

FOR LEASE



CARPENTER BUILDING

RETAIL / OFFICE SPACE

Bender
COMMERCIAL



**217 SOUTH PHILLIPS AVENUE
SIOUX FALLS, SD**



1,406 SF



\$25.00/SF GROSS

- Street-level retail/office space located in the historic Carpenter Building along Phillips Avenue in the heart of downtown Sioux Falls.
- Open retail space, back work area, and shared restroom.
- Display windows with high visibility for pedestrians and street traffic.
- Great location with abundant pedestrian traffic near downtown shopping, restaurants, entertainment and parking.
- Building signage available.
- Tenant is responsible for electric and internet.

DUSTIN HABER | dustin@benderco.com | 605-376-5890

CARPENTER BUILDING



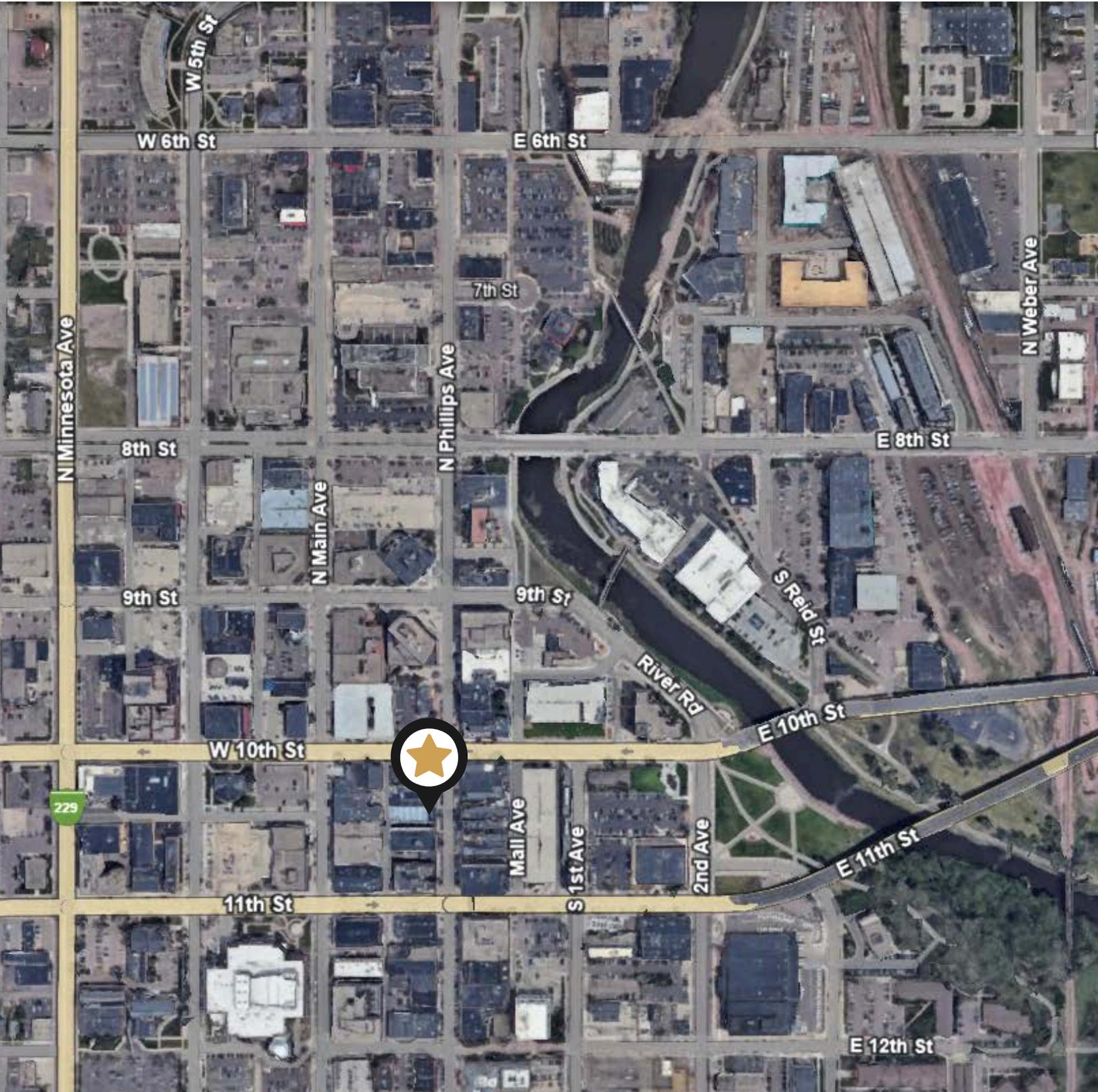
RETAIL / OFFICE SPACE FOR LEASE



CARPENTER BUILDING



RETAIL / OFFICE SPACE FOR LEASE



CARPENTER BUILDING



RETAIL/OFFICE SPACE FOR LEASE

