

RIVER

PLAZA

OFFICE SPACE FOR LEASE

2425 South Shirley Avenue, Suite 101 | Sioux Falls, SD 57106



SIZE

10,882 sqft

*Can be subdivided

PRICE

\$13.00 psf (NNN)
Estimated NNN: \$6.32 psf

LAYOUT

Office space with 10 offices, large reception area, three conference rooms, large open workstation area, nine in-suite restrooms, large kitchenette/breakroom, receiving area with overhead door, plus access to shared loading dock.

TRAFFIC

Louise Avenue: 31,300 vpd
Shirley Avenue: 7,000 vpd
Interstate 29: 50,890 vpd

Information deemed reliable but not guaranteed.

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, Gimme A Break Daycare, Jacqueline Joyce Quilt Shop, Ambiance Salon, Nail Studio, Slumberland, Carnaval Brazilian Grill, Outback Steakhouse.



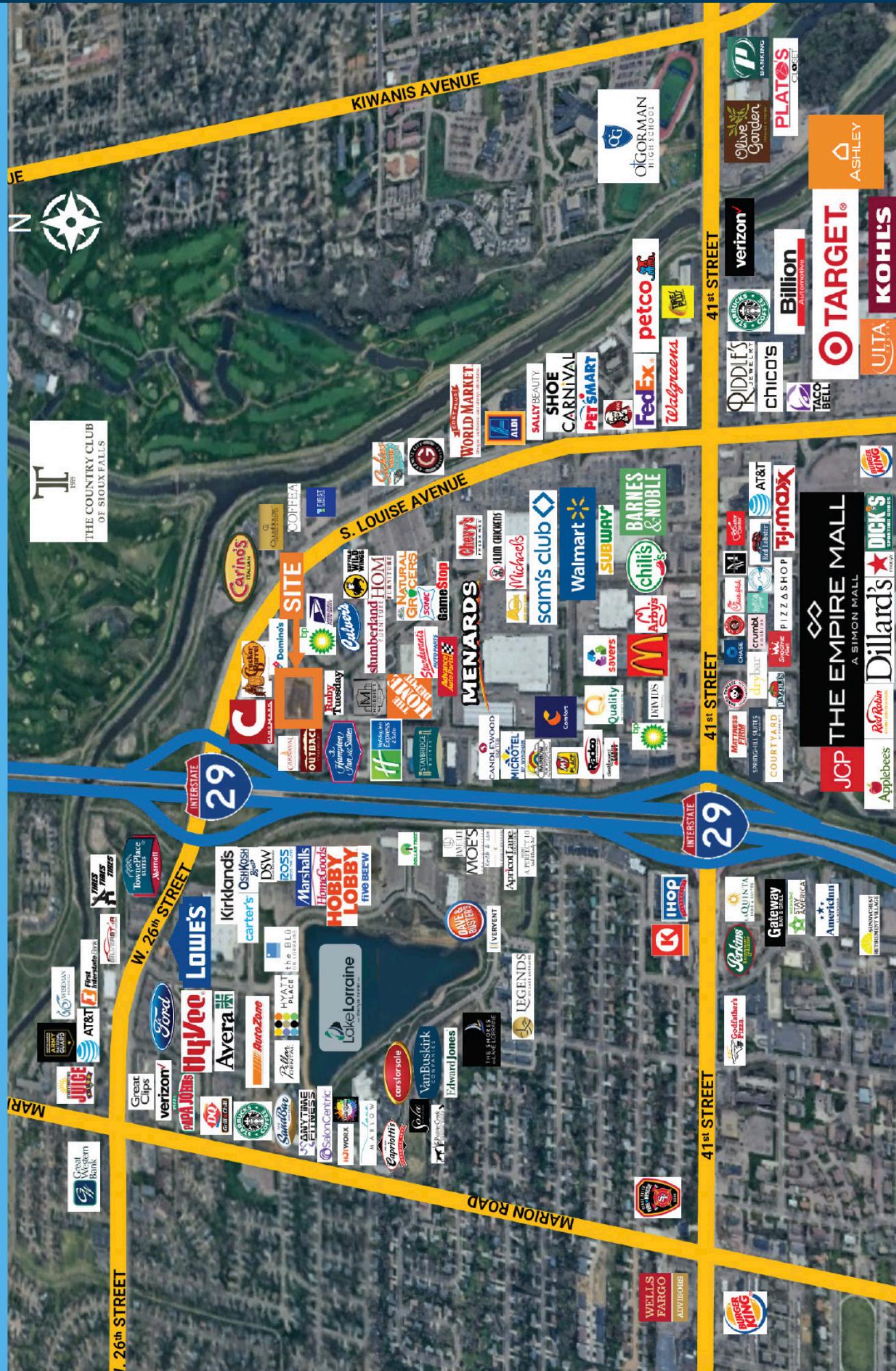
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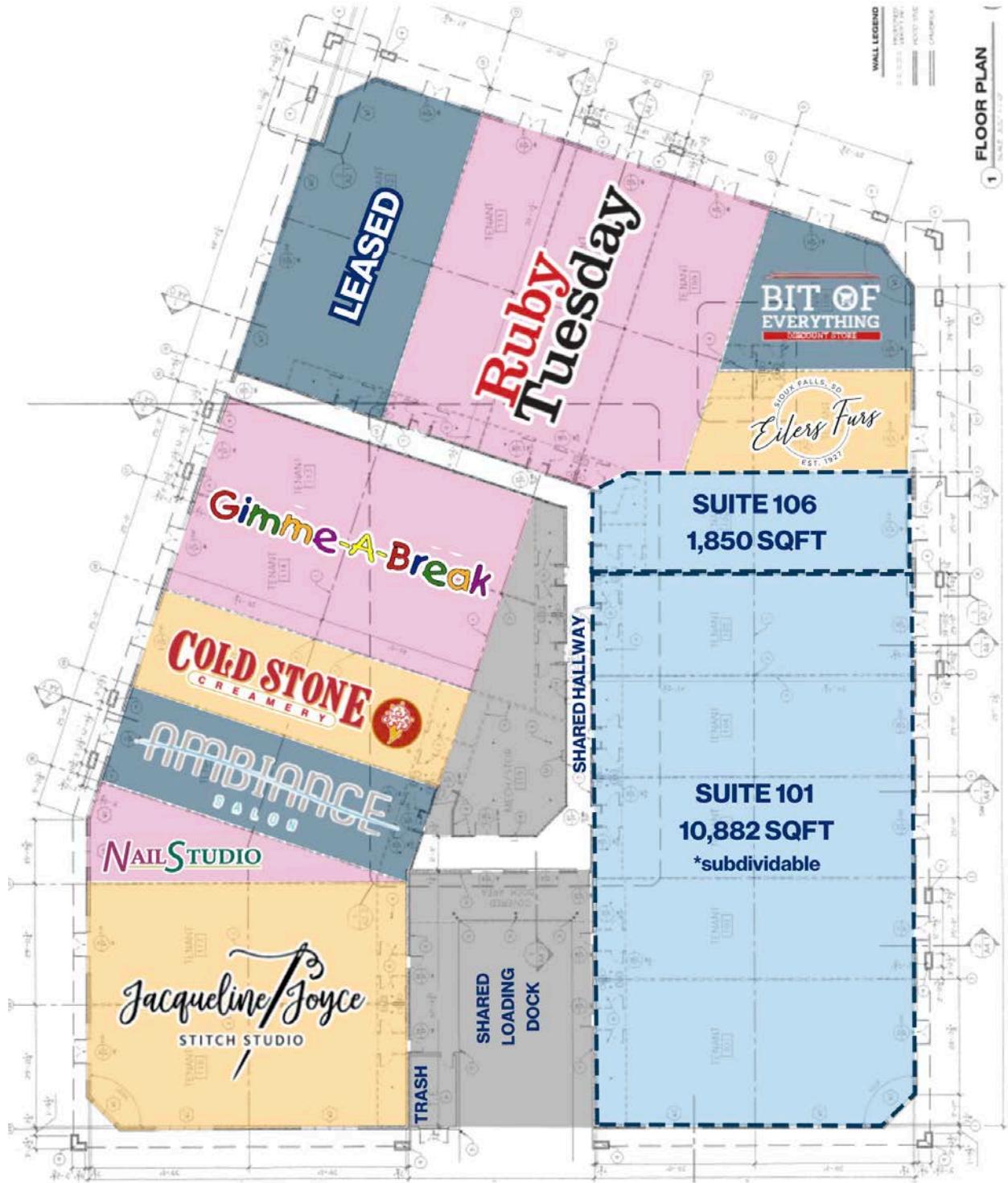
AREA RETAIL MAP



