

Retail Space



Three Fountains Plaza

2301 W. Trevi Place Sioux Falls, SD 57108

Property Features

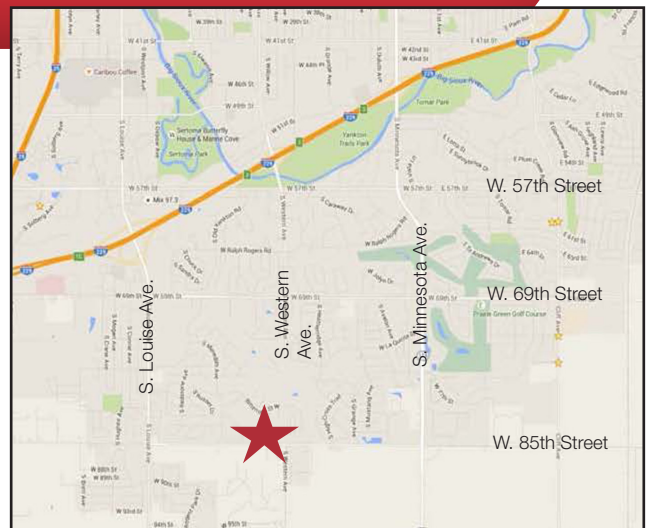
- Suite 101: 1,952 sq. ft.
- 89 surface parking spots
- Zoned: C-2
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays
- Construction underway

Pricing

- Suite 101: \$21.00/ sq. ft. NNN
- 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

