

BOYCE-GREELEY BUILDING

OFFICE OVERLOOKING PHILLIPS AVENUE

Bender COMMERCIAL

231 S PHILLIPS AVE, SUITE 201
SIOUX FALLS, SD

4,432 RSF

$22.00/SF NNN
EST NNN: $5.22/SF

- Rare downtown 2nd story office space overlooking Phillips Avenue.
- Historic mixed-use Boyce Greeley building on 11th and Phillips.
- Modern rustic finishes with ample natural lighting.
- Perfect fit for users such as wealth management, marketing, trust company, or engineering/architect firms.
- Co-tenants include Child's Play Toys, Marie & Marie Bridal, and Blend Interactive.
- Available February 2027.

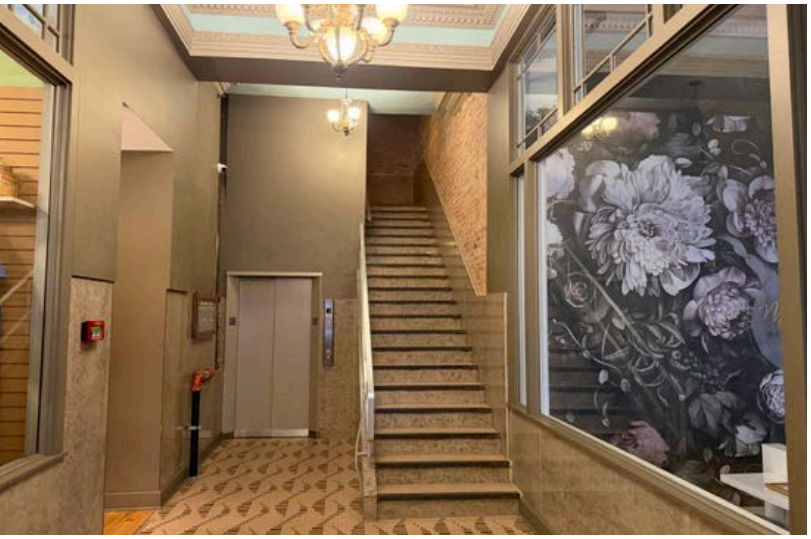
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BOYCE-GREELEY BUILDING

