

# THE CASCADE AT UPTOWN

## Commercial Space For Lease



701 N Phillips Avenue  
Sioux Falls, SD 57104

# FOR LEASE

\$18.00 - \$20.00 / SF NNN  
1,208 - 4,311 SF

### SIZE

- Tenant 'C': 1,208 SF
- Tenant 'L': 4,311 SF

### PRICE

- Tenant 'C': \$18.00 / SF NNN
- Tenant 'L' End-Cap: \$20.00 / SF NNN
- \$50.00 / SF TIA

### LOCATION

- Located at the corner of 2nd Street and Phillip Avenue, across from Falls Park West and the new Levitt Pavilion

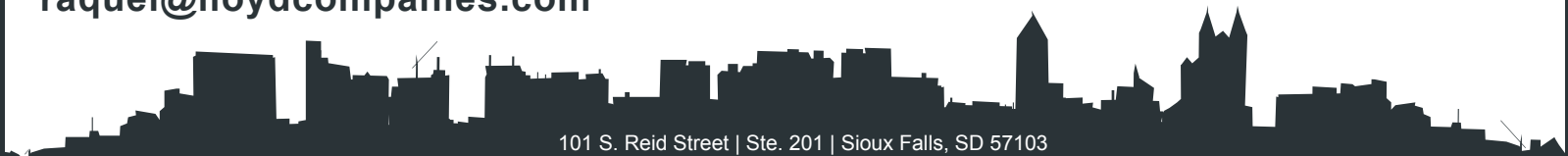
### DESCRIPTION

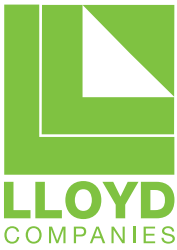
- Be part of the Downtown Sioux Falls growth in the progressive Uptown at Falls Park Development! Uptown Development has commercial space available for your vision and offers a link between downtown & Falls Park tourist attractions. Uptown and Falls Park West continue to evolve, and the newly opened Levitt Shell Sioux Falls offers several free concerts!

- Restaurant / Retail / Office Opportunity in a Mixed-Use Community
- The Cascade is home to 203 apartment lofts
- Ample parking for commercial uses and residents with 269 underground stalls, 22 surface spaces, and 55 on-street parking spaces surrounding the Cascade
- Liquor License Available
- Contact Broker for additional information

Find out more at [Lloydcompanies.com](http://Lloydcompanies.com)

**RAQUEL BLOUNT, SIOR**  
**605 728-9092**  
[raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)





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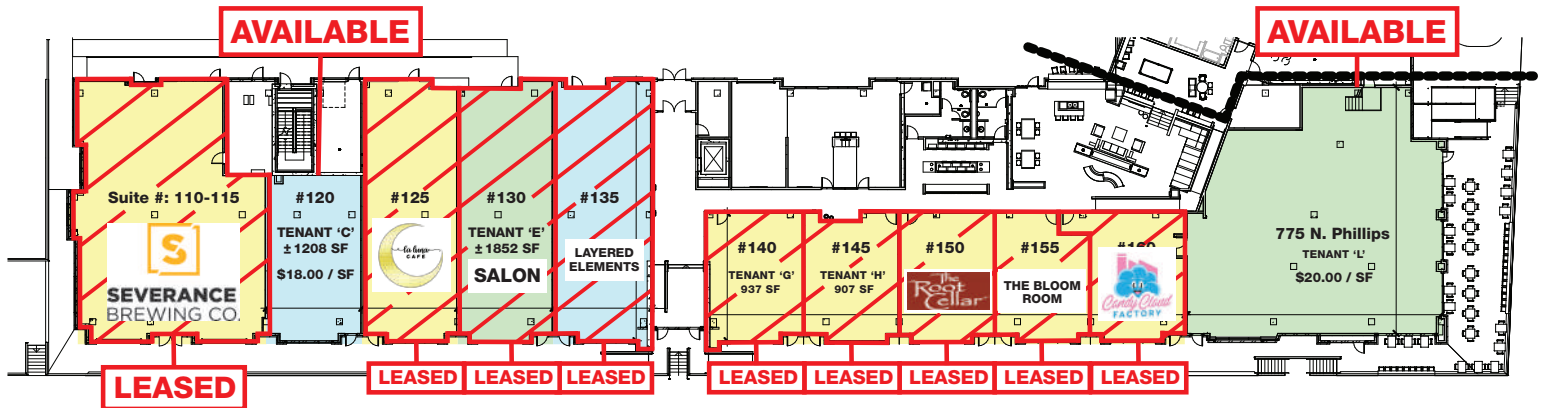
**RAQUEL BLOUNT, SIOR**  
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**Site Renderings**  
Concept plan only;  
Subject to change



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Tenants 'C' - 'K': \$18.00 / SF NNN

Tenant 'L': 4,311 SF, \$20.00 / SF NNN

\*\*14' Structure height proposed for suites 'C'

\*\*\*Liquor License Available

\*\*\*\*Tenant 'L' is a great opportunity for a Restaurant,  
Office or Retail User

