

## Retail Space



**2301 W. Trevi Place**  
Sioux Falls, SD 57108

### Property Features

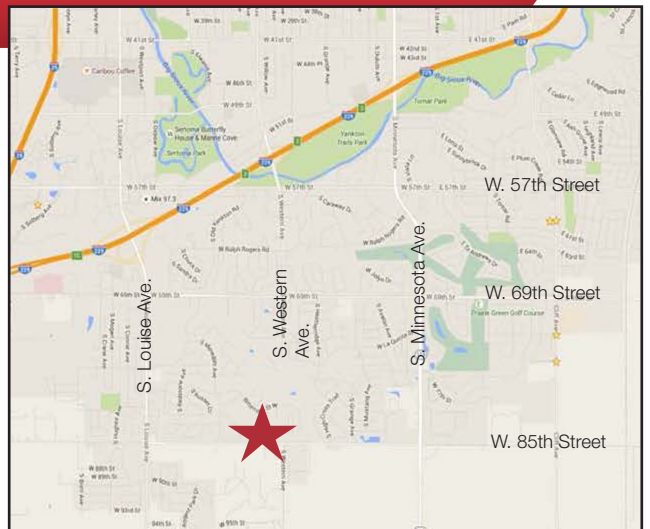
- Suite 101: 1,952 sq. ft.
- Suite 105: 1,800 sq. ft.
- Suite 106: 1,794 sq. ft. - drive-thru
- 105 & 106 combined: 3,594 sq. ft.
- 89 surface parking spots
- Zoned: C-2
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays
- Construction underway

### Pricing

- Suite 101: \$21.00/ sq. ft. NNN
- Suite 102: Leased - Top Fitness
- Suite 105: \$19.00/ sq. ft. NNN
- Suite 106: \$22.00/ sq. ft. NNN
- Tenant improvement allowance: \$28.00/ sq. ft.
- 2022 CAM estimate: \$4.34/ sq. ft.

### Location

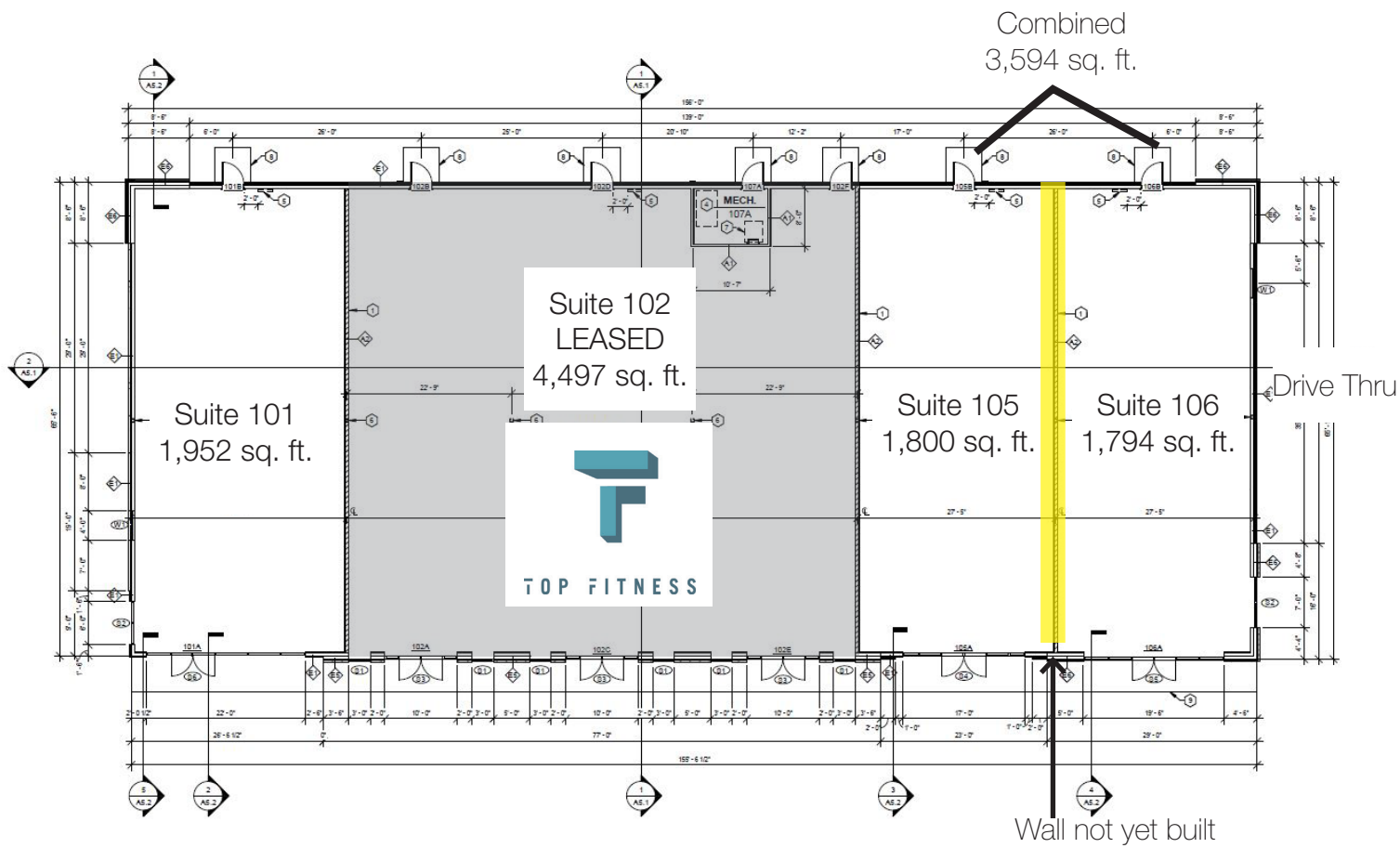
- Located at the northwest corner of the W. 85th St. & S. Western Ave. intersection
- Adjacent to Three Fountains One office building



