

FOR SUBLEASE



THE PLAZA SUBLEASE

OFFICE SPACE

Bender
COMMERCIAL



101 SOUTH PHILLIPS AVENUE
2ND & 3RD FLOORS
SIOUX FALLS, SD



2ND FLOOR: 9,941 RSF
3RD FLOOR: 13,446 RSF



\$18.00/SF NNN

- Nicely finished office spaces located on the 2nd and 3rd floor of prominent office building on the corner of 9th Street and Phillips Avenue in the heart of downtown Sioux Falls.
- 2nd Floor space (Suite 200) consists of reception area, large open work area, eleven (11) private offices, two (2) conference rooms, IT room and restrooms.
- 3rd Floor space has open work areas with perimeter private offices, break room, two (2) conference rooms and restrooms. Two (2) rooftop patios.
- Large windows overlooking Phillips Avenue.
- Conveniently located in the heart of downtown near restaurants, shopping and parking.
- Floors can be leased together or separately.
- Parking available in adjacent city parking garage.
- Sublease through May 31, 2028

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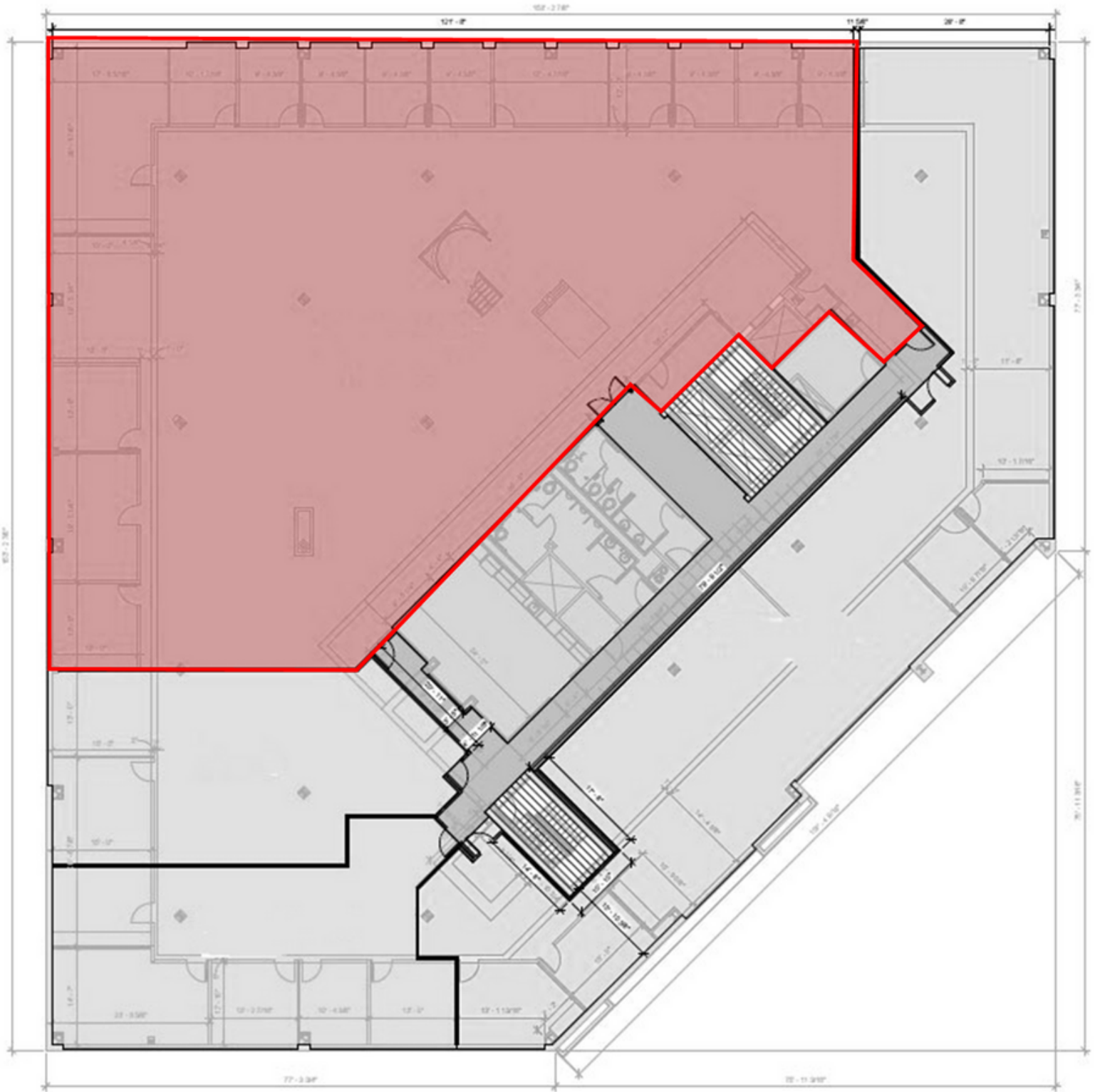
2ND FLOOR - 9,941 RSF