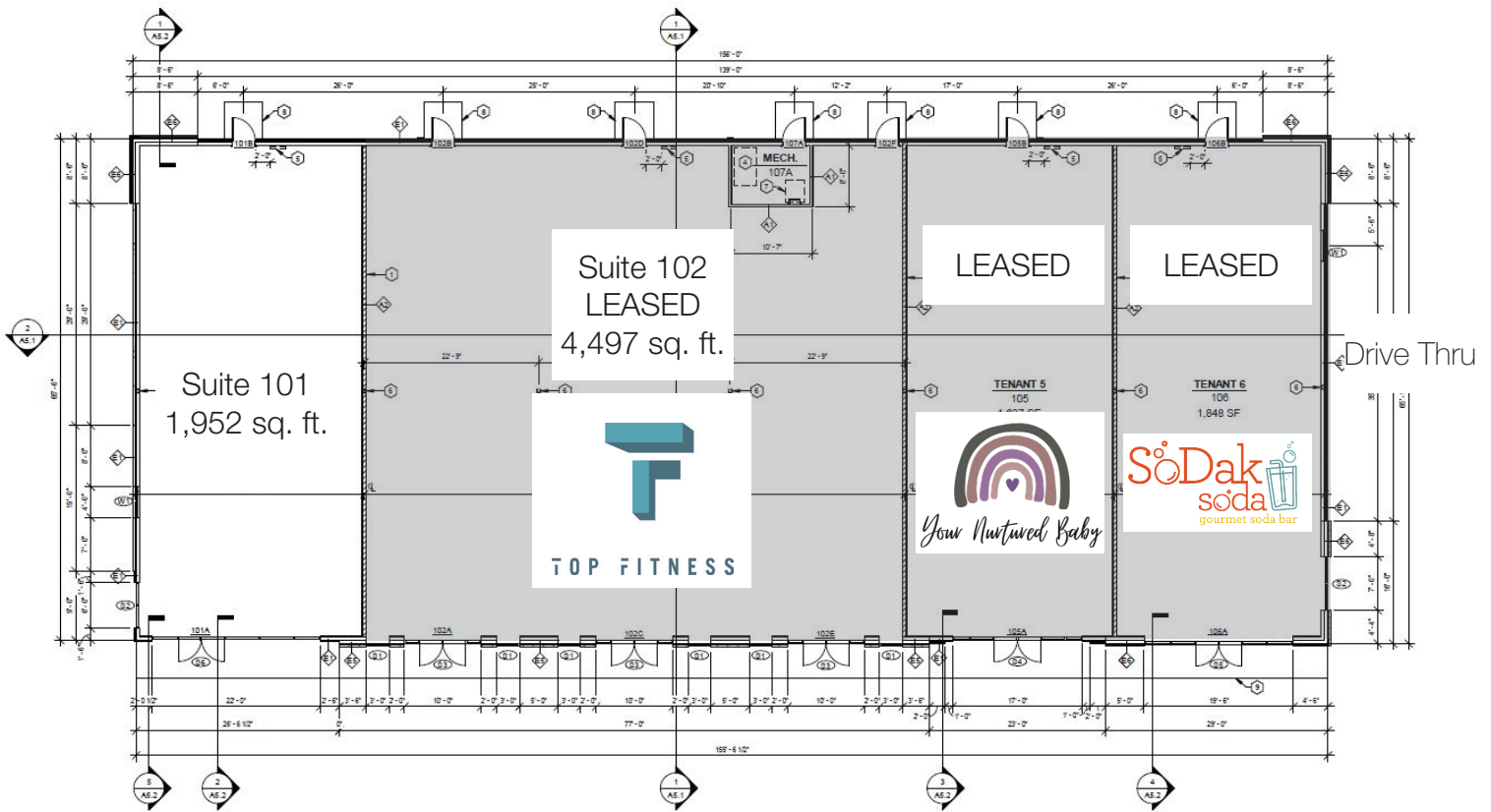
Gregg Brown, MBA, SIOR

+1 605 906 0394 • gbrown@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

naisiouxfalls.com



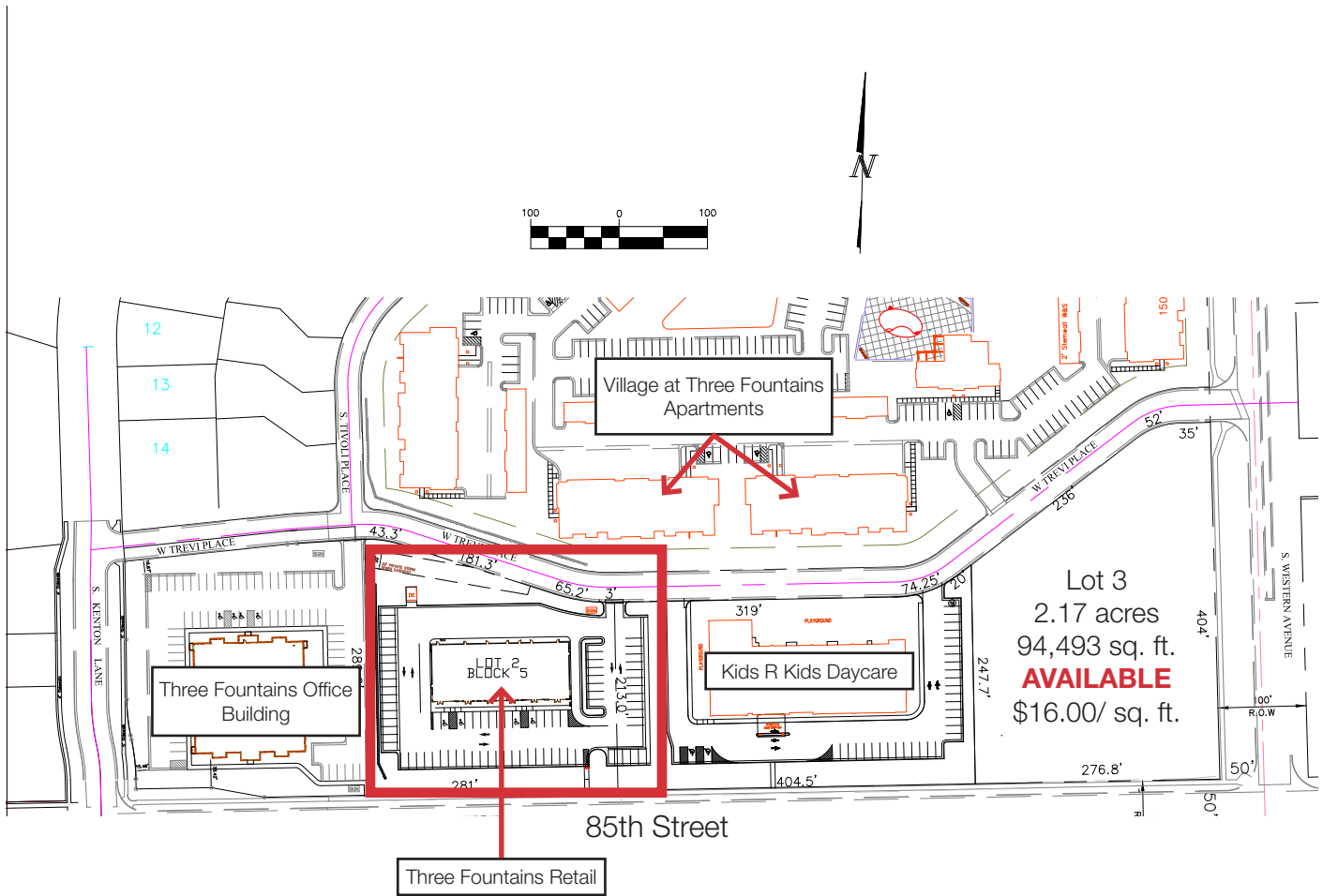
1 FLOOR PLAN
1/8" = 1'-0"



