



Van Brunt Office

224 N. Phillips Ave, Suite 208, Sioux Falls, SD 57104

Property Features

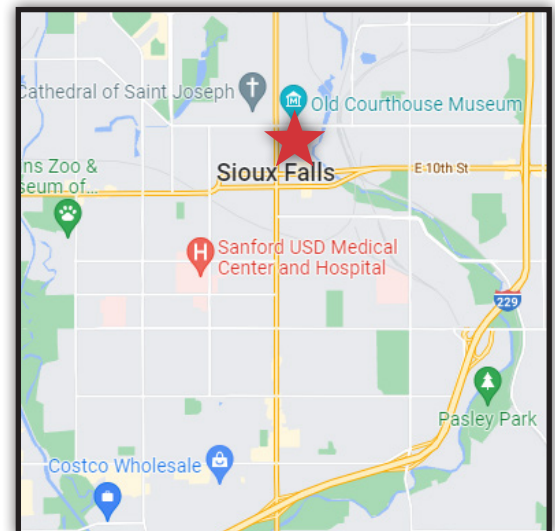
- Suite available for sublease in the historic and restored Van Brunt office building
- Suite size: 632 sq. ft.
- Floorplan includes 2 offices and a reception area
- On-site parking available
- Common areas include a shared conference room and elevator access

Pricing

- Sublease price: \$15.50/ sq. ft. NNN
- Slight rent increase to \$15.81/ sq. ft. in October 2022 until end of sublease in December 2023
- NNN: \$7.50/ sq. ft.

Location

- Located in downtown Sioux Falls, SD
- Traffic Counts:
 - Phillips Avenue: 5,700 vpd
 - 8th Street: 5,700 vpd
- Area neighbors include Sioux Falls Area Chamber of Commerce, Holiday Inn City Centre, Orpheum Theater, Arc of Dreams, Raven Industries



For more information:

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PHOTOS

For Sublease
Office Suite



FLOOR PLAN

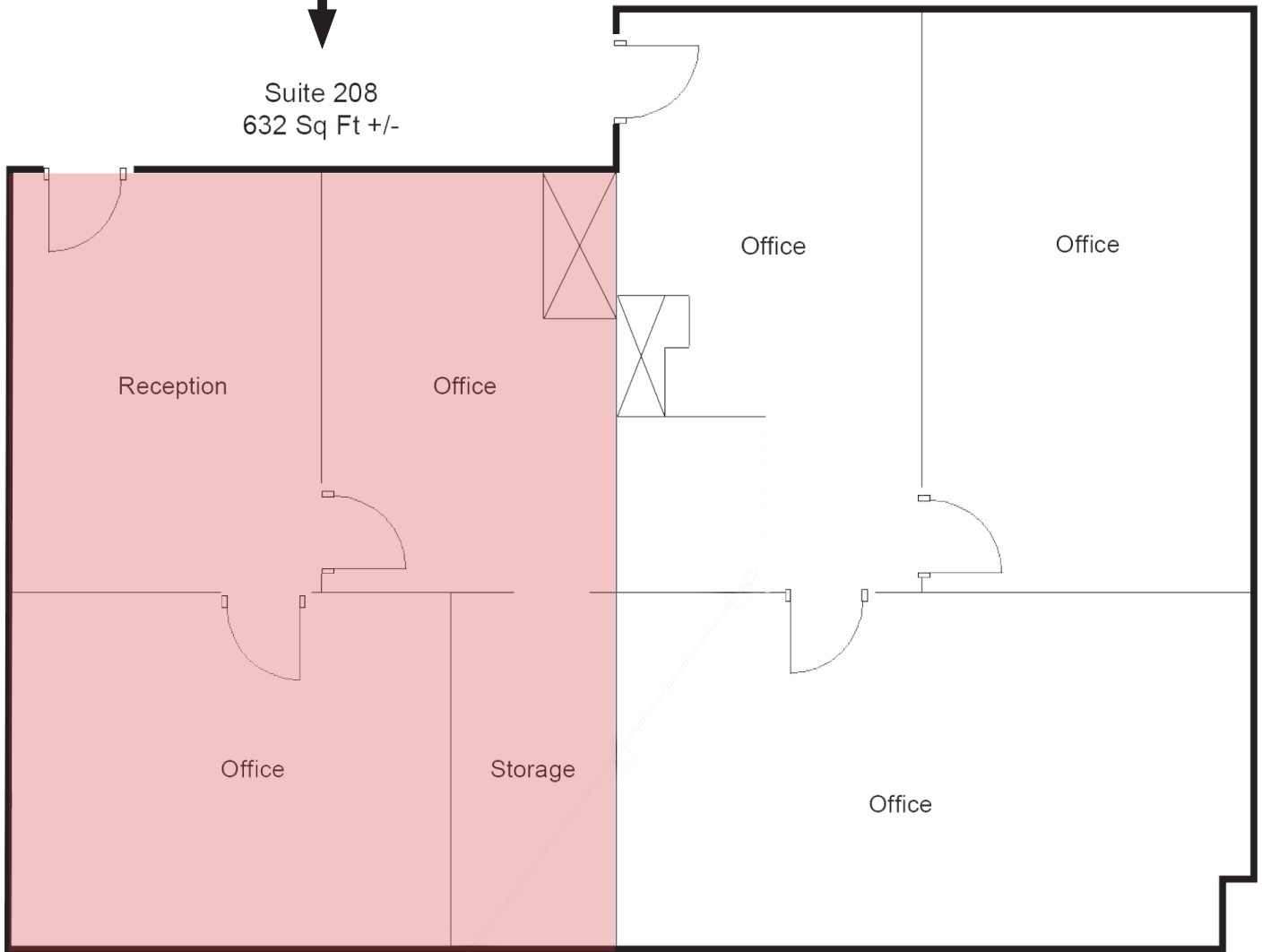
For Sublease
Office Suite

AVAILABLE



Suite 208
632 Sq Ft +/-

Suite 210
825 Sq Ft +/-



AERIAL MAP

For Sublease
Office Suite

