

# RIVER PLAZA

## OFFICE SPACE FOR LEASE

2425 South Shirley Avenue, Suite 103-105 | Sioux Falls, SD 57106



### SIZE

1,991 - 5,973 sqft



### PRICE

\$13.00 psf (NNN)

\*Priced for current layout  
Estimated NNN: \$6.32 psf



### LAYOUT

Current layout includes six private offices, six private restrooms, and large open area. Conceptual layout includes 12 private offices, six private restrooms, a conference room, a break room, and open area.



### 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.



### AREA TENANTS

Cinemark, Cracker Barrel, Ruby Tuesday, Cold Stone Creamery, Nail Studio, Yami Sushi, Future Stars Childcare Center, Ambiance Salon, Jacqueline Joyce Quilt Shop, Slumberland, Carnival Brazilian Grill, Outback Steakhouse, Hampton Inn, Staybridge Suites, Candlewood Suites, and Comfort Suites

Information deemed reliable but not guaranteed.



**TYSDAL**  
COMMERCIAL

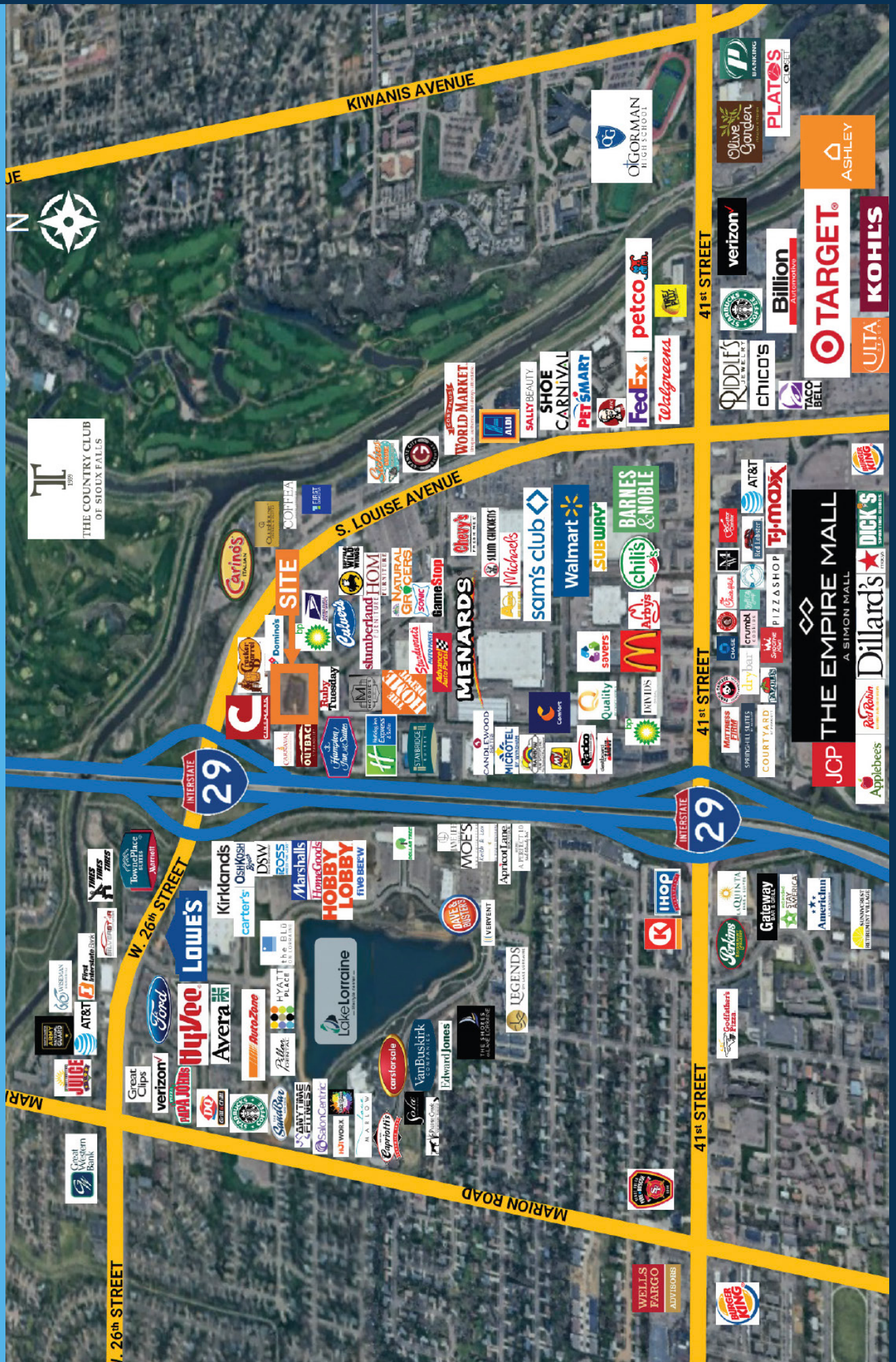
7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108  
TysdalCommercial.com