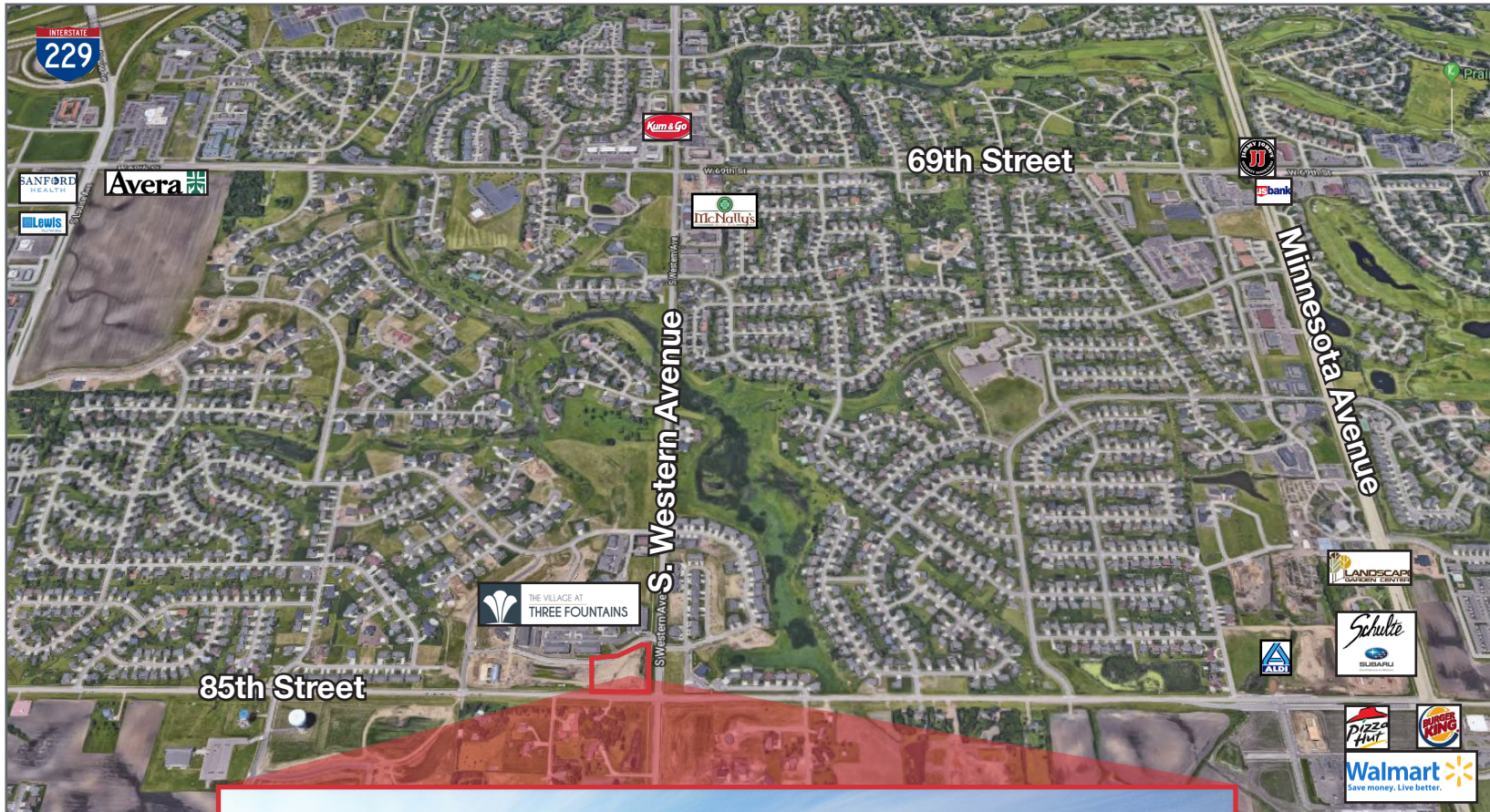
NAI Sioux Falls

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

FOR LEASE



FOR LEASE



NAI Sioux Falls



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