

**FOR
LEASE**

FOUNDRY OFFICE SPACE

Downtown Sioux Falls



320 South Phillips Avenue
Sioux Falls, SD 57104



size

4,161 square feet



price

\$19.25 / foot (NNN)



t.i.a.

Landlord is offering \$25 per square foot as a Tenant Improvement Allowance.



layout

This 2nd Floor office space is currently in 'shell' status, ready to be built out to your plans!



location

This marquee downtown building is prominently located in the heart of Phillips Avenue, adjacent to the State Theatre.



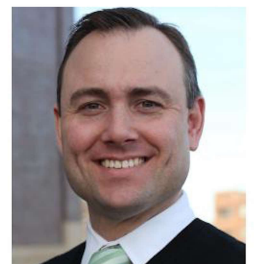
co-tenancy

Duluth Trading Company, JL Beers, Blarney Stone Irish Pub, CEGA Innovations and many, many more!

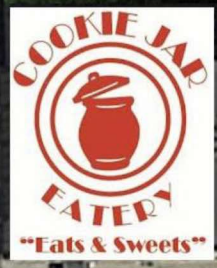
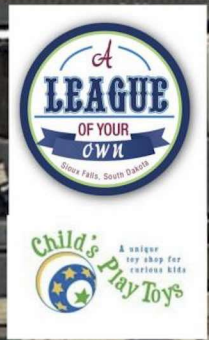
Information deemed reliable but not guaranteed.



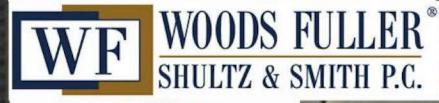
5800 South Remington Place #100
Sioux Falls, South Dakota 57108
VBClink.com | 605.361.8211



