

# RIVER PLAZA

## TURN-KEY OFFICE SPACE FOR LEASE

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 theater-anchored 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.



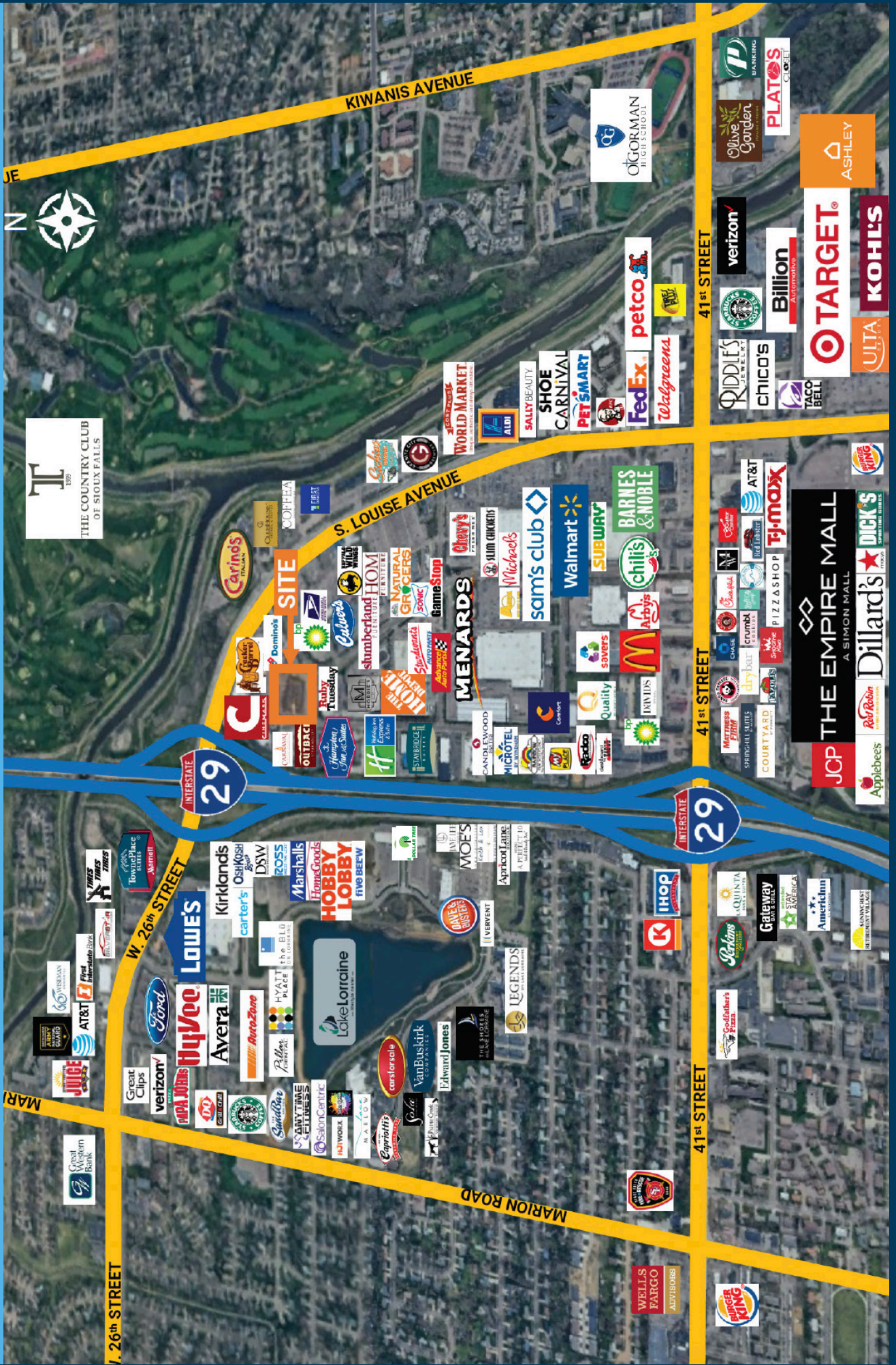
Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
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605.376.0127  
Ryan@VBCLink.com



