

FOR SUBLEASE



PHILLIPS AVENUE OFFICE

UPPER LEVEL DOWNTOWN OFFICE SPACE

Bender
COMMERCIAL



**311 S PHILLIPS AVE, SUITE 204
SIOUX FALLS, SD**



770 SF



\$1,250/MO GROSS

- Upper level office space in the Telford Building along Phillips Avenue in downtown Sioux Falls.
- Includes two (2) private offices and storage area.
- Common area restrooms.
- Nearby businesses include CH Patisserie, 20/20 Vision Care Associates, Minervas Restaurant, Sioux Falls State Theatre, Fancy Bowl, Duluth Trading Company, M.B. Haskett Delicatessen, JL Beers, Blarney Stone Pub, and Josiah's Coffeehouse.
- Sublease through April 30, 2027.

ROB KURTENBACH | rk@benderco.com | 605-940-0559

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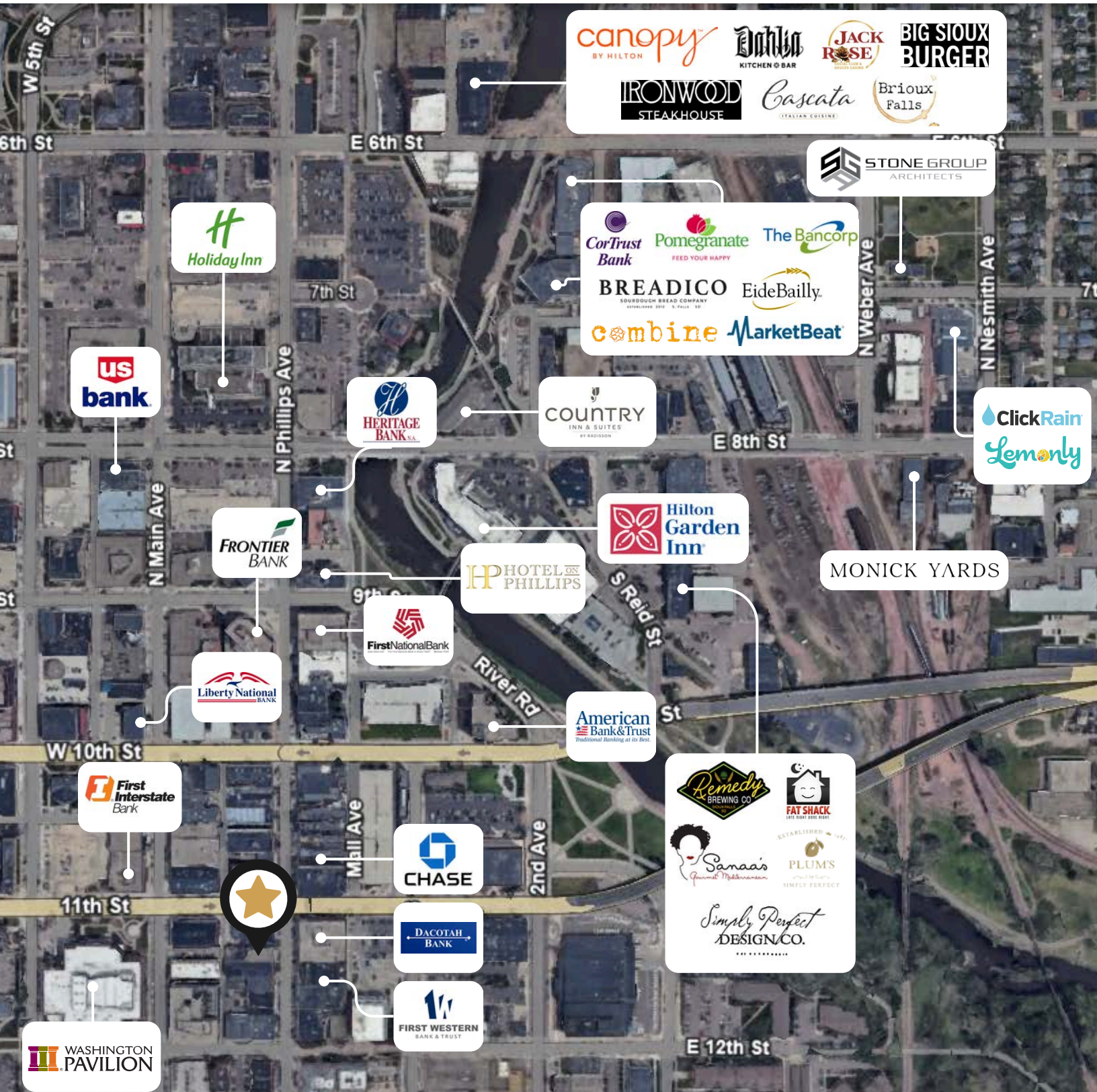
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