OFFICE SPACE FOR LEASE







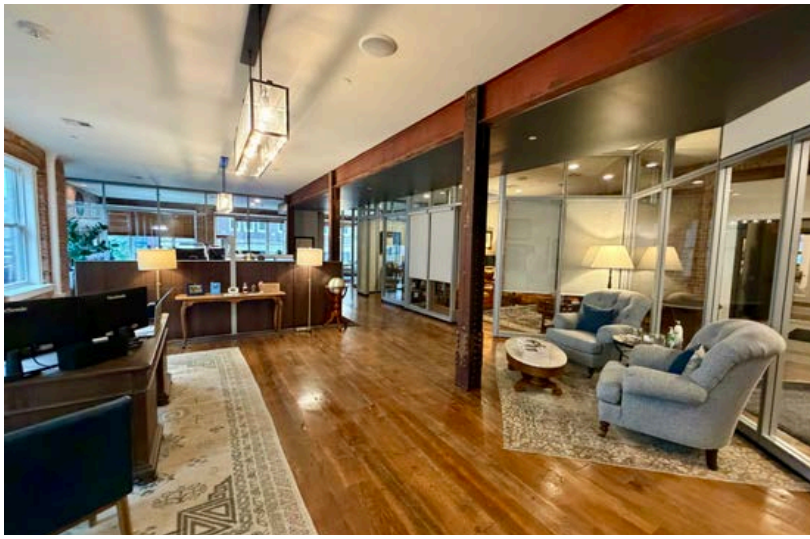

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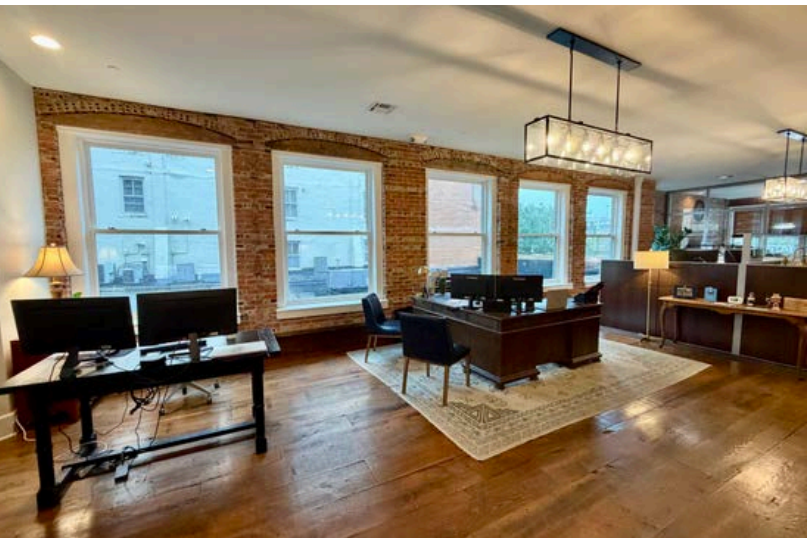
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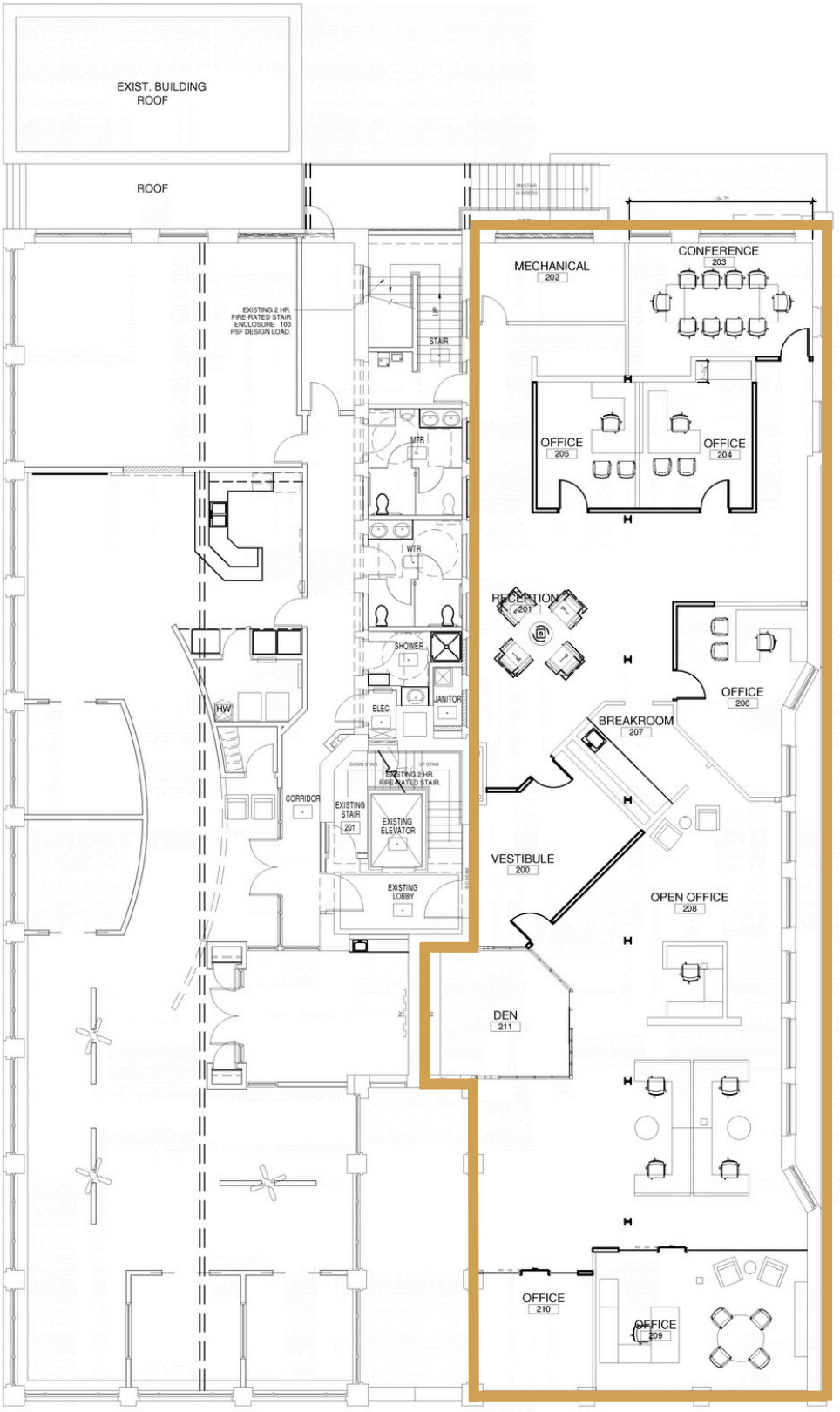