# AREA RETAIL MAP

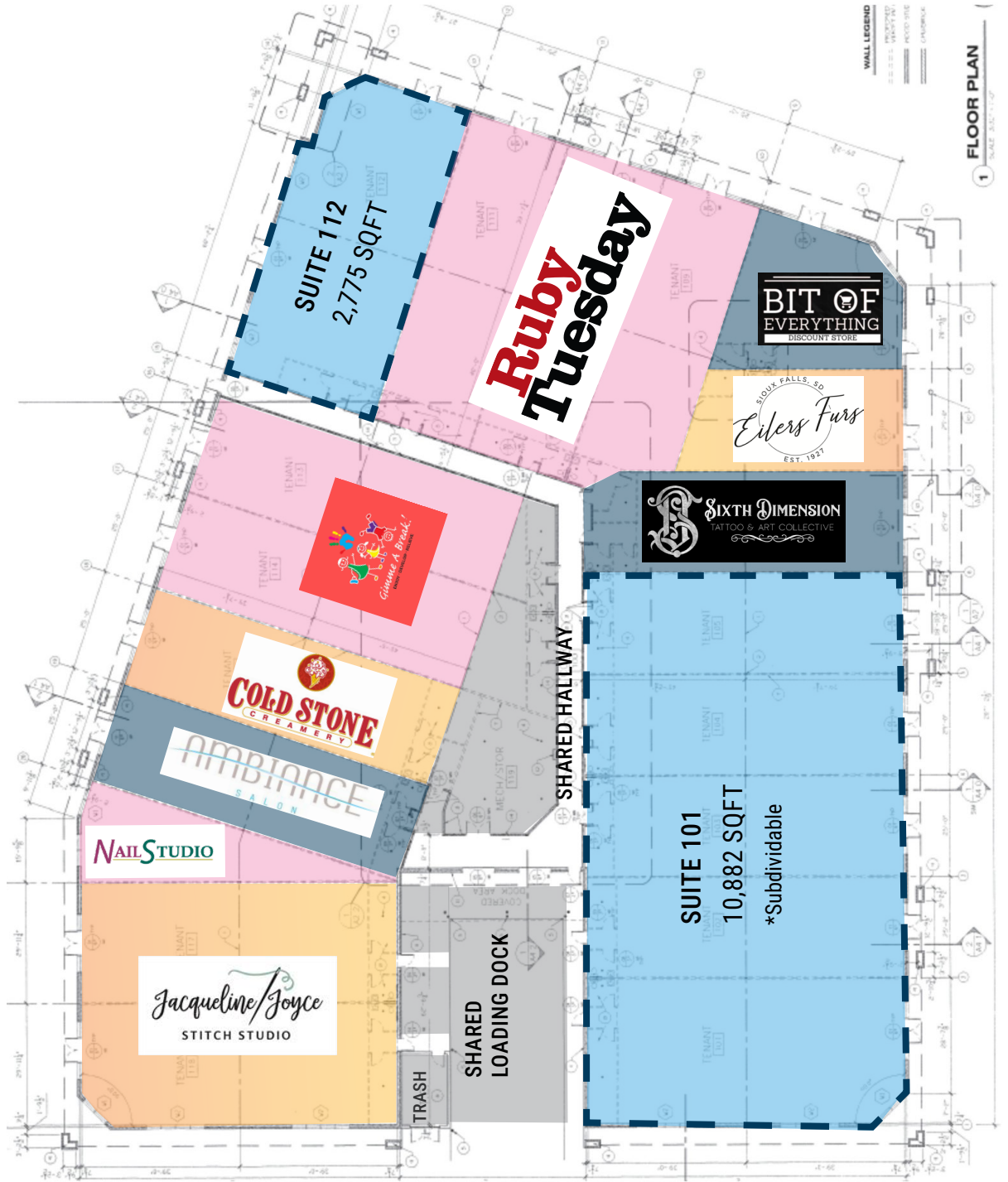




# SITE PARCEL

