

FOR LEASE

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

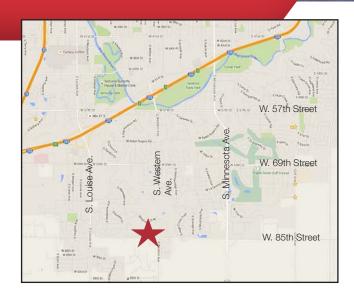
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays
- Construction underway

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

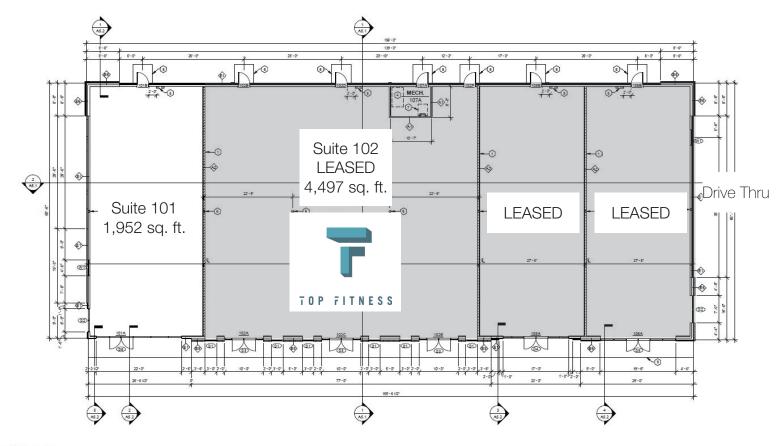
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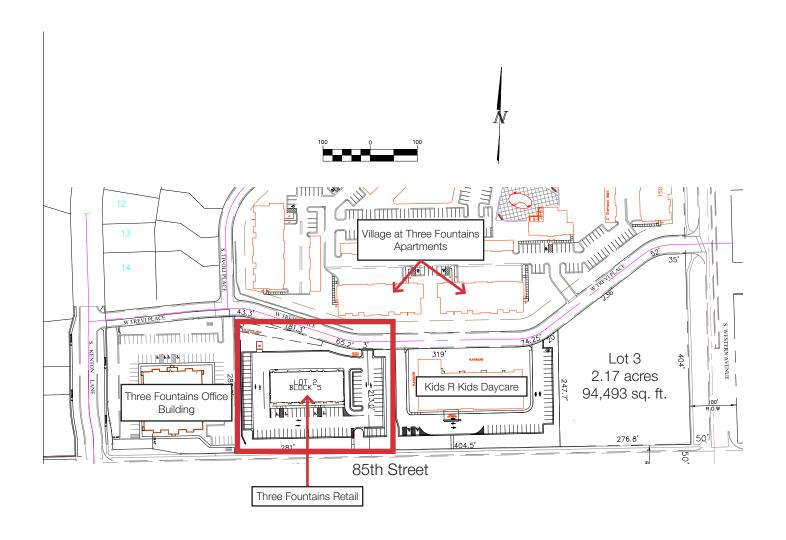


1) FLOOR PLAN





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