



DOWNTOWN OFFICE SPACE

SUBLEASE AVAILABLE

311 S Phillips Avenue, Suite 202 | Sioux Falls, SD 57104



SIZE

701 square feet



PRICE

\$15.61 per square foot (NNN)



LOCATION

Located in the heart of downtown on the busiest stretch of Phillips Avenue, between 11th Street and 12th Street.



SUBLEASE

Available May 2025. Current term expires April 2026.



LAYOUT

Located on the 2nd floor above CH Patisserie, space offers three rooms with natural light from the several windows, access to 2nd floor common restrooms.



CO-TENANCY

Minerva's Restaurant, Paramount Cocktails and Food, CH Patisserie, Blarney Stone, Child's Play Toys, Josiah's Coffeehouse, JL Beers, Duluth Trading Company, Sioux Falls State Theatre, Studio 20/20.

Information deemed reliable but not guaranteed.



VBCLINK.COM

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PHILLIPS AVENUE MAP



BIRD DOG
COLLECTIBLES

Say Anything
Jewelry by Stephanie Wide

M&M
MARIE & MARIE
BRIDAL

Child's Play Toys
A unique toy shop for curious kids

MINDFUL KALON
mk
THREADS
A BEAUTY THAT IS WORTH YOUR OWN BEST

LUCKY'S
Drink • Fun • Play

CHASE
Pho Thai
Thai & Vietnamese Kitchen

11TH ST

11TH ST

Minervas
Food & Cocktails

PARAMOUNT STUDIO
COCKTAILS & FOOD
BY MINERVAS

CH PÂTISSERIE
EST. 2013

20/20
BY VISION CARE ASSOCIATES

Meierhenry
Sargent LLP
ATTORNEYS AT LAW

ATOLEY
— SALON & SPA —

Fancy Bowl
FANCY BOWL

JL BEERS

THOMAS JAMES &
BECHTOLD JEWELRY

Blarney Stone
AUTHENTIC IRISH PUB

WF
WOODS FULLER
• EST. 1887 •

DACOTAH BANK

STATE
THEATRE

DULUTH
TRADING CO.

M.B. HASKETT
DELICATESSEN

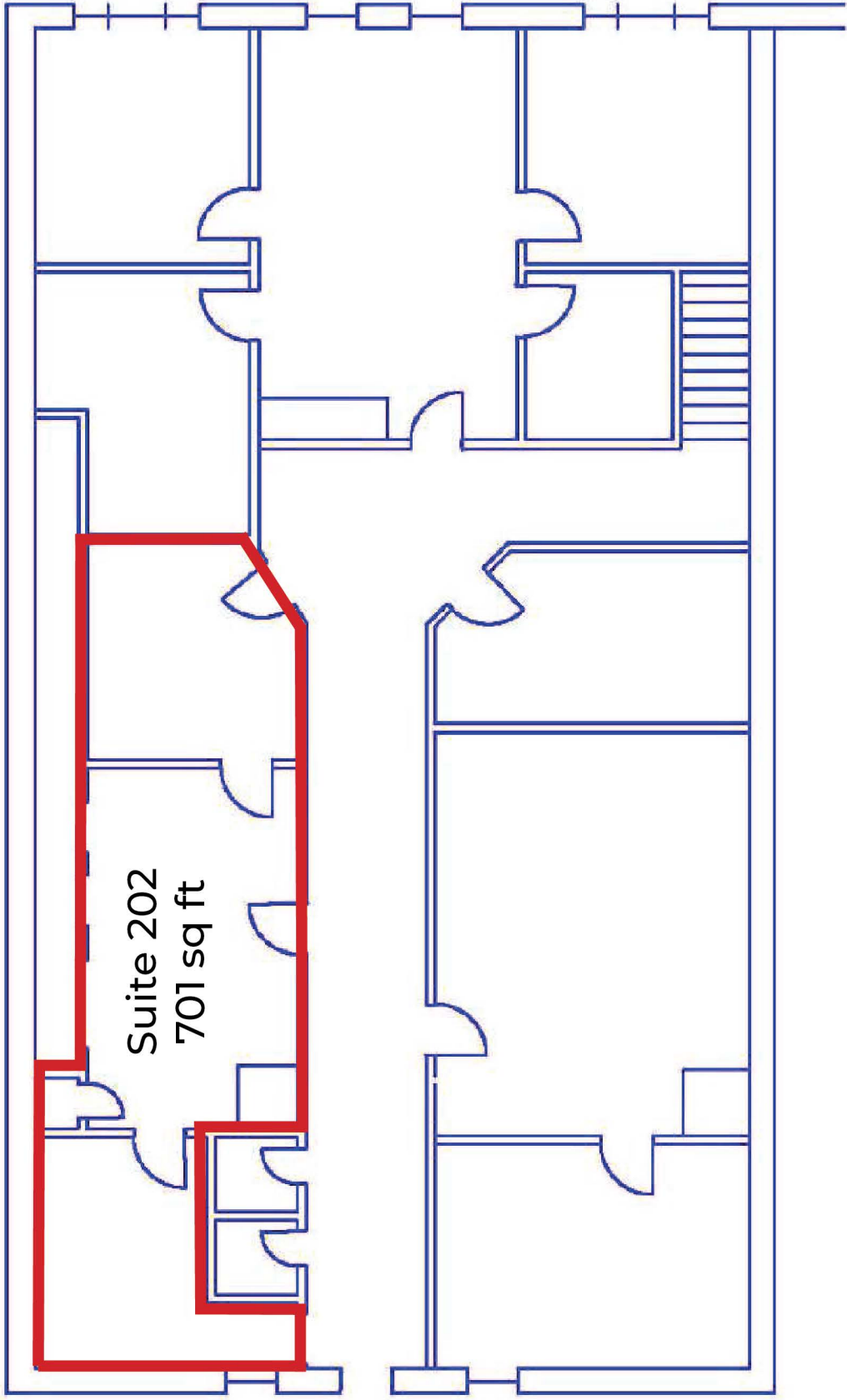
THE SPICE & TEA
EXCHANGE

FERNSON
BREWING CO.

S PHILLIPS AVE

S PHILLIPS AVE

FLOOR PLAN



PHOTOS

