

3500 S. Phillips Avenue

Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

- Professional and private office suites available in a prime office location
- Suite 121 has two private, windowed offices and a large reception space
- Suite 247 has 4 windowed offices and large open layout
- Property has 24/7 access with monitored and secured entry after hours
- Common area restrooms and a shared conference room
- Significant, paved, on-site parking
- All utilities and common area maintenance covered by landlord
- Tenant improvement allowance available with acceptable terms

LOCATION DESCRIPTION

Building located on the Southeast corner of E. 43rd Street and S. Phillips Avenue
Easy access to Minnesota Avenue, Interstate 229 and 41st Street

Suite 121 Lease Rate	\$16.00/SF GROSS
Suite 121 Size	778 SF
Suite 247 Lease Rate	\$16.00/SF GROSS
Suite 247 Size	2,153 SF



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FLOOR PLANS

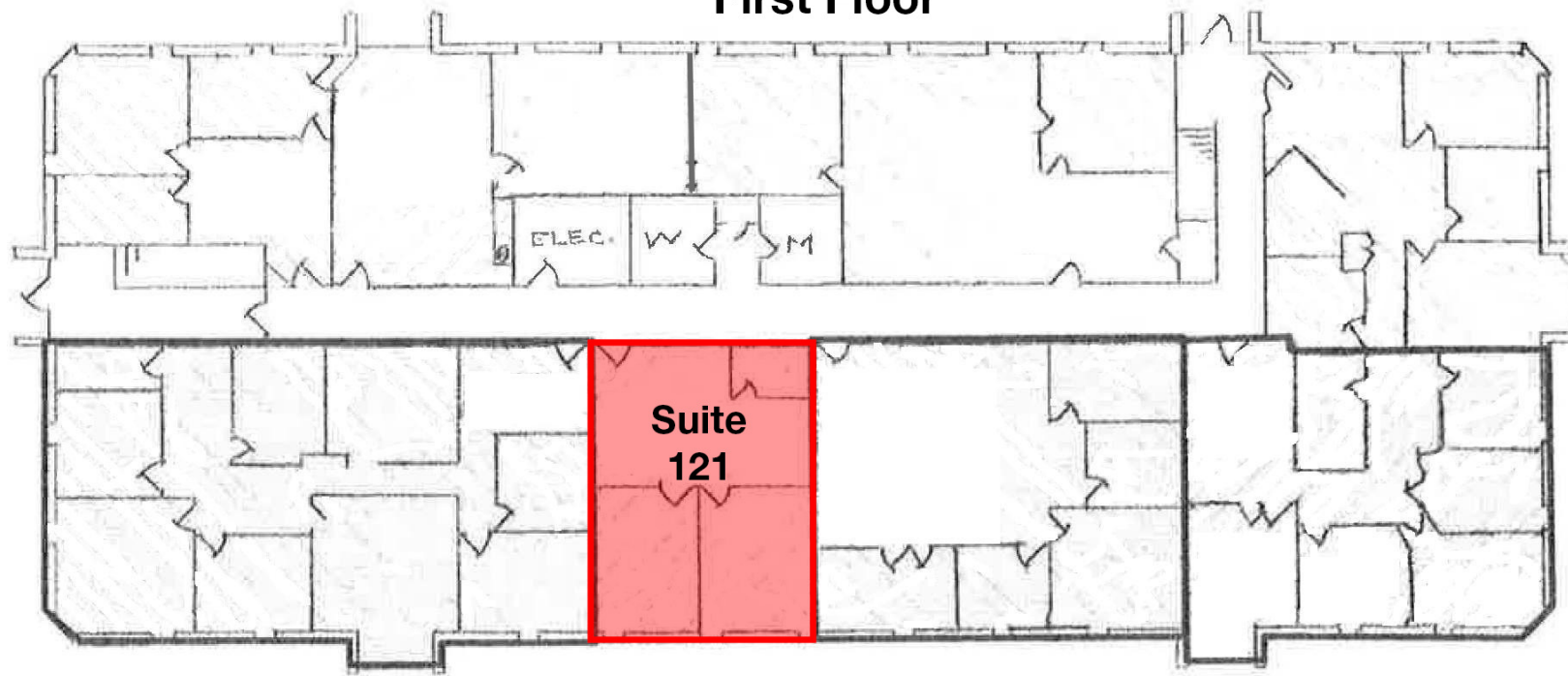
JAMESON OFFICE

3500 S. Phillips Avenue, Sioux Falls, SD 57105

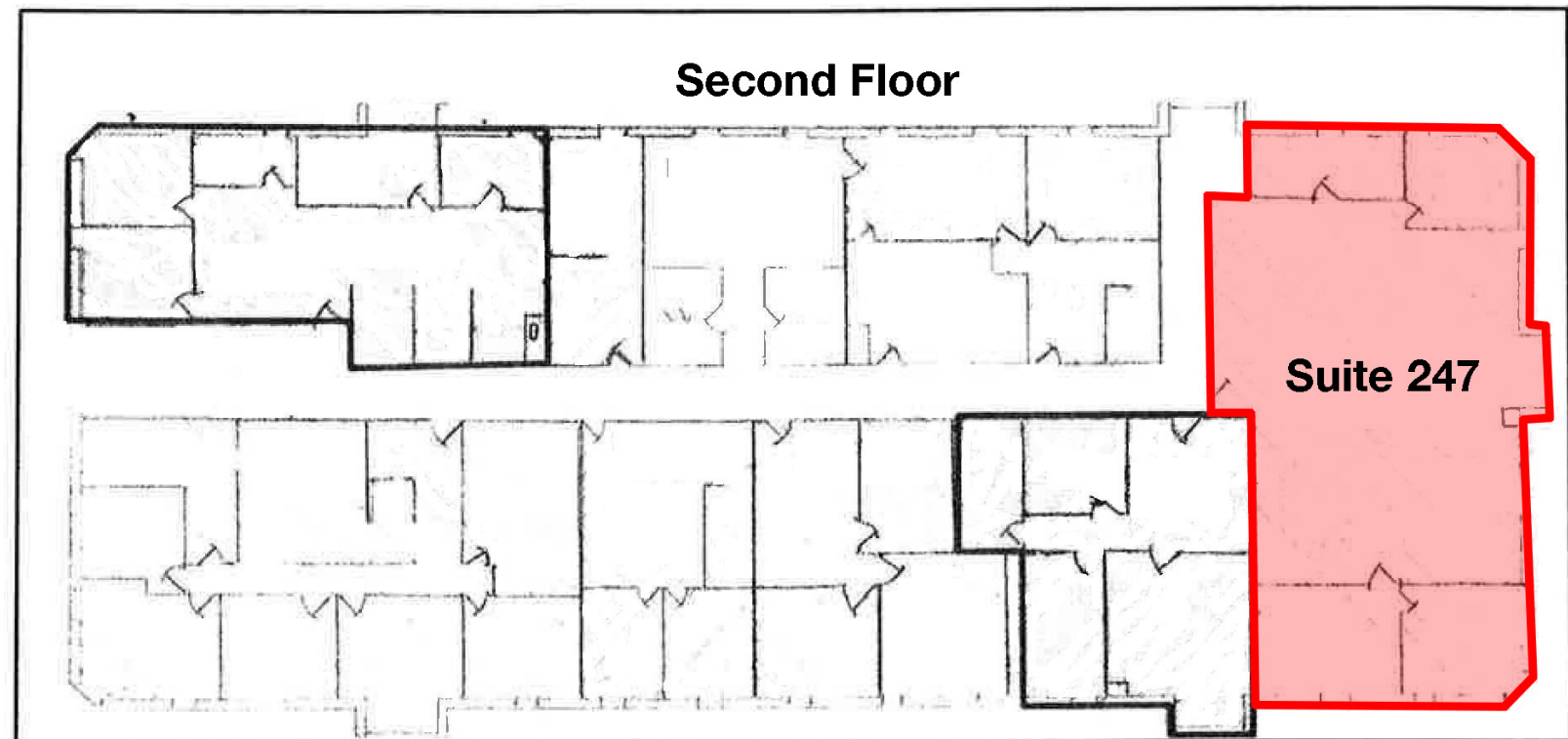
FOR LEASE

Office Suites

First Floor



Second Floor



SUITE 121 PHOTOS

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FOR LEASE

Office Suites



SUITE 247 PHOTOS

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FOR LEASE

Office Suites



AERIAL

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FOR LEASE

Office Suites