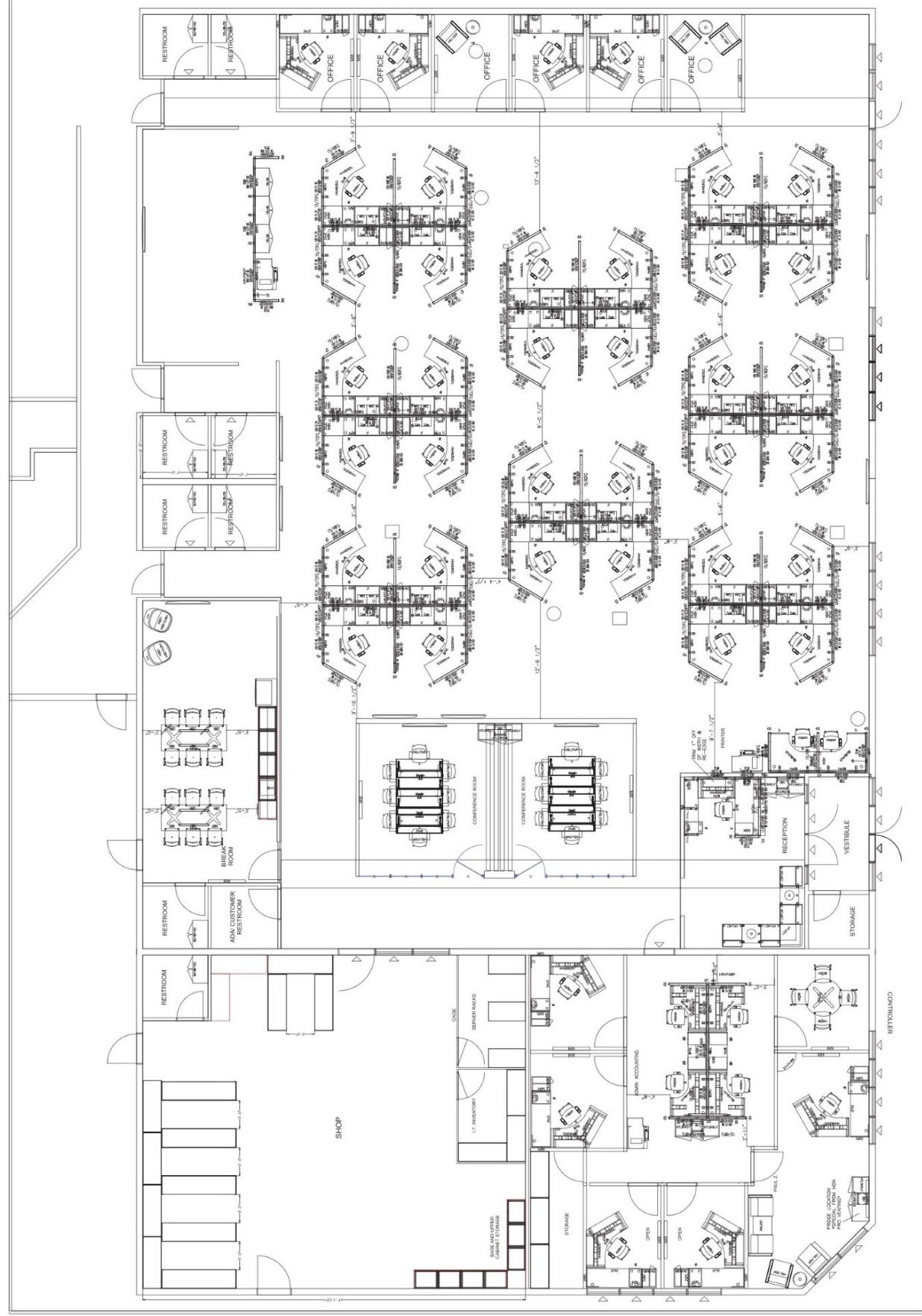
SITE PARCEL