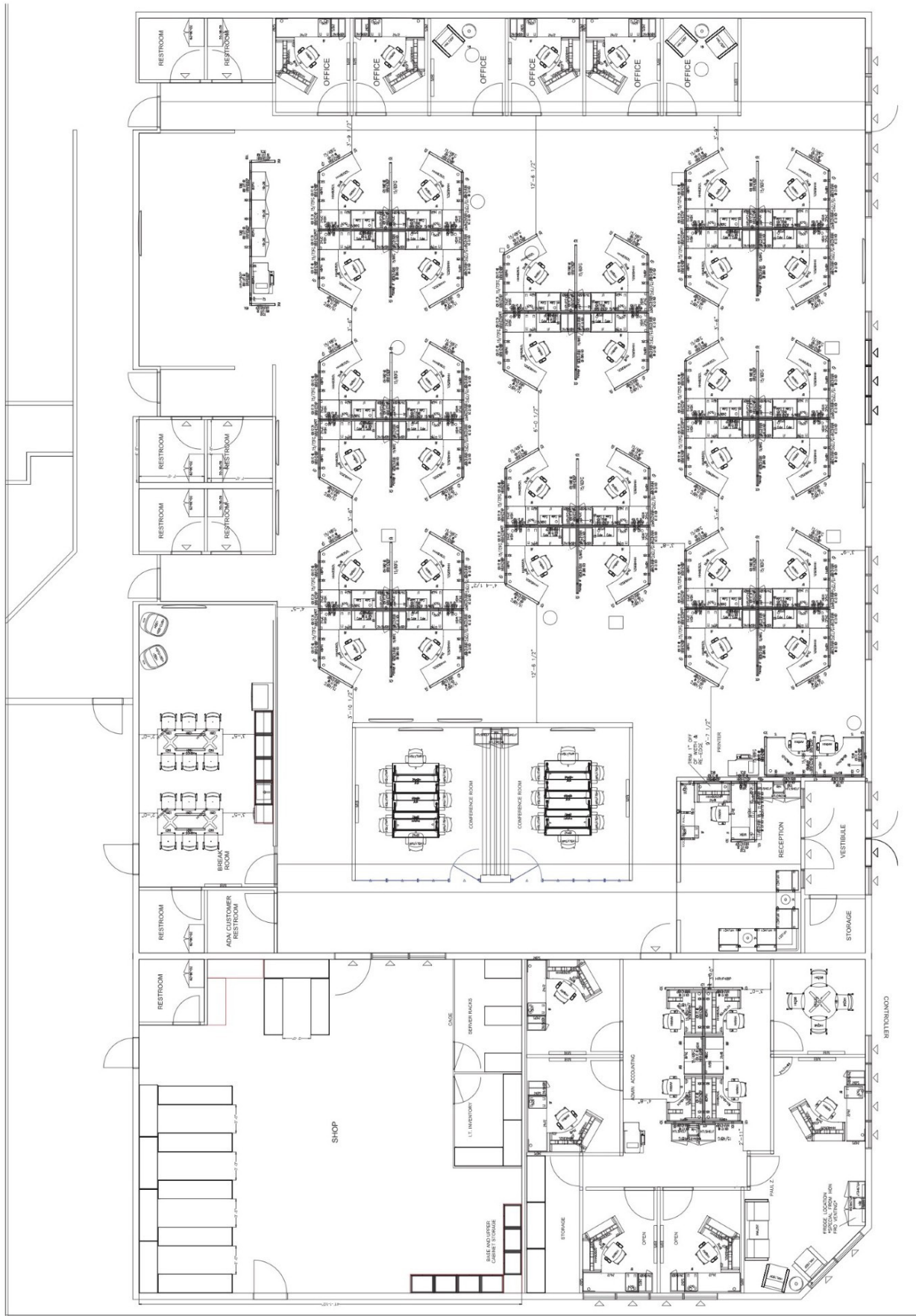


# BUILDING PLAN