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2ND FLOOR - 9,941 RSF

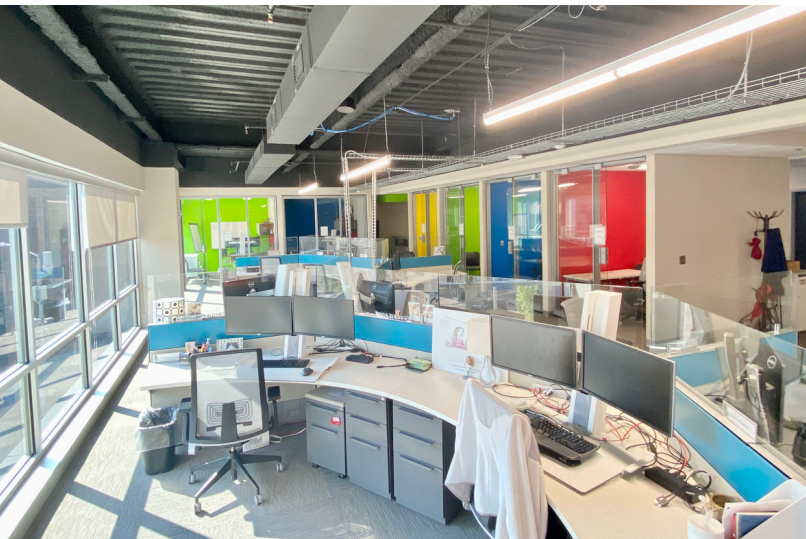
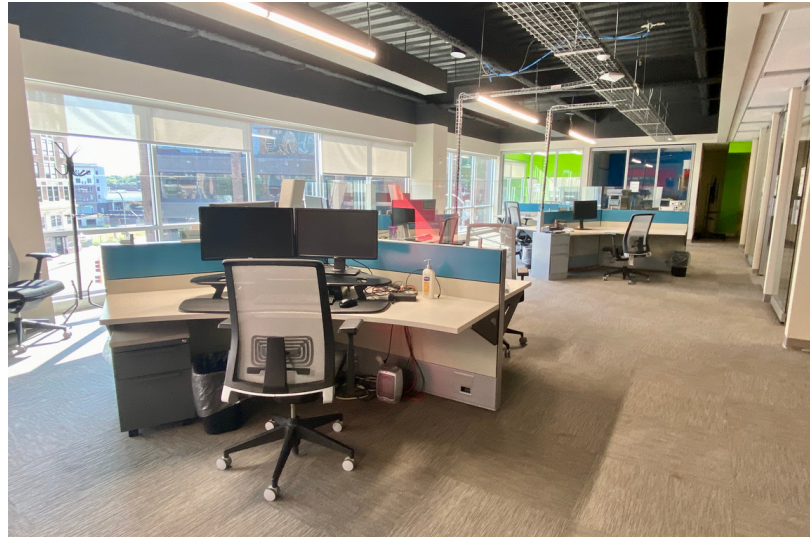


LEVEL 2
1/8" = 1'-0"