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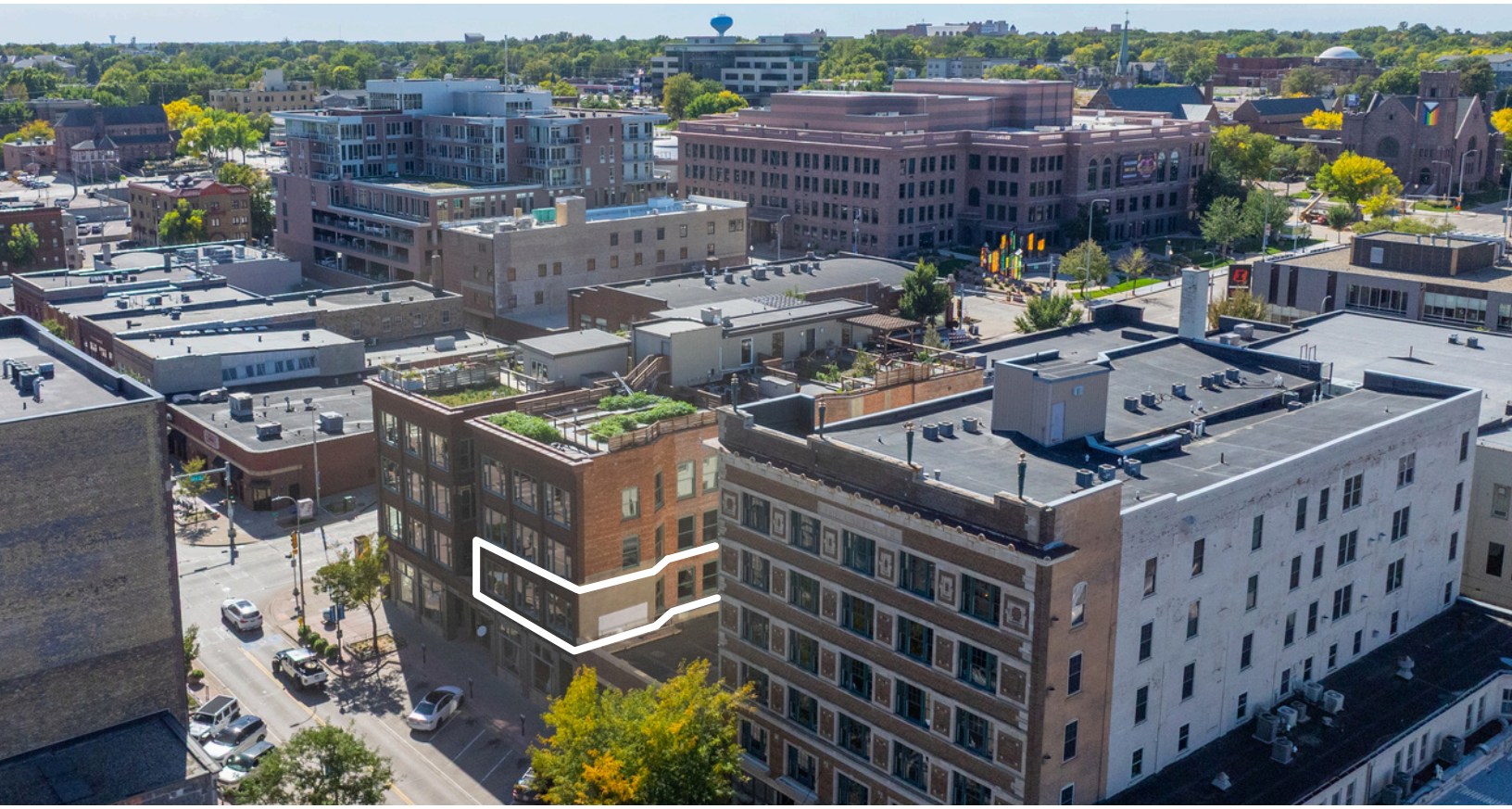
FLOORPLAN



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