

**3500 S. Phillips Avenue**  
Sioux Falls, SD 57105

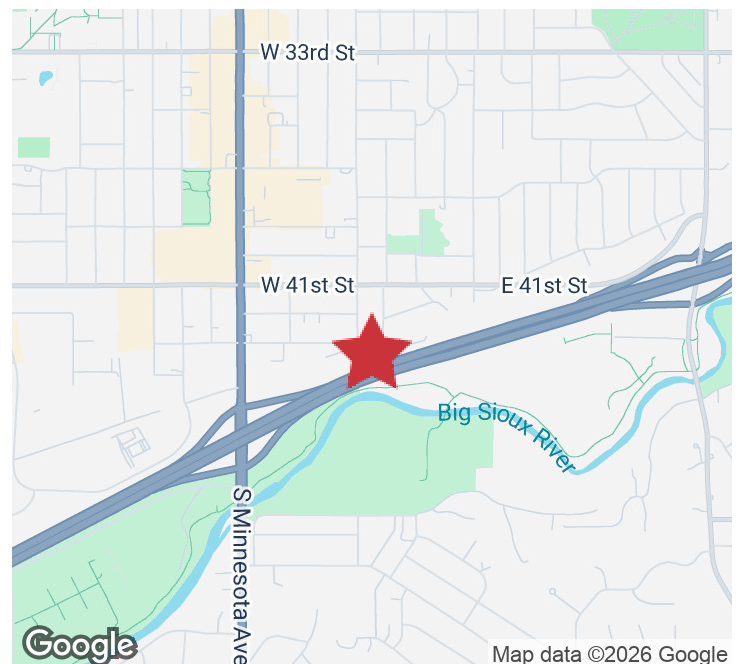
Suite 247	<b>\$16.00/SF GROSS</b>
Suite Size	<b>2,153 SF</b>

### PROPERTY HIGHLIGHTS

- Professional and private office suite available in a prime office location
- 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



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# FLOOR PLAN

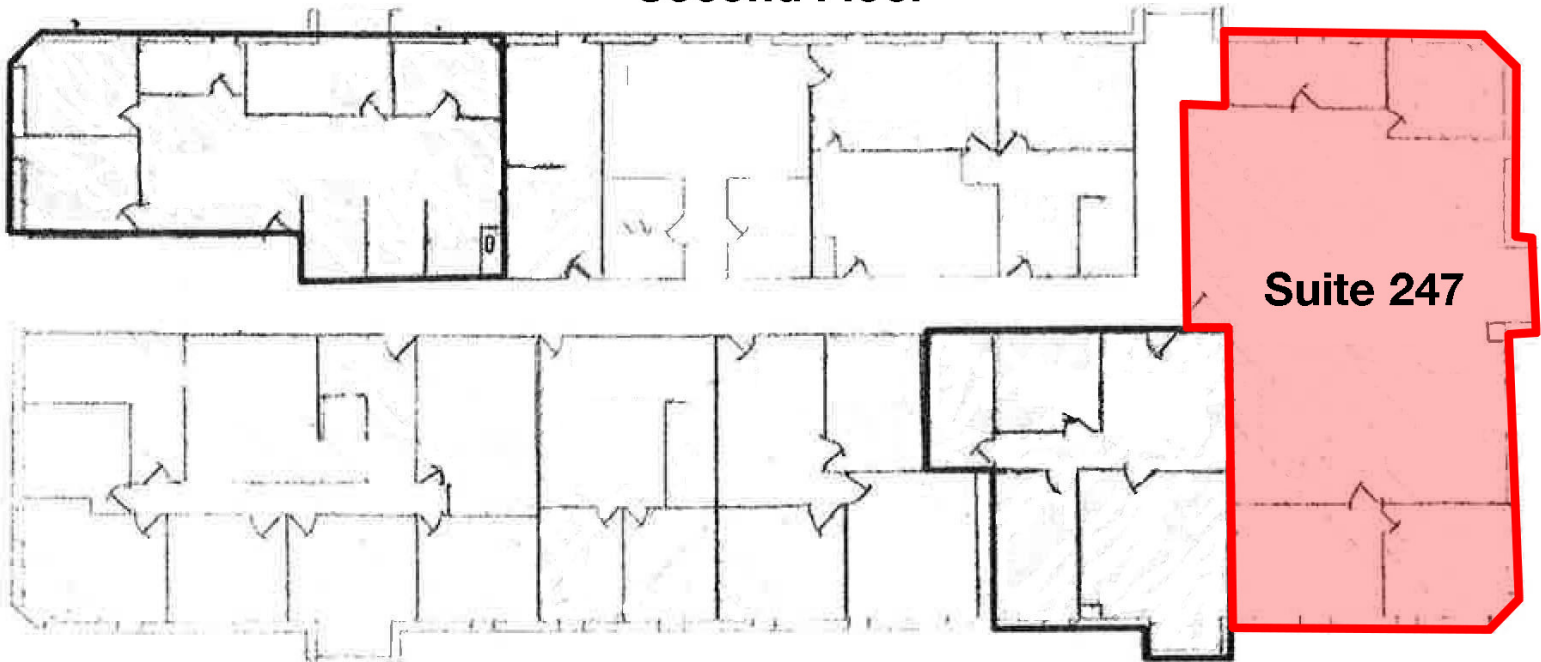
JAMESON OFFICE

3500 S. Phillips Avenue, Sioux Falls, SD 57105

FOR LEASE

Office Suite

## Second Floor



**Suite 247**

# SUITE 247 PHOTOS

JAMESON OFFICE

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FOR LEASE

Office Suite



# AERIAL

## JAMESON OFFICE

3500 S. Phillips Avenue, Sioux Falls, SD 57105

# FOR LEASE

Office Suite

