

Downtown Bar / Restaurant Space 101 S Phillips Avenue Suite 100

101 S Phillips Avenue Suite 100 Sioux Falls, SD, 57104



Beautiful 1,865 SF restaurant / coffee shop space located downtown Sioux Falls on the corner of 9th street and Phillips Ave.

Large windows with great views facing Phillips Ave which allows lots of natural light. Several seating options within the suite. This is a beautiful location with a bright, modern, open and welcoming space on a prime downtown corner.

This lease includes use of seating in commons area on the main floor as well as a shared outdoor patio.

Signage options for interior and exterior.

One reserved parking space in surface lot behind building available at cost.

Other tenants in building include Frontier Bank, WoodGrain Brewing, and Docu-Tap. This space caters to 300+ employees as well as the downtown Sioux Falls area.

1,865 SF x \$16.00 = \$2,487 / month base rent

NNN \$3.24 per square foot

FOR LEASE

Price

\$16 / Square Foot
Addl. Pricing: \$3.24 NNN

Details

Type: Retail

Space Available: 1,865 SF

1,865 sq ft of restaurant/coffee shop for Lease.

Located on the corner of 9th St and Phillips Ave downtown Sioux Falls.

Bright, modern, open, welcoming space on a prime downtown corner.

Large windows facing Phillips Ave for great views and lots of natural lighting.

Lease includes use of seating area in commons area on main floor as well as an outdoor patio.

Signage options for interior and exterior.



Kirby Proehl

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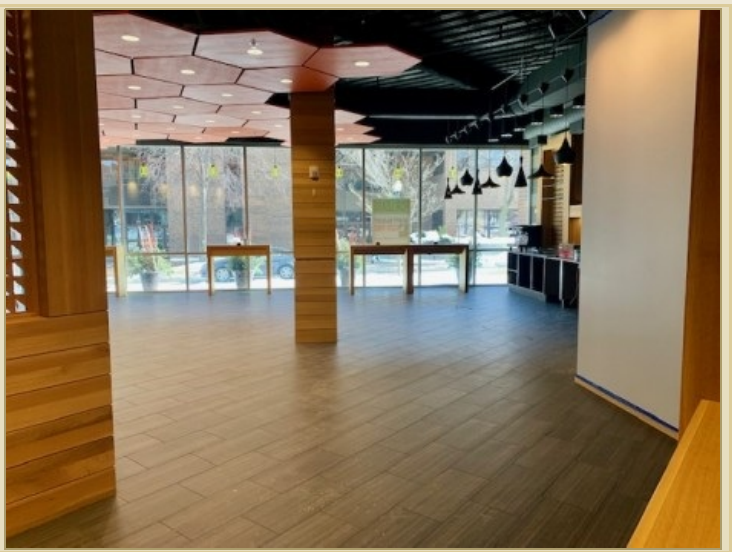


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Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed



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Location Maps



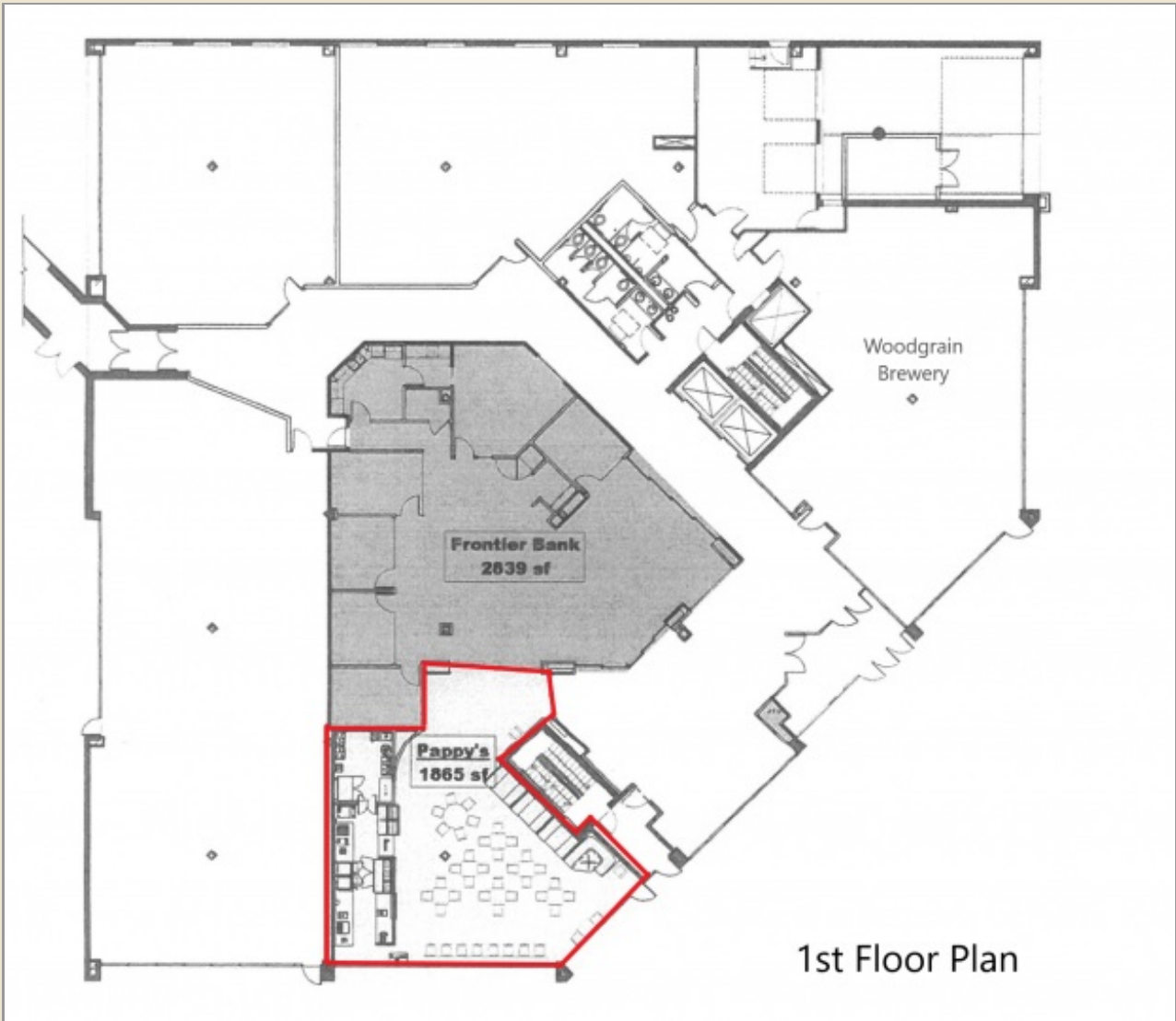
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Floor Plan



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