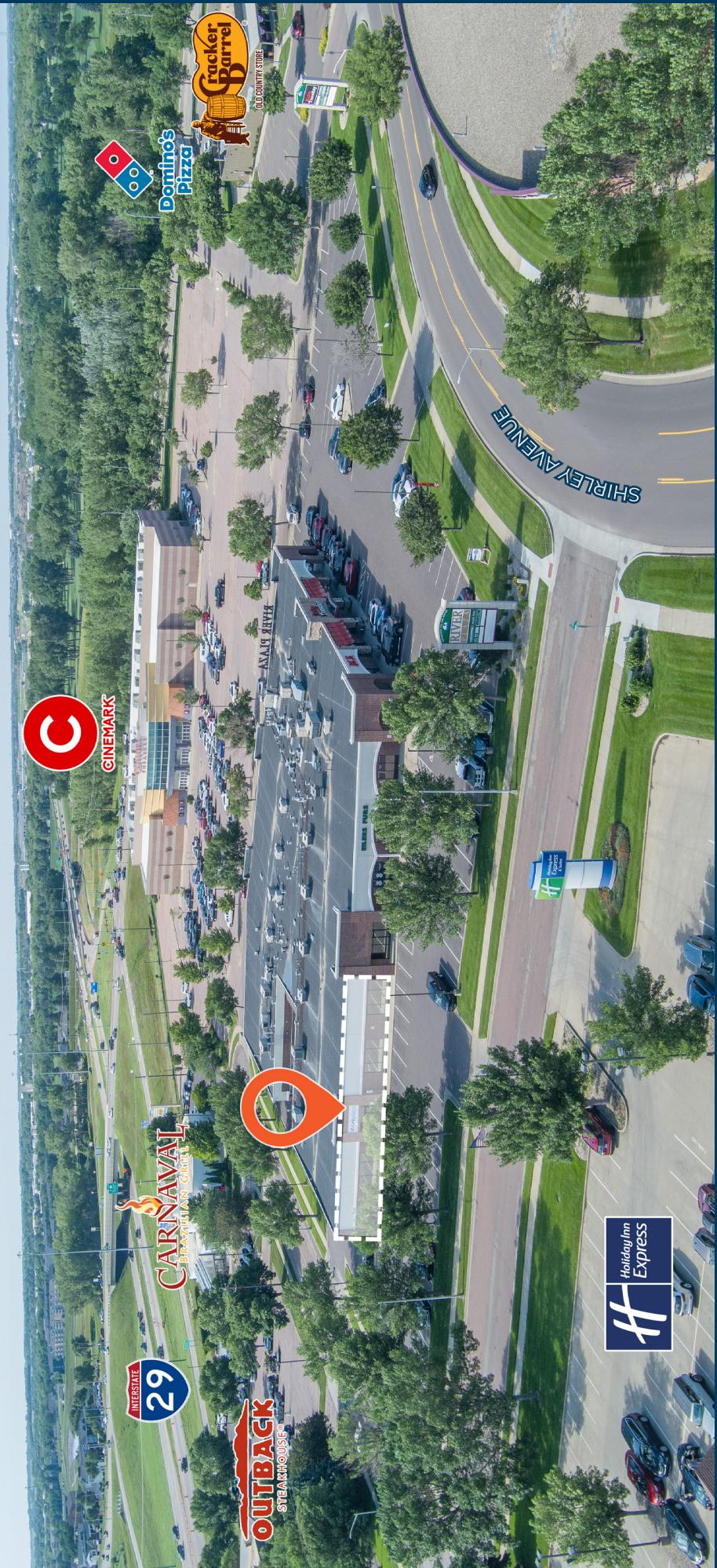
BUILDING PLAN



FLOORPLAN



SITE OVERVIEW



PHOTOS

