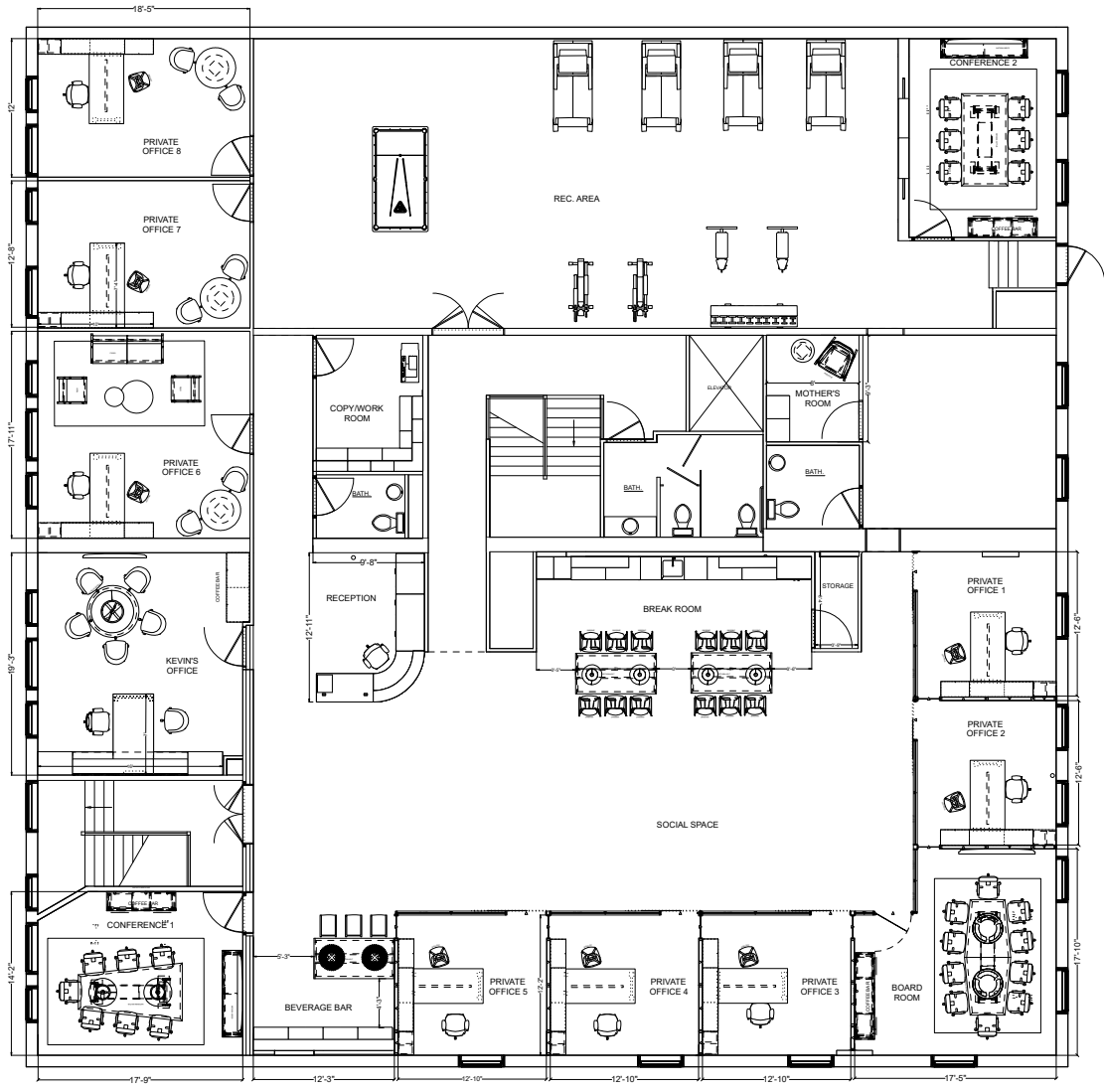
SUITE 250

INTERIOR PICTURES



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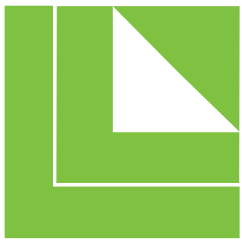


SUITE 300 FLOOR PLAN

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SUITE 300 INTERIOR PICTURE

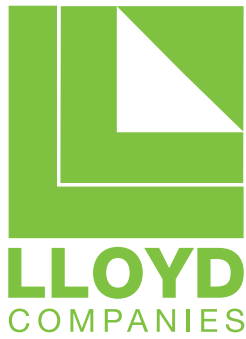
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DOWNTOWN STATS

- 2017 Residential & Commercial
- Building Permit Valuation: \$48,800,000
(Source: Community Development)
- Estimated Annual Pedestrians: 2,920,000
- Estimated annual visitors to Falls Park & Downtown: 930,923
- Downtown Employees: 9,230
- Downtown Residents: 2,533
- Information provided by DTSF 2019 Annual Report

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