For more information:

**Craig Hagen, CCIM, SIOR**  
+1 605 310 4227 • [chagen@naisiouxfalls.com](mailto:chagen@naisiouxfalls.com)

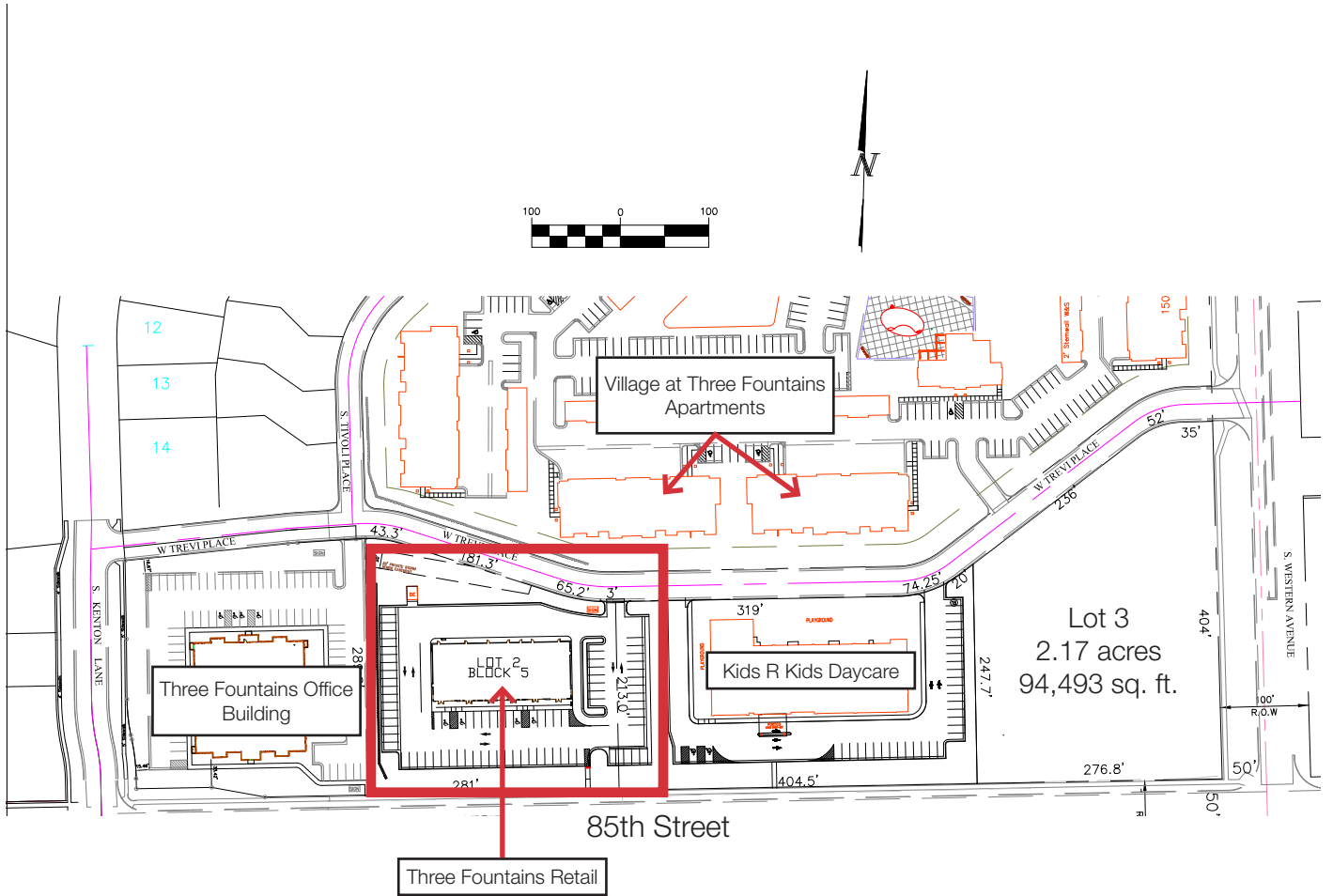
**Gregg Brown, MBA, SIOR**  
+1 605 906 0394 • [gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)



