



## PROPERTY DETAILS

This offering is for 1,600 square feet of prime retail space located in the Jones 421 Building in thriving downtown Sioux Falls. This space is located across the street from the Levitt Shell which draws thousands of people to the location during the summer months. The space is offered for sublease for the remainder of the lease term that runs through April 30, 2021. The Landlord is also willing to enter into a direct lease with the new tenant for a longer term if desired. This space features an open space for retail display as well as a back room for storage. This is a great location for a boutique or similar retail use to take advantage of the foot traffic in this building. The space has a vent for a hood, so restaurant use is also a possibility. Other retail tenants on the first floor of this building include The Source Roastery + Taproom, Swamp Daddy's Cajun Kitchen, Papa Woody's Wood Fire Pizza, MK Threads, Intoxibakes, Sharing the Dream in Guatemala, Bella Rosa Floral and others. This listing gives you the opportunity to add your business to this great tenant roster and take advantage of the built in traffic to this downtown destination.

**421 N. PHILLIPS AVE.  
SIOUX FALLS, SD 57104**

**FOR LEASE | \$25/SF GROSS**

- Square Footage: 1,600
- Zoning: Downtown PUD
- Lease Type: Gross
- Signage: Directory & Interior Signage Available
- Features: Exhaust Vent, Back Room Storage, Natural Light & Open Floorplan



**MIKE HAUCK, JD**  
BROKER / OWNER

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