

FOR LEASE



PHILLIPS AVENUE OFFICE

DOWNTOWN OFFICE SPACE

Bender
COMMERCIAL



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



544 SF



**\$25.00/SF
EST NNN: \$4.85/SF**

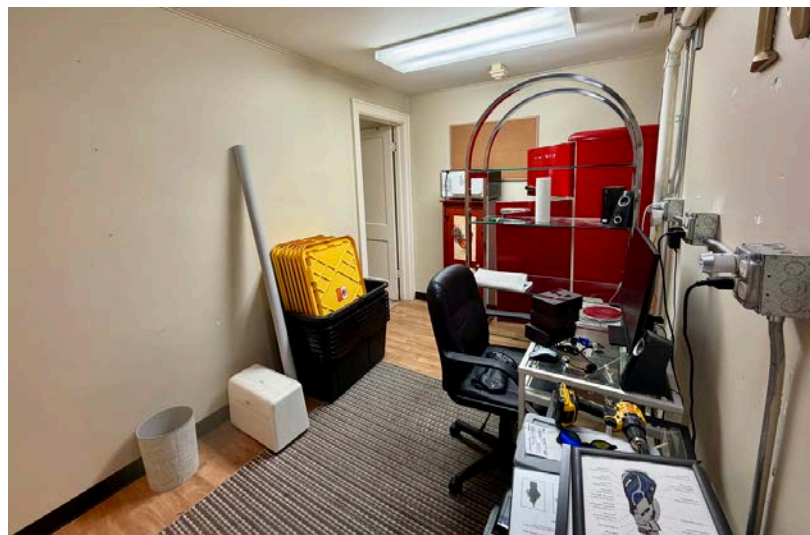
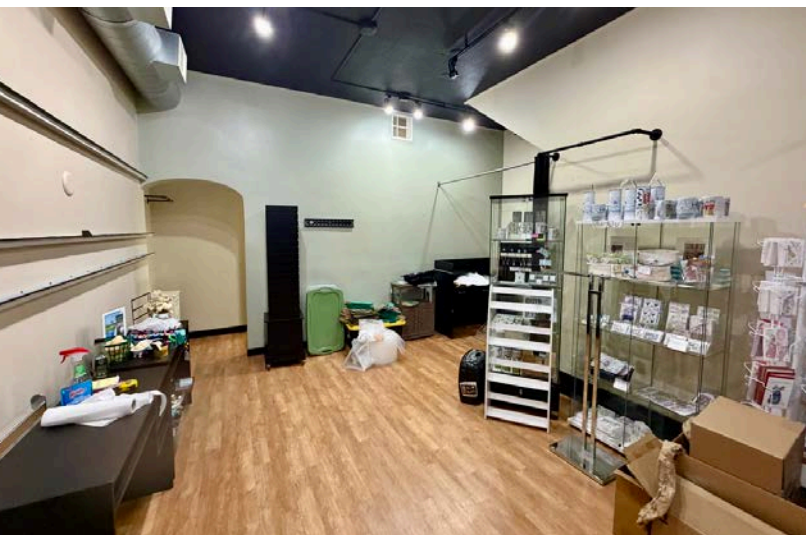
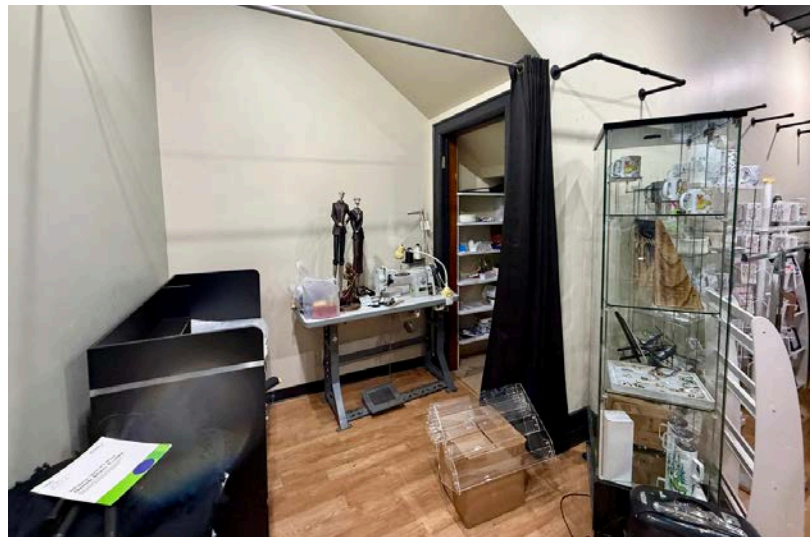
- Office space along Phillips Avenue in downtown Sioux Falls.
- Features open space, a back area, and a restroom.
- Under stairs storage.
- One (1) dedicated parking space behind the building.
- Nearby businesses include CH Patisserie, 20/20 Vision Care Associates, Minervas Restaurant, Sioux Falls State Theatre, Fancy Bowl, Duluth Trading Company, M.B. Haskett Delicatessen, JL Beers, Blarney Stone Pub, and Josiah's Coffeehouse.

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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

2026 Bender Companies. Information herein deemed reliable, but not guaranteed.

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