

FOR LEASE

Retail Space



2301 W. Trevi Place

Sioux Falls, SD 57108

Property Features

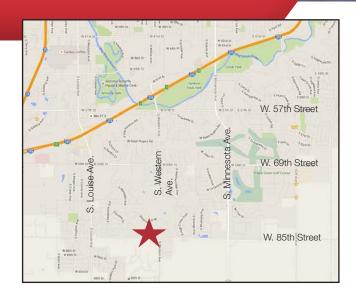
- Suite 101: 1,952 sq. ft. Suite 105: 1,800 sq. ft. Suite 106: 1,794 sq. ft. drive-thru 105 & 106 combined: 3,594 sq. ft.
- 89 surface parking spots
- Zoned: C-2
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays
- Construction underway

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:

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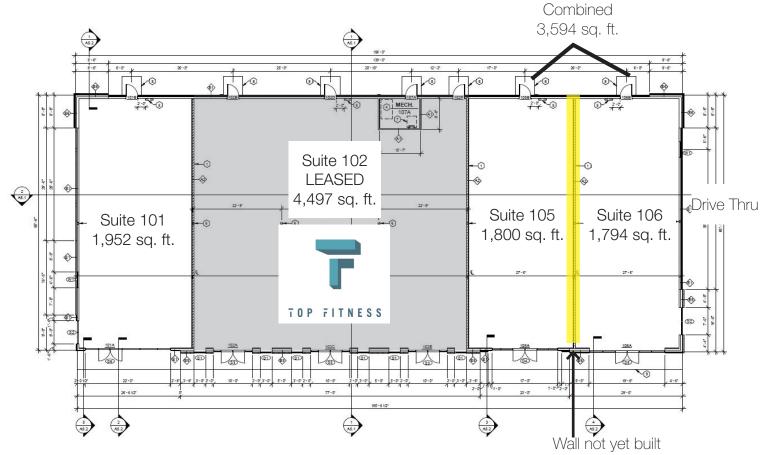
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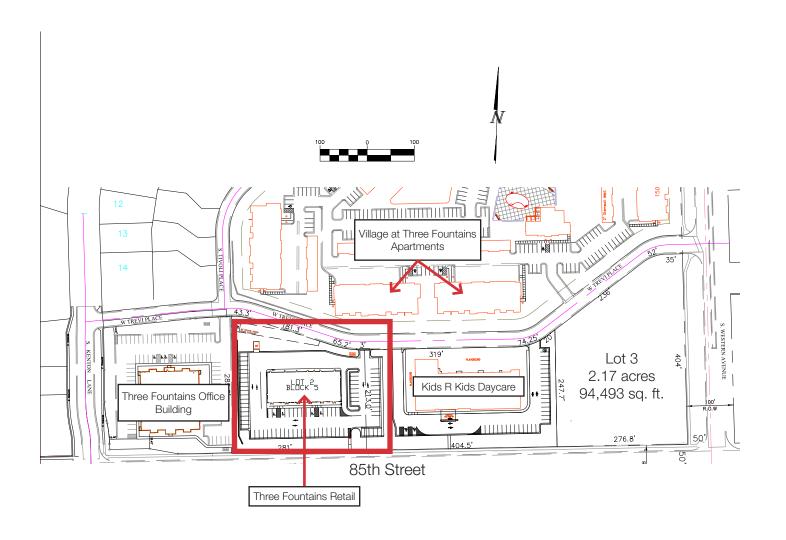








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