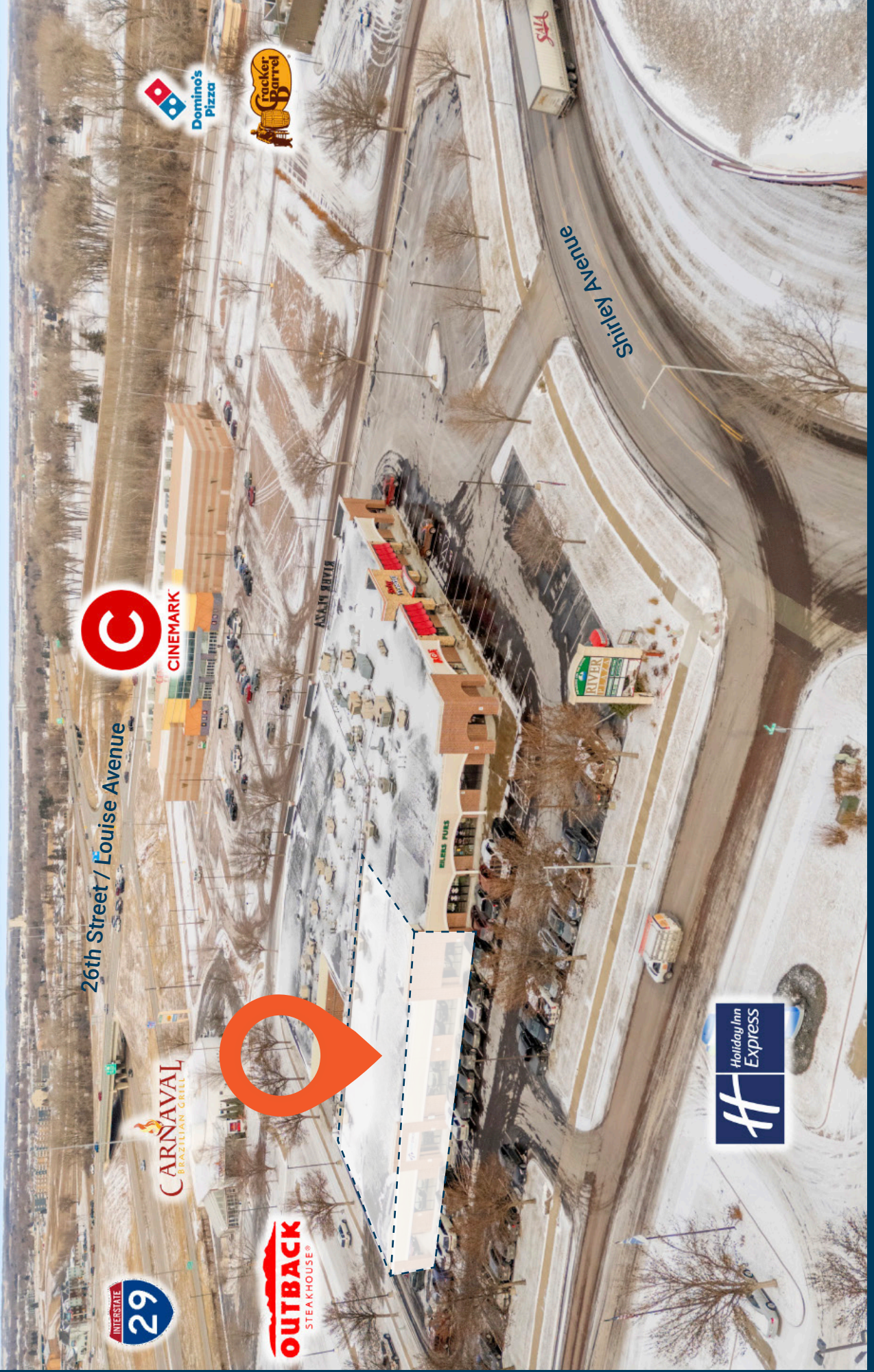


# FLOORPLAN





# SITE OVERVIEW





# PHOTOS