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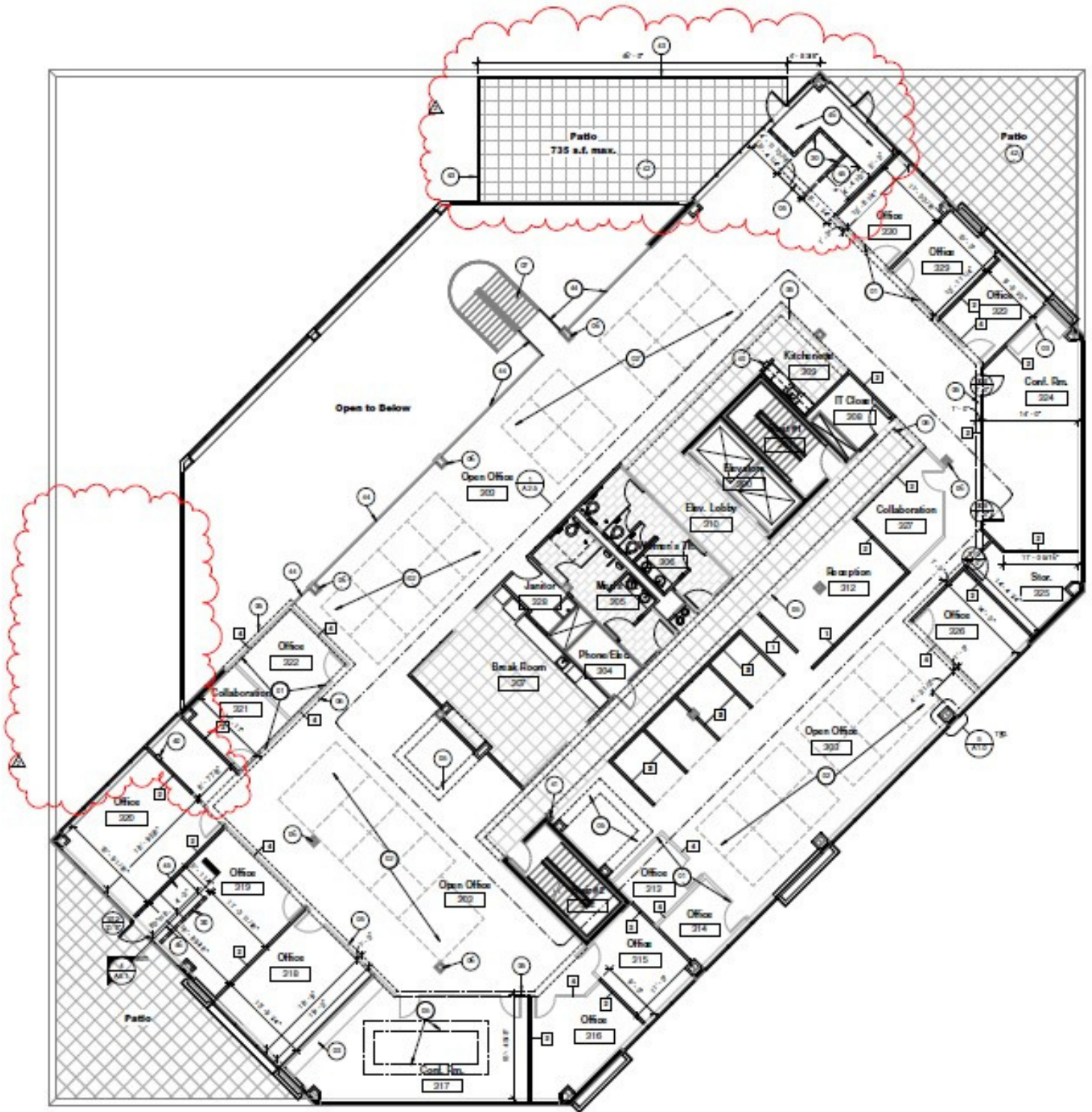
3RD FLOOR - 13,446 RSF



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3RD FLOOR - 13,446 RSF



1 3rd Floor Plan

Scale: 1/8" = 1'-0"

12,556 s.f. Gross Building Area
12,004 s.f. Floor Rentable Area



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