605.376.0127
Ryan.Tysdal@VBClink.com



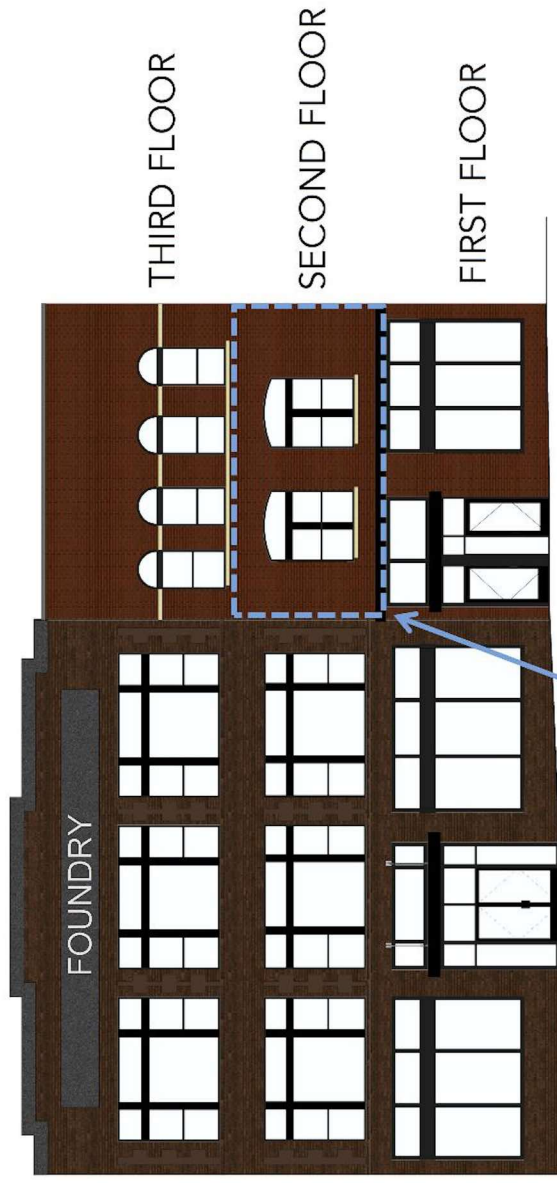
11TH STREET



Foundry Lofts



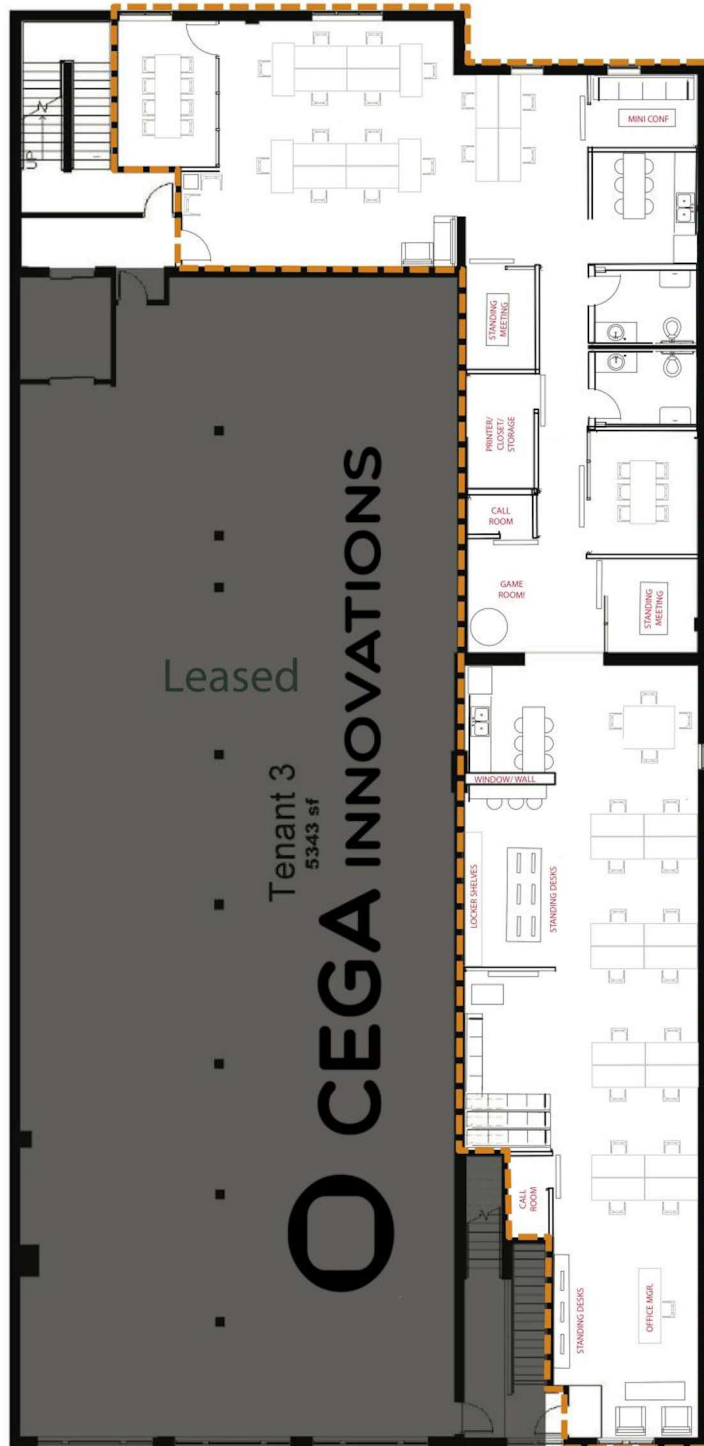
DULUTH
TRADING
CO



For Lease | 4,161 sqft
(Second Floor, South Half)

1 West Elevation

Scale: 1/4" = 1'-0"



