

# UPTOWN OFFICE

**FOR LEASE**

Office Space with Incredible Views!



801 North Phillips Avenue  
Sioux Falls, SD 57104



## size

4,300 square feet



## price

\$17.25 per foot NNN



## location

This brand new office building is located on Phillips Avenue (across from Falls Park) with incredible views of Sioux Falls!



## t.i.a.

Landlord is offering \$25 per square foot as a buildout allowance with 7-year lease agreement.



## amenities

- Elevator
- Bike parking
- Showers
- 6 underground heated parking spaces available for lease
- 46 on-site surface parking lot spaces
- Floor-to-ceiling windows



## co-tenancy

Stockwell Engineers, The Cascade, Levitt Pavilion, SD Public Broadcasting, Bread + Circus Sandwich Kitchen, Fresh Produce Advertising Agency, AdWerks Advertising Agency, Click Rain, Raven Industries.

Information deemed reliable but not guaranteed.



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Property Photos



Monument signage available



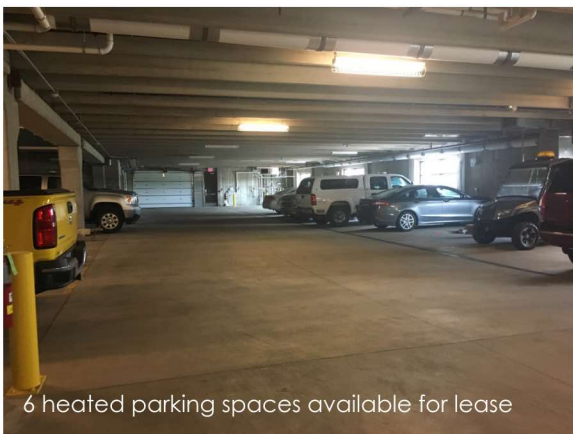
Floor-to-ceiling windows, with incredible views!



Common area restrooms



Interior bike racks



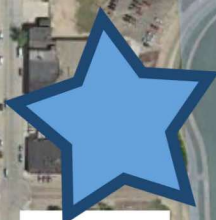
6 heated parking spaces available for lease



46 surface lot parking spaces



# Falls Park



Minnesota Avenue

Main Avenue

Phillips Avenue

6th Street

