


## Retail Space



Available  
Suite 101

## Three Fountains Plaza

2301 W. Trevi Place Sioux Falls, SD 57108

### Property Features

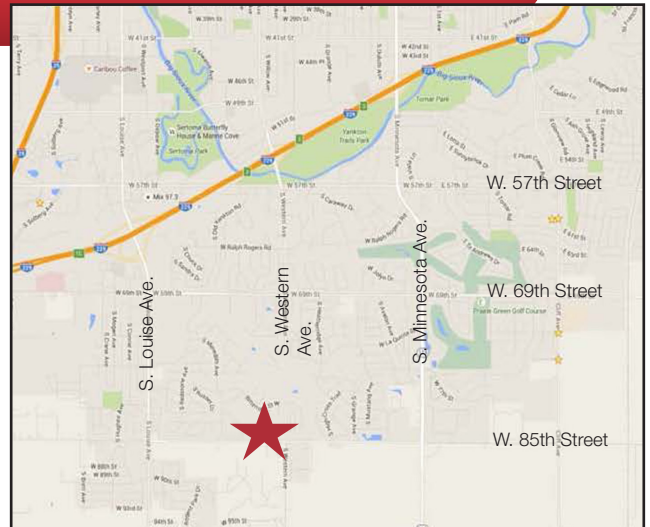
- Suite 101: 1,952 sq. ft.
- 89 surface parking spots
- Zoned: C-2
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays
- Construction underway

### 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



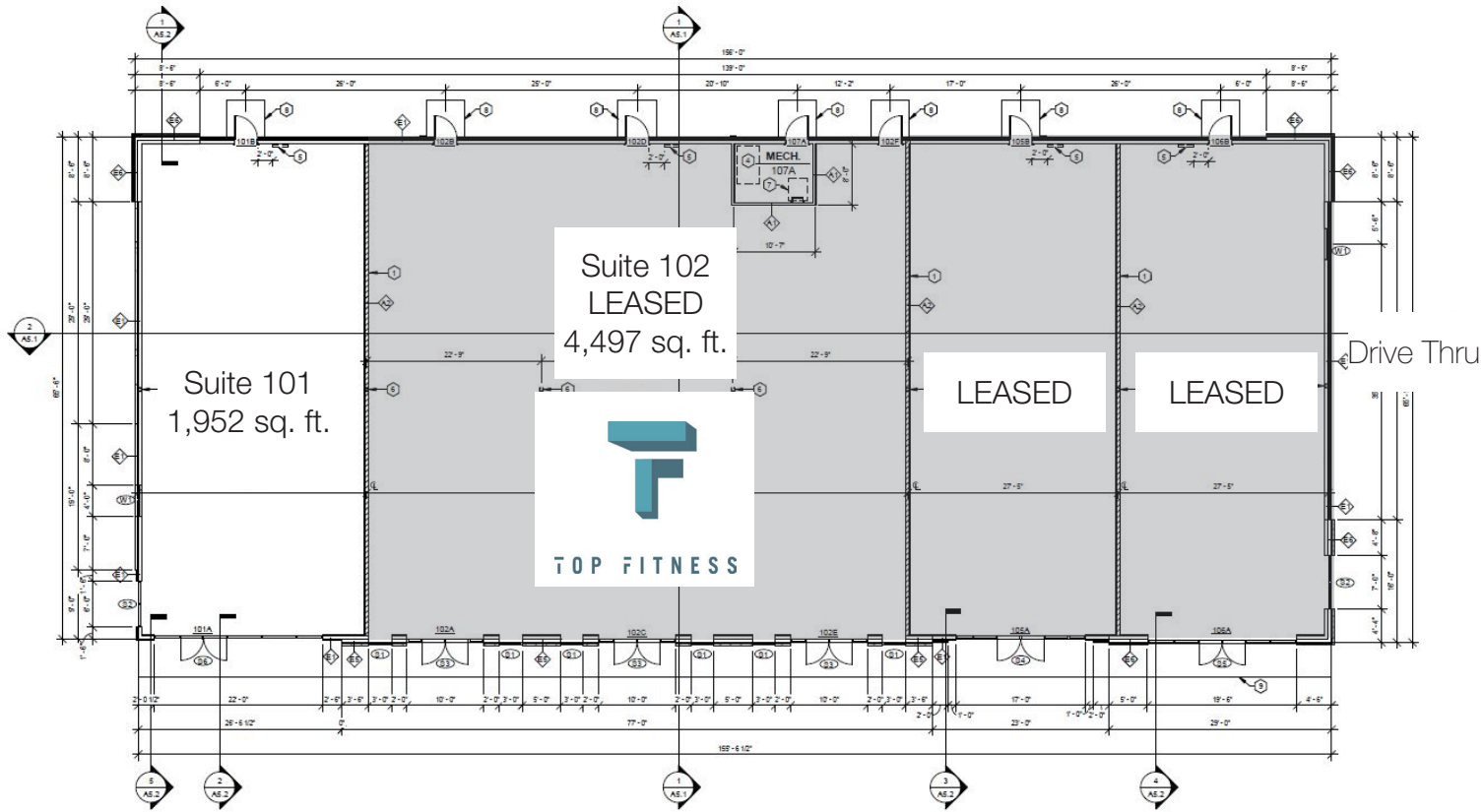
For more information:

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**Gregg Brown, MBA, SIOR**

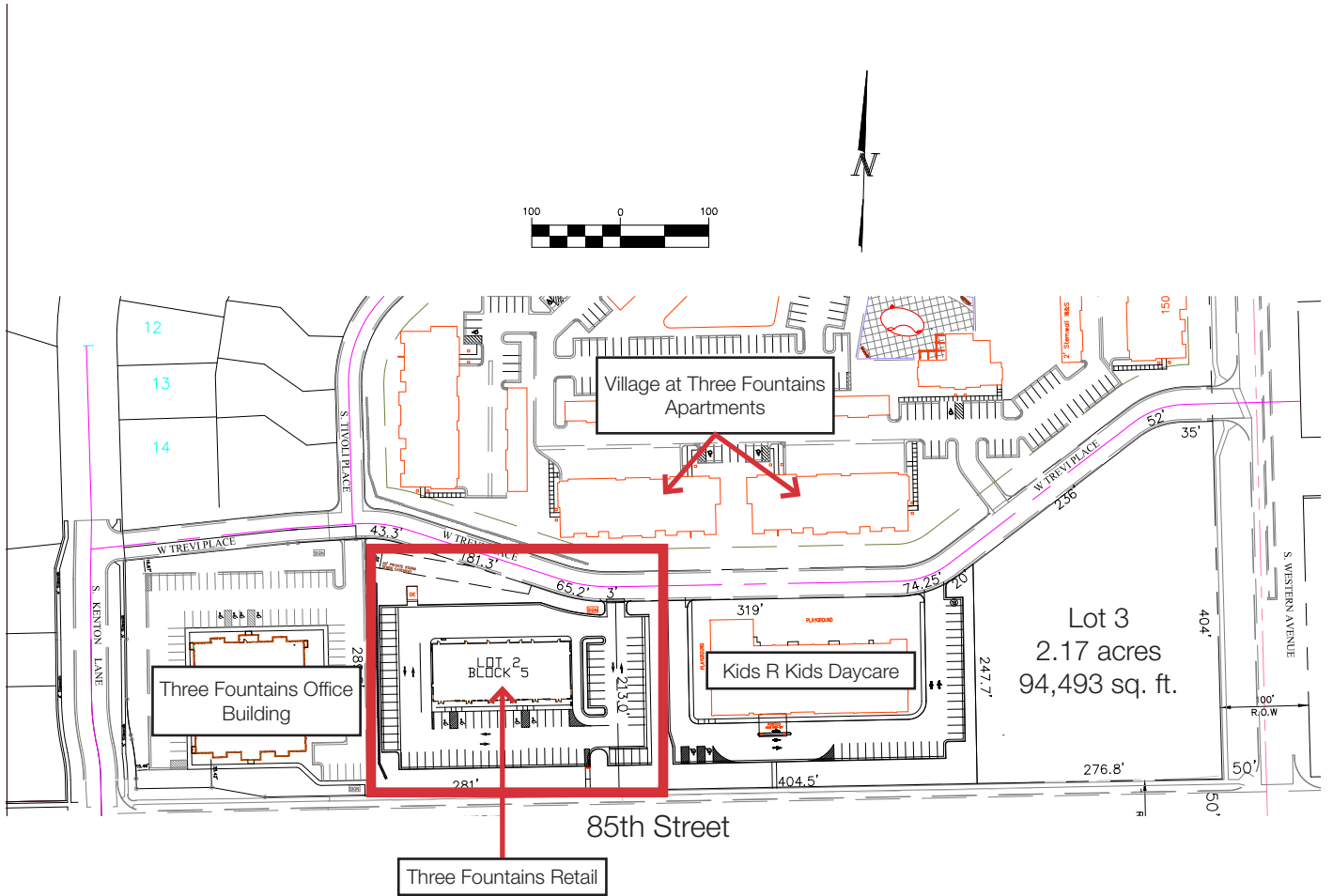
+1 605 906 0394 • [gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)