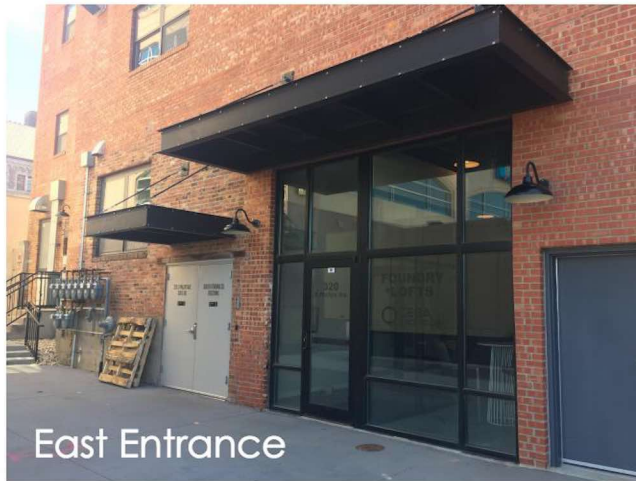
Conceptual Floor Plan



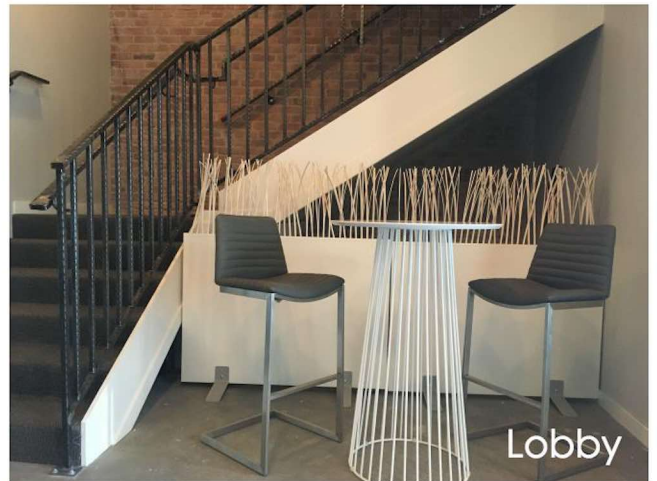
West Exterior



Phillips Avenue Entrance



East Entrance



Lobby

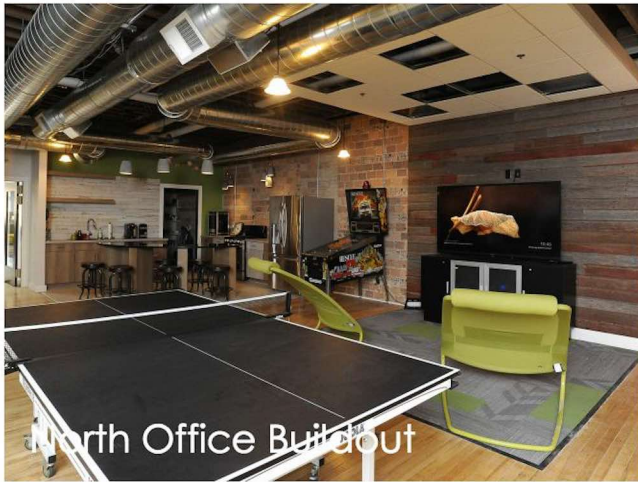


Lobby

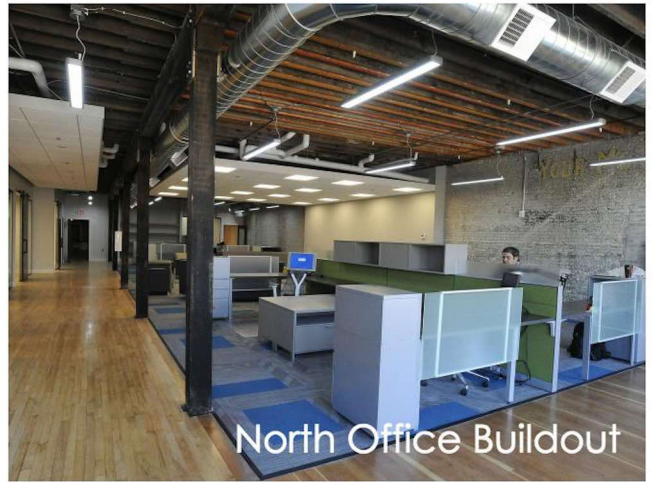


Lobby

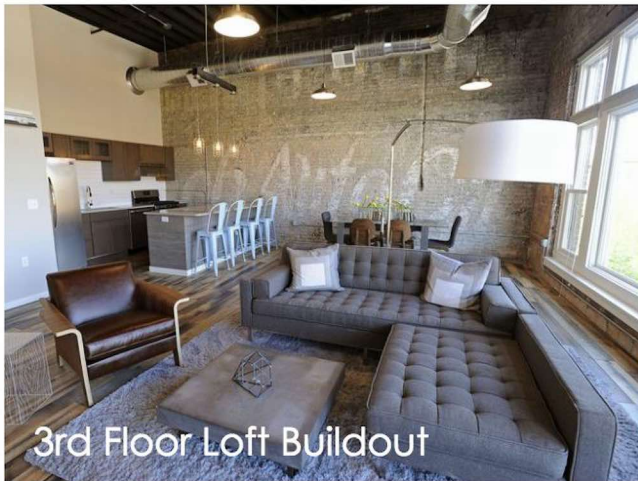




North Office Buildout



North Office Buildout



3rd Floor Loft Buildout



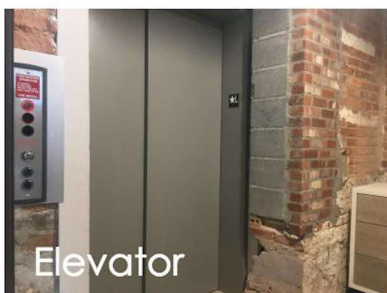
Office Shell (ready for buildout!)



Office Shell (ready for buildout!)



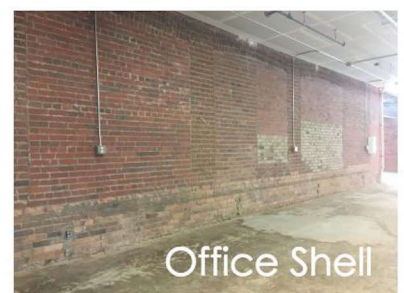
Office Shell (ready for buildout!)



Elevator



Office Shell



Office Shell