

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



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, Carnival Brazilian Grill, Outback Steakhouse.

Information deemed reliable but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108



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SITE PARCEL



SUITE 101
10,882 SQFT
*Subdividable

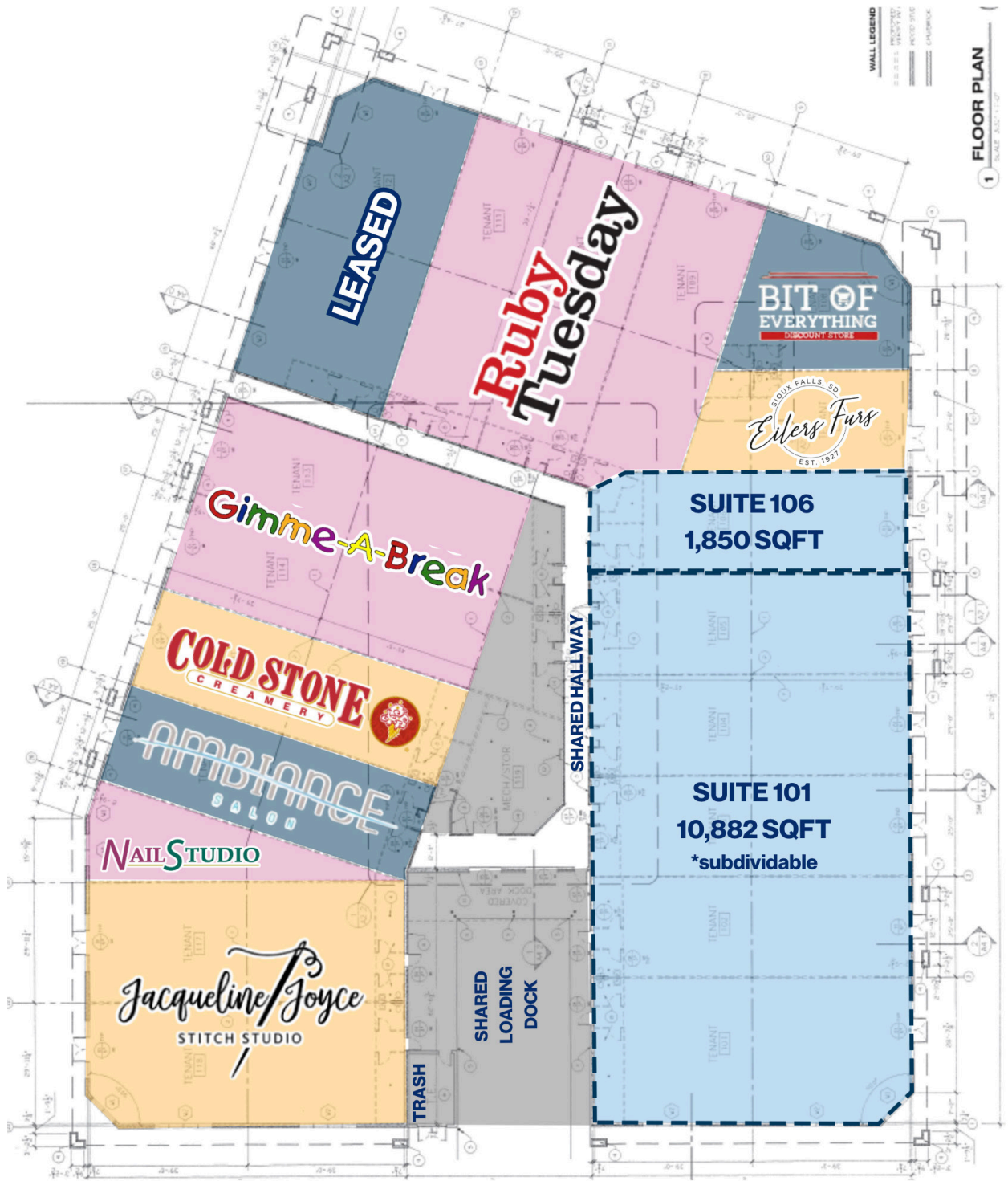
S CAROLYN AVE

SHIRLEY AVE

W SWENSON DR

alls

BUILDING PLAN



PHOTOS