**8376-0127**

ryan@tysdalcommercial.com

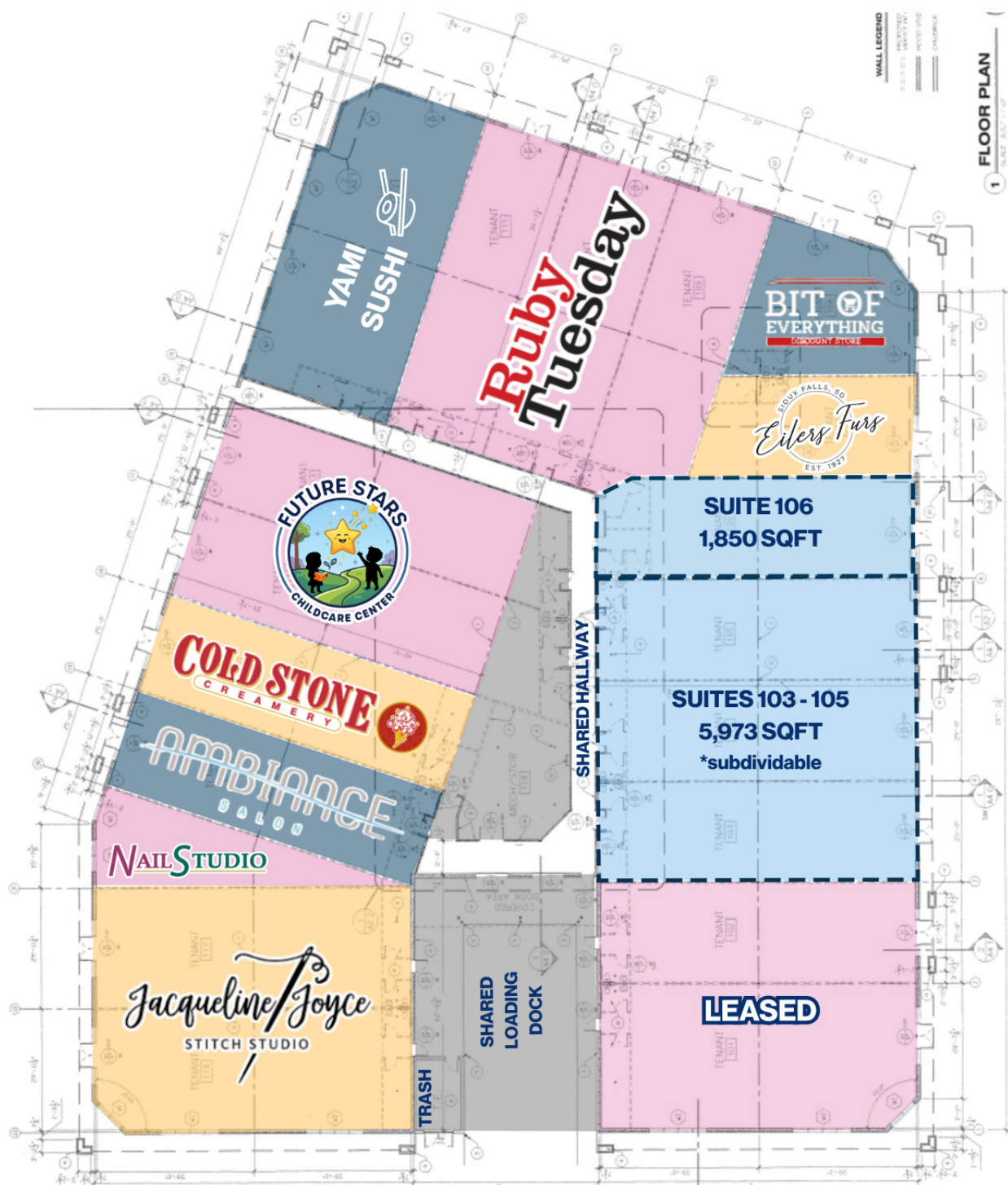
# AREA RETAIL MAP



