

# OFFICE SPACE FOR LEASE

## COMMERCE CENTER 200 N. Phillips Avenue Sioux Falls, SD 57104

### SPACE AVAILABLE:

Suite 303: 4,675 square feet  
\$16-18 psf NNN  
Fit up allowance negotiable

Suite L100: 559 square feet  
Suite L101: 4,850 square feet  
Suite L102: 662 square feet  
Suite L103: 428 square feet  
Suite L104: 1,726 square feet  
\$12-13 psf Gross  
Fit up allowance negotiable

**NNN:** \$5.89 psf

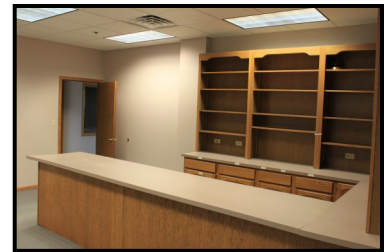
**PARKING:** 62 stalls

**ZONING:** C-3 Central Business District

**TENANTS:** Sioux Falls Development  
Foundation, Chamber of  
Commerce, Convention &  
Visitors Bureau, Sioux Falls  
Sports Authority

### **OTHER:**

- Suites located in the lower level with separate common lobby and direct access to parking lot.
- Suites may be combined or subdivided.
- Suite 303 has a great view overlooking the Big Sioux River.
- Suite L101 has perimeter windows in the front of space.
- Common area restrooms.
- Building elevator.
- Some suites have built-ins, new carpet and paint.
- Tenant responsible for telephone/Internet and interior office janitorial.
- Affordable office space in a prestigious building located in downtown Sioux Falls!
- One or more of the owners are licensed South Dakota Real Estate Brokers.



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