

140 North Phillips Avenue, Sioux Falls SD Riverfront Redevelopment for Lease

VANTIS

COMMERCIAL REAL ESTATE ADVISORS

Office/ Retail/
Restaurant/ Multi-use

1st Floor - \$20.00 PSF

3rd Floor - \$15.00 PSF - \$18.00 PSF



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
- Multi-functional building undergoing complete modern renovation
- Proposed outdoor seating with great views of water
- Underground parking available

Scott Van Ginkel, Broker
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scott@vantiscommercial.com

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



CO-Listed with Legacy Development/Consulting

4001 W. Valhalla Blvd ● Sioux Falls, SD 57104 ● 605.215.0940 ● www.vantiscommercial.com

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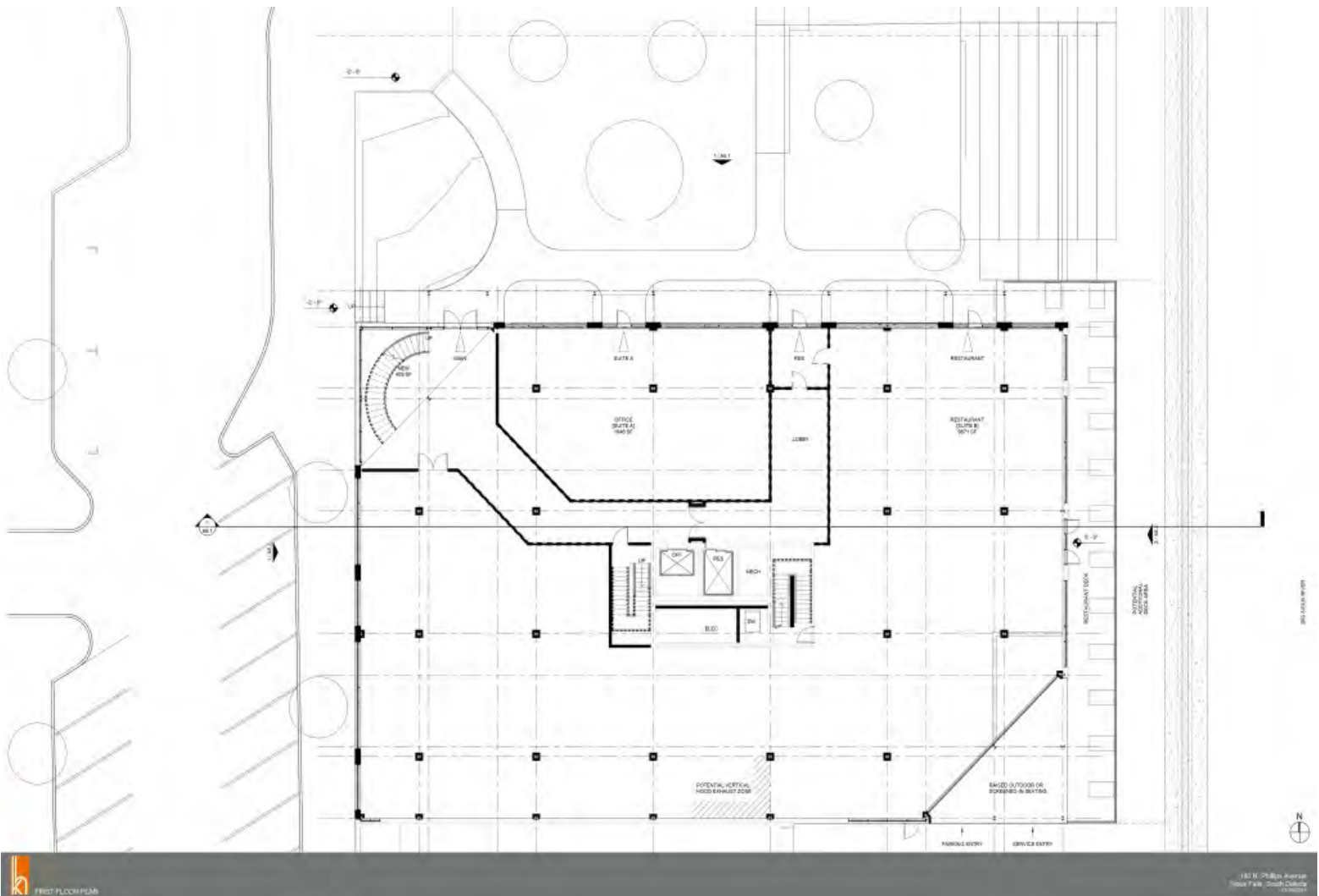
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Proposed 1st Floor Plan - Customizable to Tenant



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