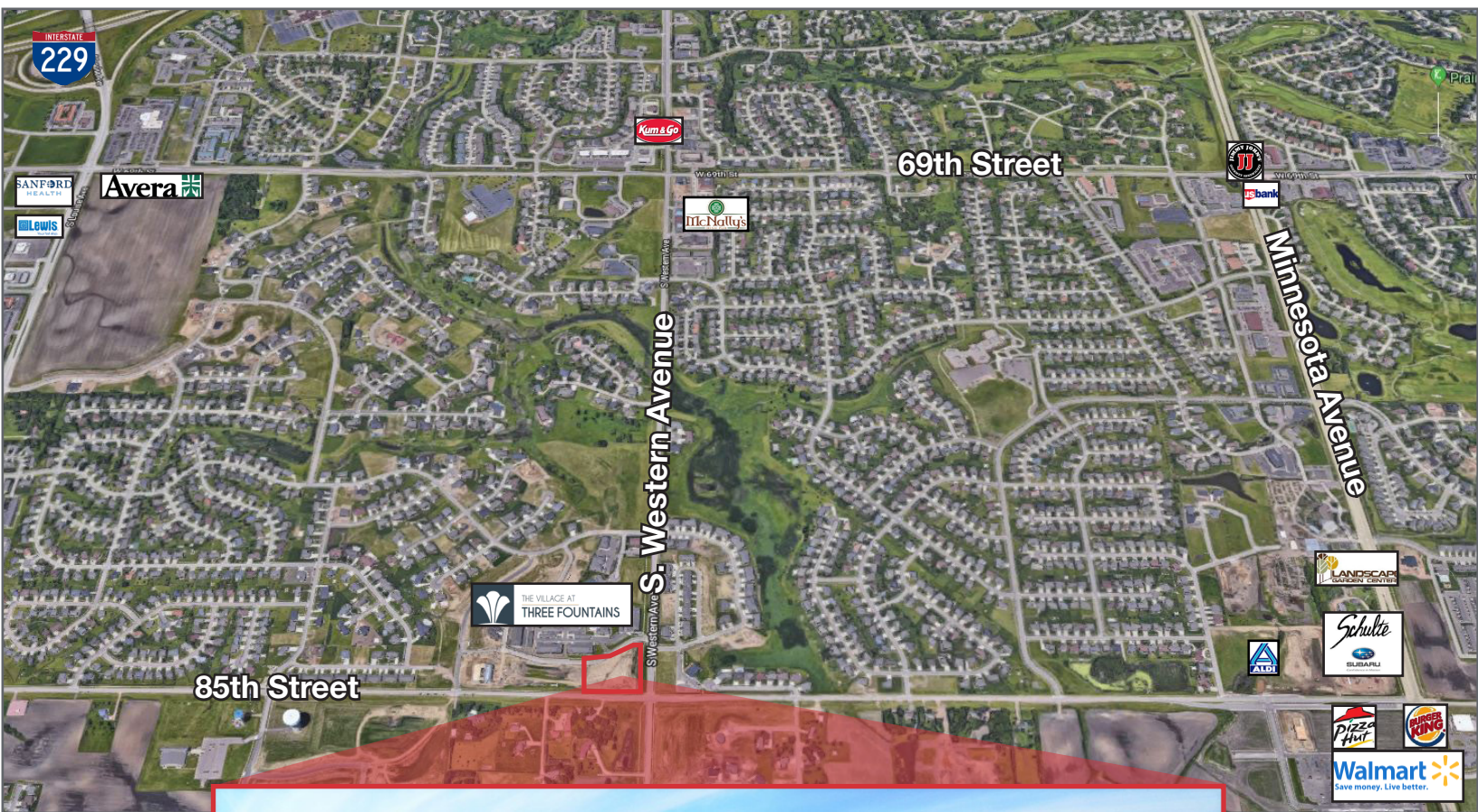
1 FLOOR PLAN  
1/8" = 1'-0"



# FOR LEASE



# FOR LEASE



**NAI** Sioux Falls



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