

PHILLIPS CENTER
300 SOUTH PHILLIPS AVENUE, 2ND FLOOR
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR LEASE
DOWNTOWN OFFICE SPACE

We open doors.



PROPERTY FEATURES:

- **Up to 8,647 sq. ft.***
- **For Lease: \$17.00/sq. ft. NNN**
Estimated NNNs: \$7.98/sq. ft. (includes utilities)
- Second floor office space located in the Phillips Center on the prominent downtown corner of 11th Street and Phillips Avenue.
- Space consists of reception area, open work area, conference room and private offices.
- Large windows that overlook downtown Sioux Falls and provide natural light.
- Common area restrooms.
- Conveniently located near parking ramps.
- Located in the heart of downtown close to restaurants and shopping.
- Space available October 2017 – contact Broker for occupancy details.

For More Information, Please Contact:

NICK GUSTAFSON, CCIM
nick@benderco.com
(605) 782-1668

MICHAEL BENDER, CCIM, SIOR
michael@benderco.com
(605) 782-1662



PHILLIPS CENTER
300 SOUTH PHILLIPS AVENUE, 2ND FLOOR
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.



L-1704 **122 South Phillips Avenue, Suite 350 • Sioux Falls, SD 57104 • (605) 336-7600 • www.benderco.com**

© 2016 Bender Companies *Per Owner and/or County Assessor's Office. Lessee should verify independently. Information herein deemed reliable, but not guaranteed.

PHILLIPS CENTER
300 SOUTH PHILLIPS AVENUE, 2ND FLOOR
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.



*Floorplan not to scale

PHILLIPS CENTER
300 SOUTH PHILLIPS AVENUE, 2ND FLOOR
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

We open doors.



© 2016 Google