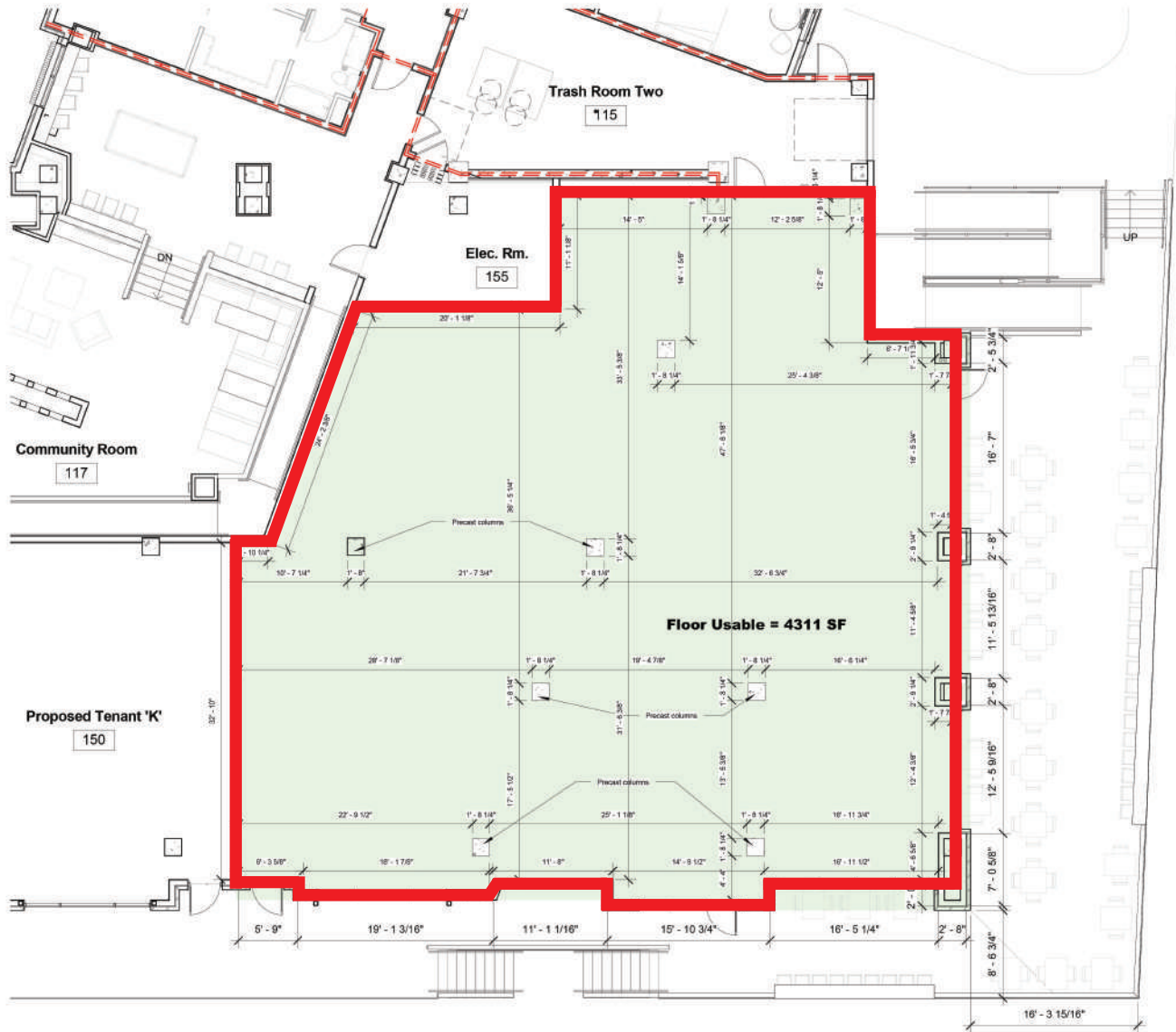
**Concept Plan**  
Subject to change

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**Tenant 'L' Floor Plan**  
Subject to change

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## Commercial Space For Lease



**THE CASCADE**  
Fronting Phillips Ave and offering  
commercial and residential space



### Site Rendering

Concept plan only;  
Subject to change

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**LLOYD**  
COMPANIES

# THE CASCADE AT UPTOWN

## Commercial Space For Lease



### THE CASCADE

Summer 2019  
203 Units

FUTURE SIOUX STEEL  
DEVELOPMENT

FALLS PARK WEST / LEVITT PAVILION

### PHILLIPS AVE. LOFTS

86 Units

### SIOUX FALLS CENTER

44 Units

### TRI-STATE CREAMERY

Office & Retail Suites

### LARSON SQUARE LOFTS

20 Units, Office & Retail

### UPTOWN EXCHANGE LOFTS

37 Units & Retail

**RAQUEL BLOUNT, SIOR**

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### Area Vision

Concept plan only;  
Subject to change



# THE CASCADE AT UPTOWN

Commercial Space For Lease

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COMPANIES



## Exterior Pictures

RAQUEL BLOUNT, SIOR  
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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103  
Information deemed reliable, but not guaranteed.