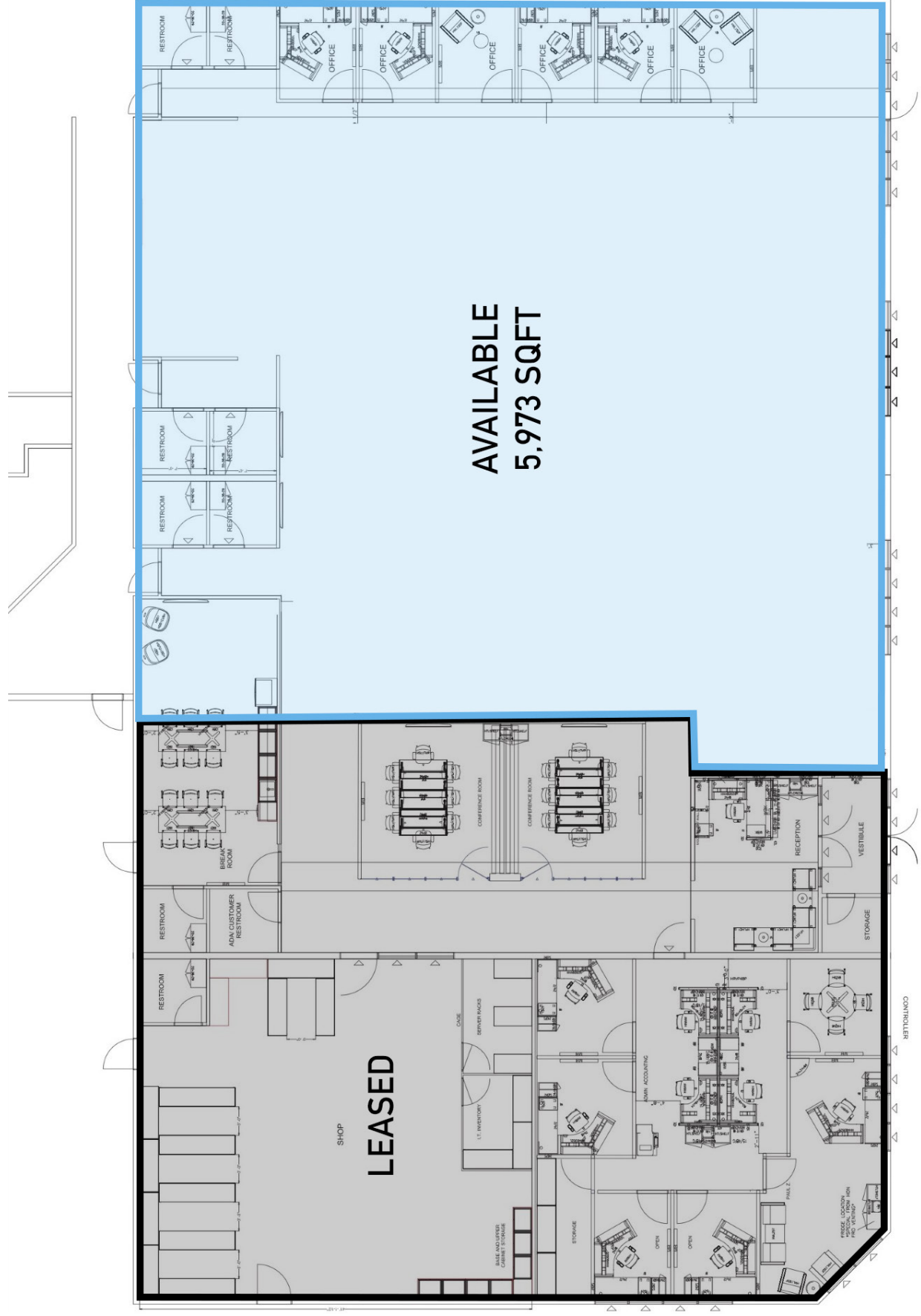
# SITE PARCEL



# BUILDING PLAN



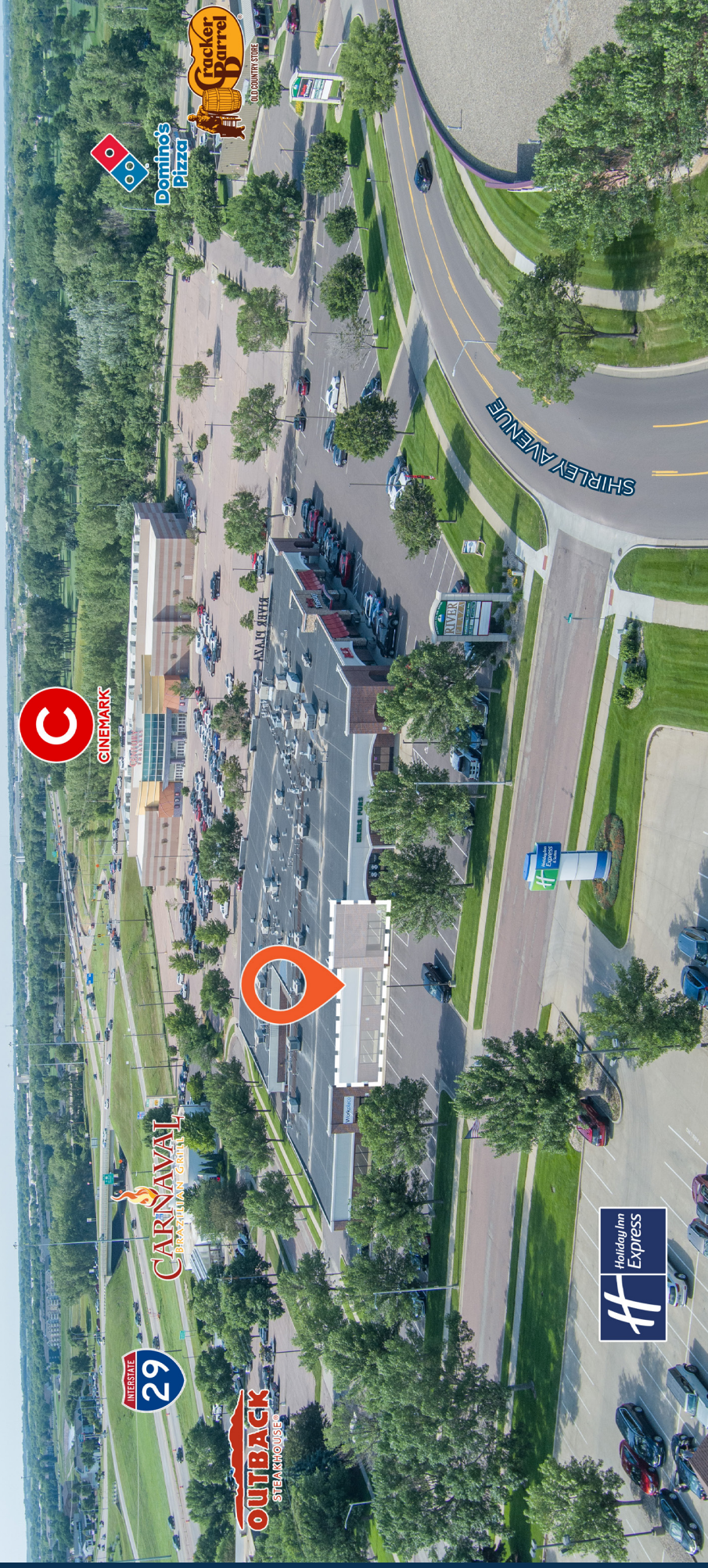
# CURRENT FLOOR PLAN



[illegible]

1 First Floor  $3/16" = 1'0"$

# SITE OVERVIEW



# PHOTOS

