



RIVER PLAZA

THEATER-ANCHORED CENTER

TURN-KEY OFFICE SPACE

2425 South Shirley Avenue, Suite 101 | Sioux Falls, SD 57106



SIZE

10,882 sqft
(Can be subdivided,
contact Broker)



PRICE

\$13.00 psf
\$6.32 psf (NNN)



LAYOUT

Turn-key office space with 10 offices, large reception area, 3 conference rooms, large open workstation area, 9 in-suite restrooms, large kitchenette/breakroom, receiving area with overhead door, plus access to shared loading dock.



TRAFFIC

Louise Avenue: 31,300 vpd
Shirley Avenue: 7,000 vpd
Interstate 29: 50,890 vpd



LOCATION

Convenient westside location, surrounded by numerous restaurants and national retailers, with close proximity to Louise Avenue and Interstate 29.



CO-TENANCY

Cinemark, Cracker Barrel, Ruby Tuesday, Cold Stone Creamery, Gimme A Break Daycare, Jacqueline Joyce Quilt Shop, Ambiance Salon, Nail Studio, Slumberland, Carnaval Brazilian Grill, Outback Steakhouse.

Information deemed reliable but not guaranteed.

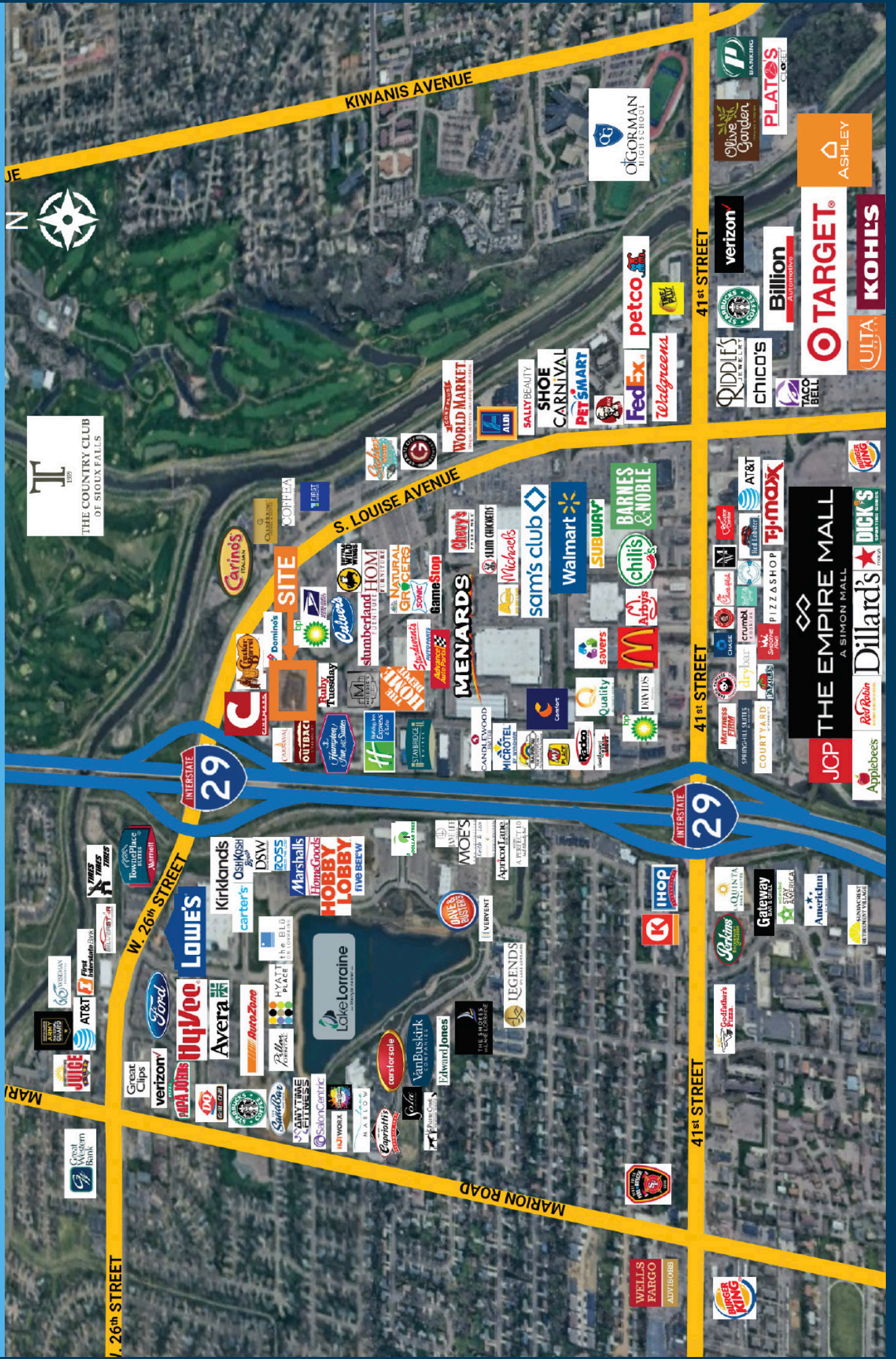


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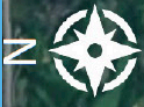


