

OFFICE/RETAIL FOR LEASE



530 S. Phillips Avenue, Sioux Falls, SD

Size: Approx. 2,400 SF
Frontage: Approx. 98 feet
Price: \$9.00 psf/NNN
Taxes: \$2,392.07 (2009)
Insurance: \$809.79
Utilities: Tenant (based on usage)
Zoning: C2

Overview

Base:	\$1,800.00
Taxes:	199.34
Ins:	<u>67.48</u>
Total:	\$2,066.82

Owner is a SD Licensed
Real Estate Broker.



- Located on the corner of 14th Street and Phillips Avenue in “Downtown” Sioux Falls this space is fantastic for either office or retail use with great visibility along 14th Street.
- Downtown Sioux Falls has the perfect mix of cultural lifestyles from unique specialty shops, eating establishments and businesses to the gallery walk of artwork adorning the sidewalks on Phillips Avenue, the picturesque park like setting areas along the way and the upscale loft living spaces.
- Complete remodel done in June 2009 includes new carpet in entire space.
- BONUS space for additional storage upstairs.
- 5 large private offices with huge waiting/reception area. Large conference room includes built in cabinetry and sink-counter area.
- Can subdivide.
- Available July 2009.

For more information please contact:

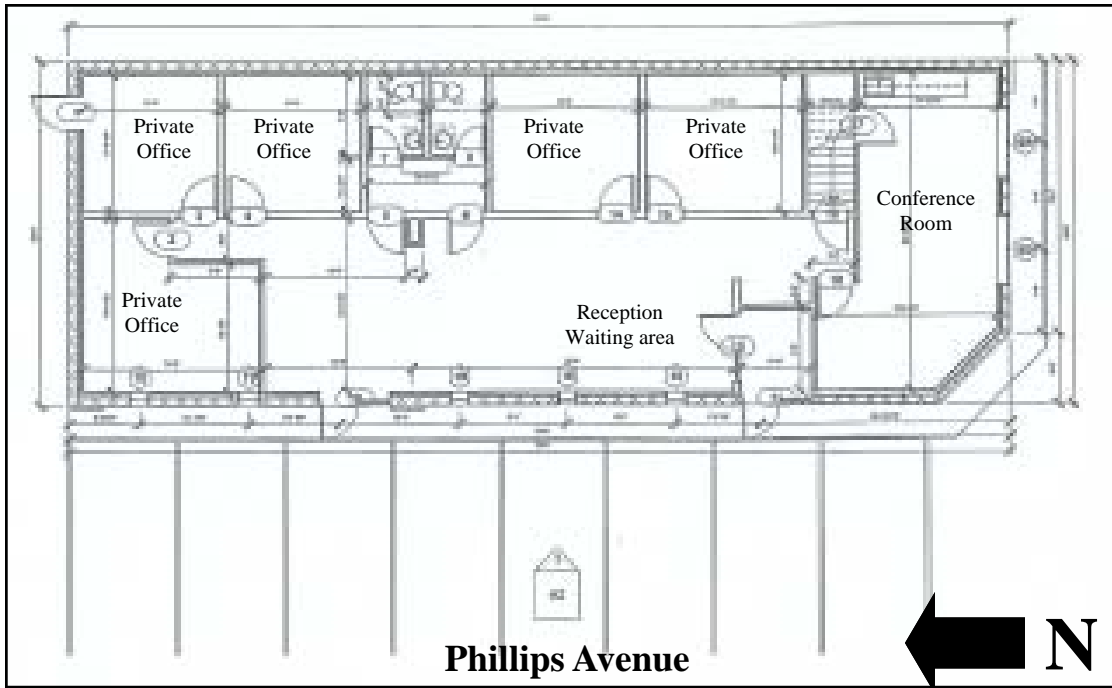
Samuel R. Assam

Assam Commercial Real Estate, Inc.
3200 West 49th Street Sioux Falls, SD 57106

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Approximately 13,700 cars pass by this space daily (on 14th St.)

Just a few blocks from the “Heart” of downtown.

Phillips Avenue recently completed A major reconstruction project that along with necessary utility work included complete reconstruction of Phillips Avenue from building to building and upgrades to the street-scapes element.



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Interior View



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