

RIVER PLAZA

OFFICE SPACE FOR LEASE

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



SIZE

10,882 sqft
(Can be subdivided,
contact Broker)



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



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.

Information deemed reliable but not guaranteed.



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Map Labels and Business Logos:

- Top Left:** THE COUNTRY CLUB OF SIOUX FALLS, 1920
- Top Center:** KIWANIS AVENUE
- Top Right:** O'GORMAN HIGH SCHOOL
- Right Side (Vertical):** 41st STREET, verizon, Starbucks, Riddle's, chico's, TACO BELL, BILLION Automotive, TARGET, KOHL'S, ULTA, ASHLEY, PLATOS, Olive Garden, P. G. BISTRO, G. BISTRO.
- Center (Horizontal):** S. LOUISE AVENUE
- Center (Vertical):** 41st STREET
- Bottom Right:** THE EMPIRE MALL A SIMON MALL, Dillard's, JCP, Applebees, Red Robin, Dick's, PIZZASHOP, Tj-max, AT&T, BARNES & NOBLE, chilis, Walmart, sam's club, Michaels, CHEVY'S, MENARDS, GameStop, SONIC, Natural Grocers, Starbucks, Dunkin', McDonald's, Subway, Target, Kohl's, Ulta, Ashley, Plato's, Olive Garden, P. G. BISTRO, G. BISTRO.
- Bottom Center (Horizontal):** W. 26th STREET
- Bottom Left:** MARION ROAD
- Bottom Right (Vertical):** 41st STREET
- Interstate 29:** INTERSTATE 29
- Business Logos:** Carino's, SITE, Domino's, Ruby Tuesday, Outback, Home Depot, Menards, GameStop, SONIC, Natural Grocers, Starbucks, Dunkin', McDonald's, Subway, Target, Kohl's, Ulta, Ashley, Plato's, Olive Garden, P. G. BISTRO, G. BISTRO, verizon, Starbucks, Riddle's, chico's, TACO BELL, BILLION Automotive, TARGET, KOHL'S, ULTA, ASHLEY, PLATOS, Olive Garden, P. G. BISTRO, G. BISTRO.

SITE PARCEL



S CAROLYN AVE

S SHIRLEY AVE

W SWENSON DR

SUITE 101
10,882 SQFT
*Subdividable

alls

WALL LEGEND
 HATCHED: EXISTING WALL
 DASHED: PROPOSED WALL
 DOTTED: CURB CUT

FLOOR PLAN
 1

SUITE 112
 2,775 SQFT

Ruby Tuesday

BIT OF EVERYTHING
 DISCOUNT STORE

Eilers Furs
 SOUX FALLS, SD
 EST. 1927

Gimme-A-Break

COLD STONE
 CREAMERY

AMBIANCE
 SALON

NAIL STUDIO

Jacqueline Goyce
 STITCH STUDIO

SHARED HALLWAY

SHARED LOADING DOCK

TRASH

SUITE 106
 1,850 SQFT

SUITE 101
 10,882 SQFT
 *subdividable

WALL LEGEND

1000

$\alpha = 0.05$

DUGOOD INC.

LITERATURE CITED

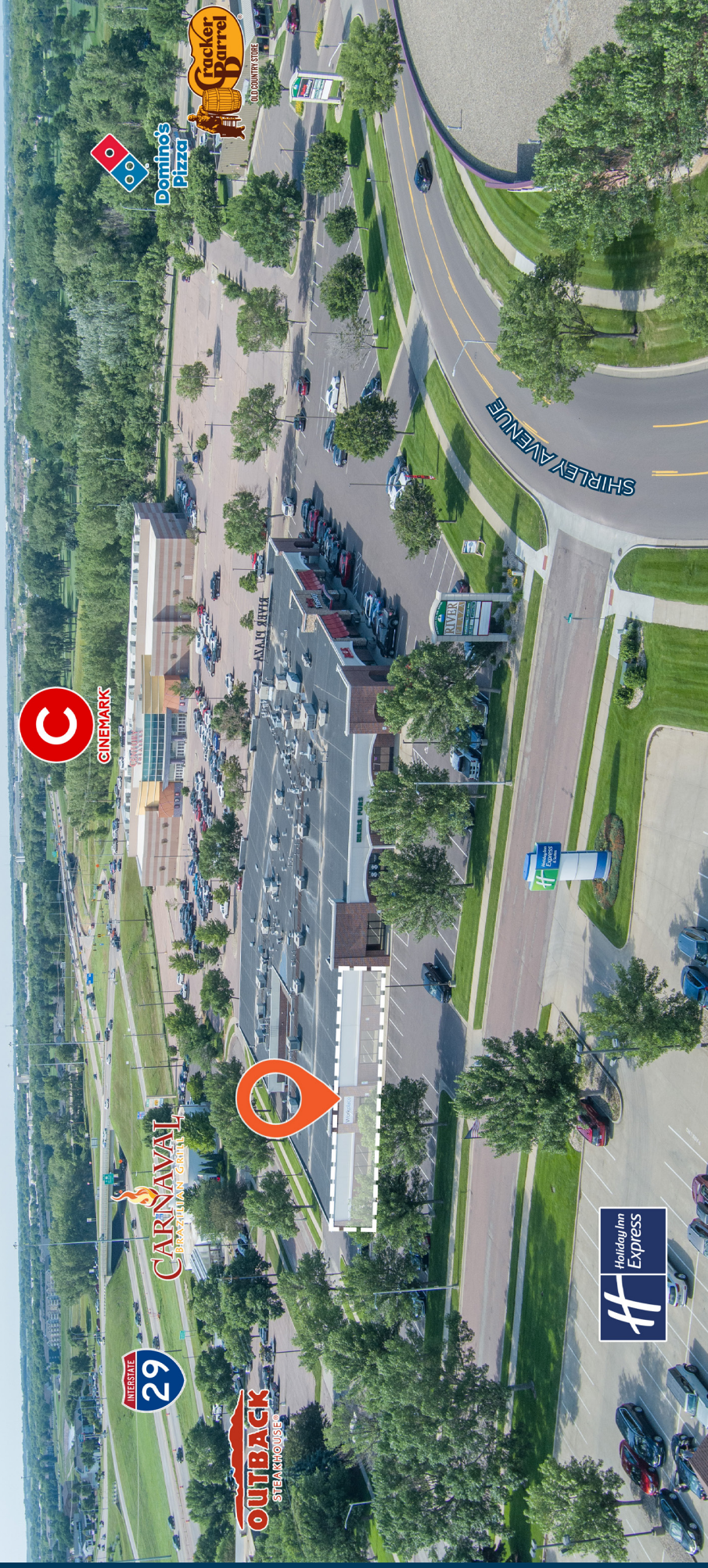
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The floor plan illustrates a complex building layout with a central corridor system. Key areas include:

- Central Hall:** A large central area with multiple restrooms, a reception area, and a vestibule.
- Shop:** A large open area on the left side of the plan.
- Conference Room:** A large room in the center, featuring a long table and chairs.
- Auditorium/Theater:** A large room on the right side, with a stage and seating area.
- Storage:** Several storage rooms are located throughout the plan, including one near the auditorium and another near the shop.
- Accounting:** A room located near the center of the plan.
- Restrooms:** Multiple restrooms are distributed throughout the building, including a large one near the central hall.
- Exterior Features:** The plan shows a parking lot and a playground area outside the building.

SITE OVERVIEW



PHOTOS