605.376.0127
Ryan@VBCLink.com

AREA RETAIL MAP



T
1907
THE COUNTRY CLUB
OF SIOUX FALLS



W 26th STREET

S. LOUISE AVENUE

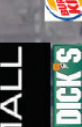
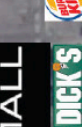
41st STREET

KIWANIS AVENUE

41st STREET

MARION ROAD

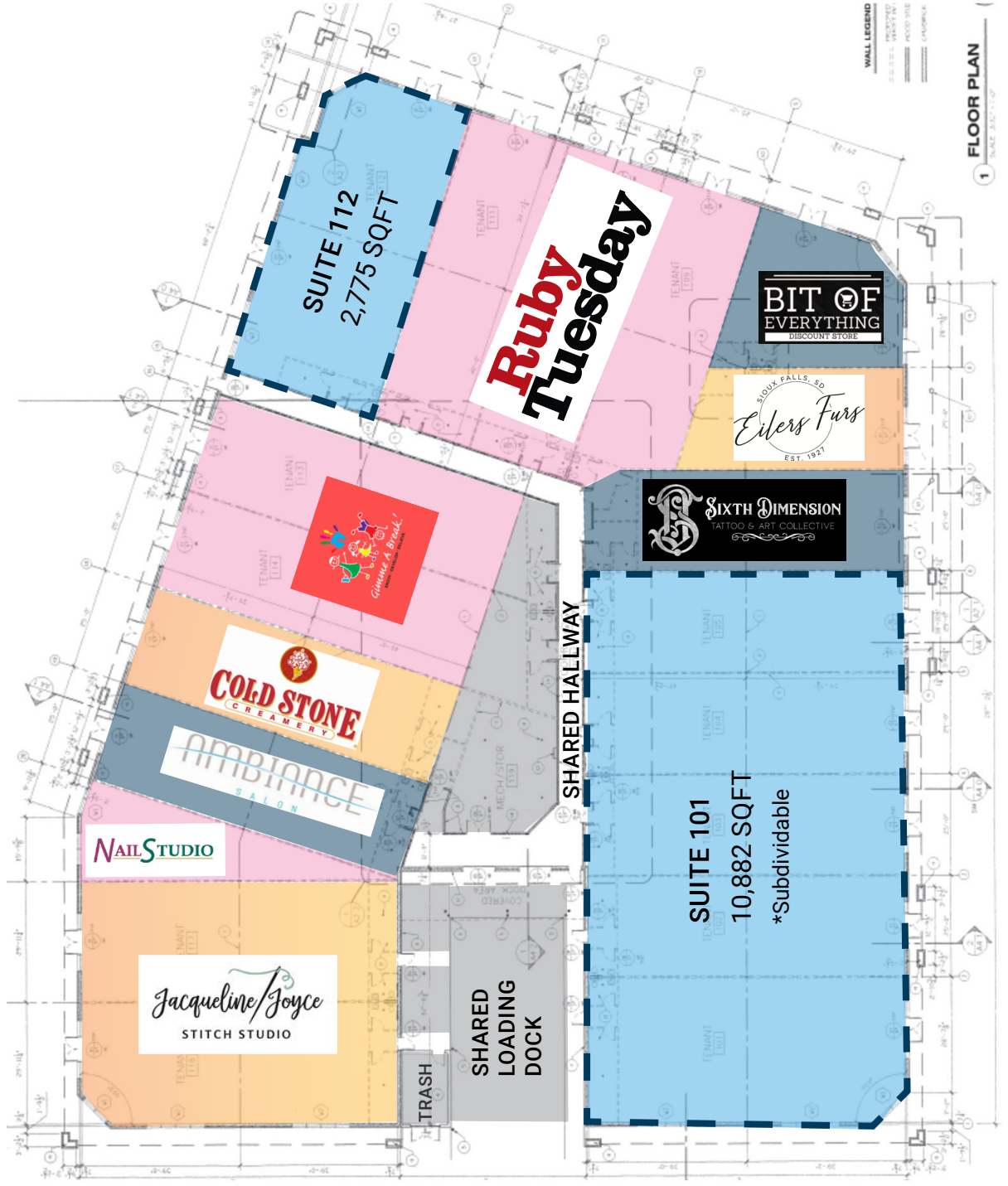
WELLS FARGO
ADVISORS



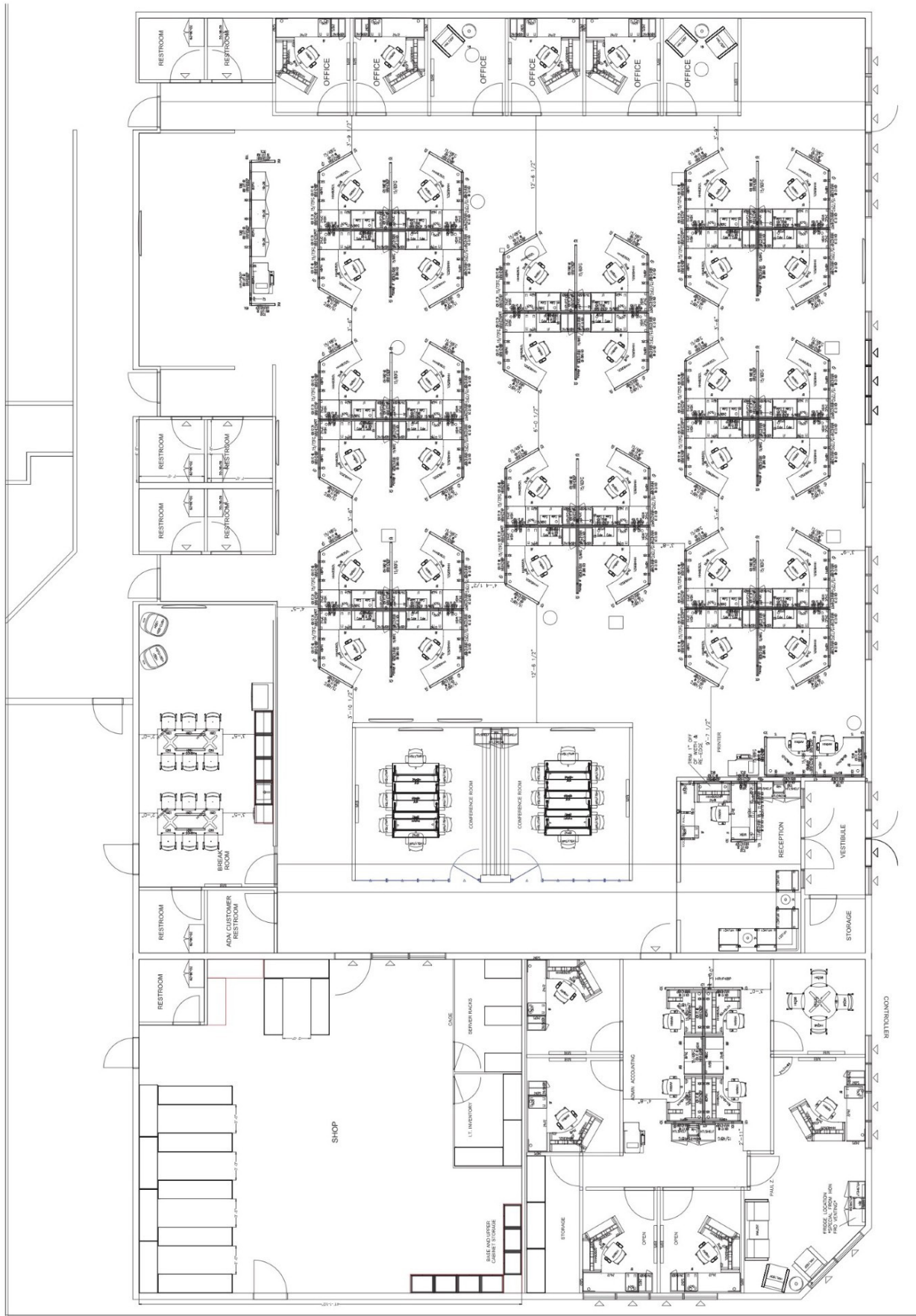
SITE PARCEL



BUILDING PLAN



FLOORPLAN



SITE OVERVIEW



CINEMARK

26th Street / Louise Avenue



CARNIVAL
BRAZILIAN GRILL

OUTBACK
STEAKHOUSE®



PHOTOS

