### Office/ Retail/ Restaurant/Multi-use

140 North Phillips Avenue, Sioux Falls SD

#### Highlights:

- **Land Size:** 15,600 SF
- **Lease Term:** NNN
- **Zoning:** DT PUD
- **Occupancy:** Negotiable
- **Taxes:** TBD

#### Property Details:

- Located at the gateway to the flourishing Eastbank
- Enjoy the West Bank overlooking the beautiful River Greenway
- Rare opportunity to be a part of the fun spirit and growth of Downtown Sioux Falls
- Retail/restaurant/office space available
- Multi-functional building undergoing complete modern renovation
- Proposed outdoor seating with great views of water
- Underground parking available
- Proposed living space available - contact Agent

---

For Lease:

222 South Main Avenue  
Sioux Falls, SD 57104  
605.215.0940  
www.vantiscommercial.com

Scott Van Ginkel, Broker  
605.351.7907  
scott@vantiscommercial.com

Amy Ibis, Broker, Associate  
605.359.4430  
amy@vantiscommercial.com

Co-Listed with Legacy Development/Consulting  
222 South Main Avenue  
Sioux Falls, SD 57104  
605.215.0940  
www.vantiscommercial.com

<table>
<thead>
<tr>
<th>Floor</th>
<th>Rate per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>$20.00</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>$15.00 - $18.00</td>
</tr>
<tr>
<td>4th Floor</td>
<td>$18.00</td>
</tr>
</tbody>
</table>
FOR LEASE

Riverfront Redevelopment
140 North Phillips Avenue, Sioux Falls SD

Office/ Retail/
Restaurant/Multi-use

1st Floor- $20.00 PSF
3rd Floor - $15.00 PSF - $18.00 PSF
4th Floor - $18.00 PSF

Scott Van Ginkel, Broker
605.351.7907
scott@vantiscommercial.com

Amy Ibis, Broker, Associate
605.359.4430
amy@vantiscommercial.com

Co-Listed with Legacy Development/Consulting
222 South Main Avenue  •  Sioux Falls, SD 57104  •  605.215.0940  •  www.vantiscommercial.com
FOR LEASE

Riverfront Redevelopment
140 North Phillips Avenue, Sioux Falls SD

Proposed 1st Floor Plan – Customizable to Tenant

Scott Van Ginkel, Broker
605.351.7907
scott@vantiscommercial.com

Amy Ibis, Broker, Associate
605.359.4430
amy@vantiscommercial.com

Co-Listed with Legacy Development/Consulting
222 South Main Avenue • Sioux Falls, SD 57104 • 605.215.0940 • www.vantiscommercial.com
FOR LEASE

Riverfront Redevelopment
140 North Phillips Avenue, Sioux Falls SD

Proposed 2nd Floor Plan – Customizable to Tenant

Scott Van Ginkel, Broker
605.351.7907
scott@vantiscommercial.com

Amy Ibis, Broker, Associate
605.359.4430
amy@vantiscommercial.com

Co-Listed with Legacy Development/Consulting
222 South Main Avenue • Sioux Falls, SD 57104 • 605.215.0940 • www.vantiscommercial.com
FOR LEASE

Riverfront Redevelopment
140 North Phillips Avenue, Sioux Falls SD

Proposed 3rd Floor Plan – Customizable to Tenant

Scott Van Ginkel, Broker
605.351.7907
scott@vantiscommercial.com

Amy Ibis, Broker, Associate
605.359.4430
amy@vantiscommercial.com

Co-Listed with Legacy Development/Consulting
222 South Main Avenue • Sioux Falls, SD 57104 • 605.215.0940 • www.vantiscommercial.com
FOR LEASE

Riverfront Redevelopment
140 North Phillips Avenue, Sioux Falls SD

Proposed 4th Floor Plan – Customizable to Tenant

Scott Van Ginkel, Broker
605.351.7907
scott@vantiscommercial.com

Amy Ibis, Broker, Associate
605.359.4430
amy@vantiscommercial.com