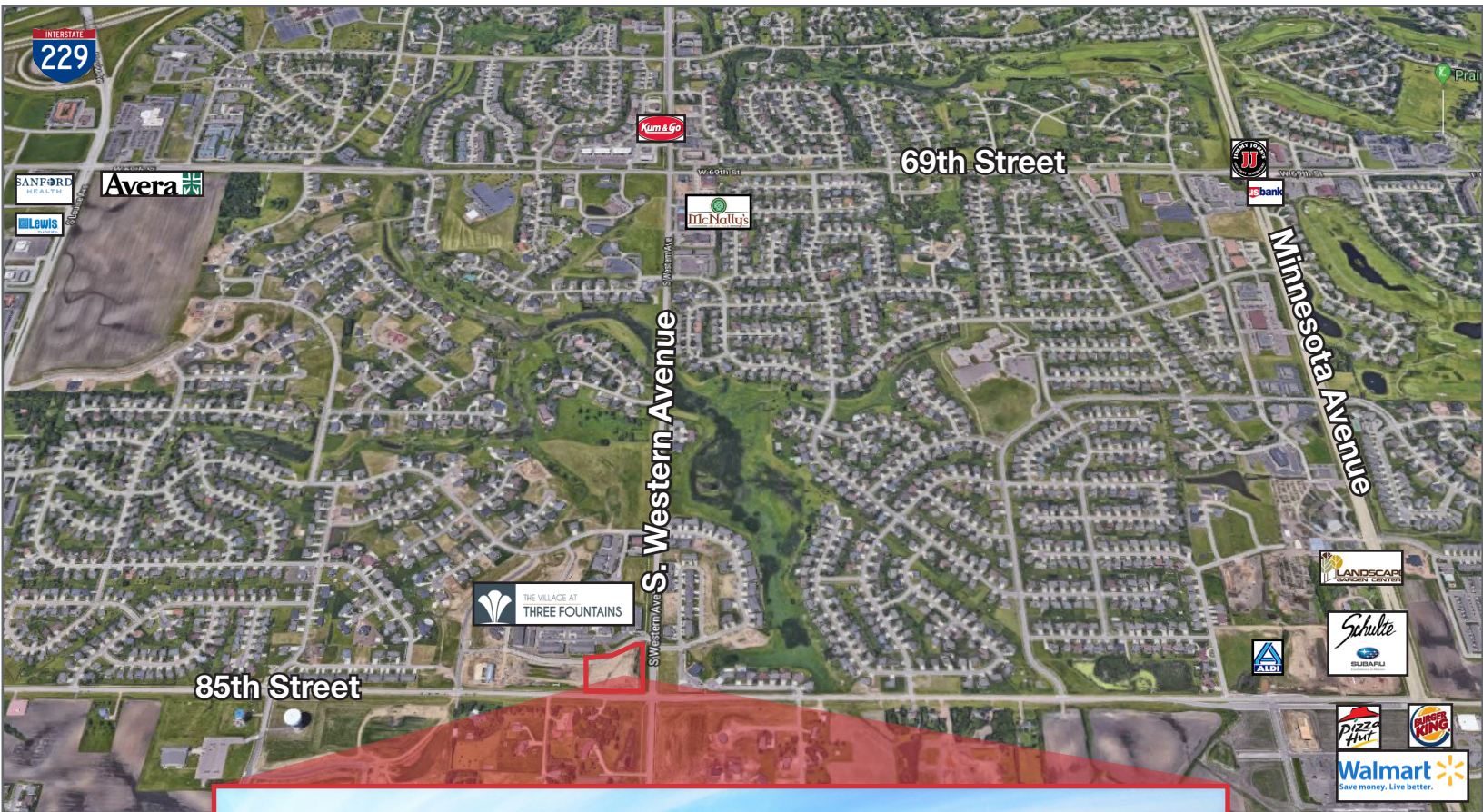
1 FLOOR PLAN  
1/8" = 1'-0"



# FOR LEASE



# FOR LEASE



**NA** Sioux Falls



2500 W. 49th Street Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
naisiouxfalls.com