RIVER PLAZA

OFFICE SPACE FOR LEASE

2425 South Shirley Avenue, Suite 103-105 | Sioux Falls, SD 57106



SIZE

1,991 - 5,973 sqft

PRICE

$13.00 psf (NNN)
*Priced for current layout
Estimated NNN: $6.32 psf

LAYOUT

Current layout includes six private offices, six private restrooms, and large open area. Conceptual layout includes 12 private offices, six private restrooms, a conference room, a break room, and open area.

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, Nail Studio, Yami Sushi, Future Stars Childcare Center, Ambiance Salon, Jacqueline Joyce Quilt Shop, Slumberland, Carnaval Brazilian Grill, Outback Steakhouse, Hampton Inn, Staybridge Suites, Candlewood Suites, and Comfort Suites

Information deemed reliable but not guaranteed.

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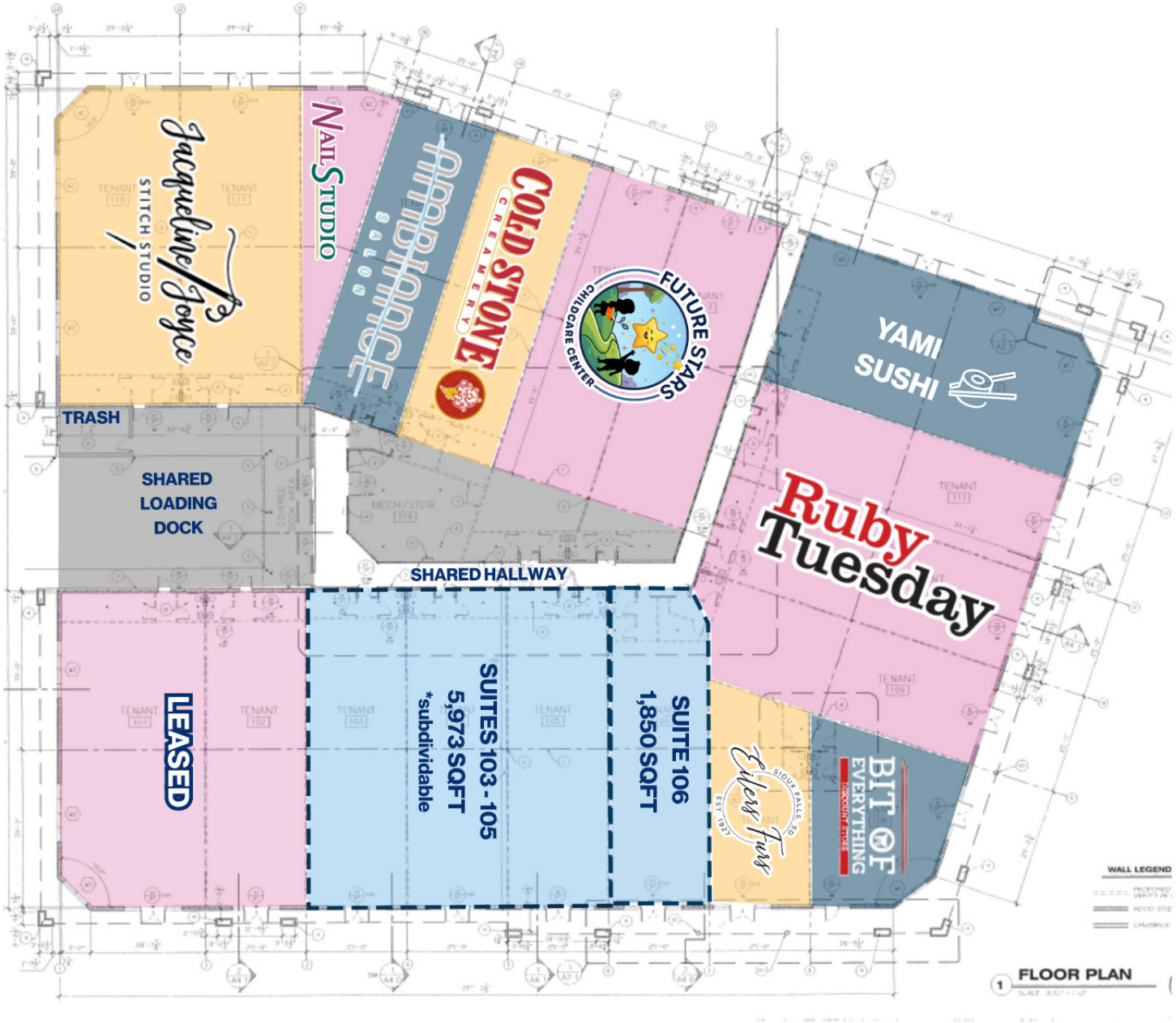
AREA RETAIL MAP



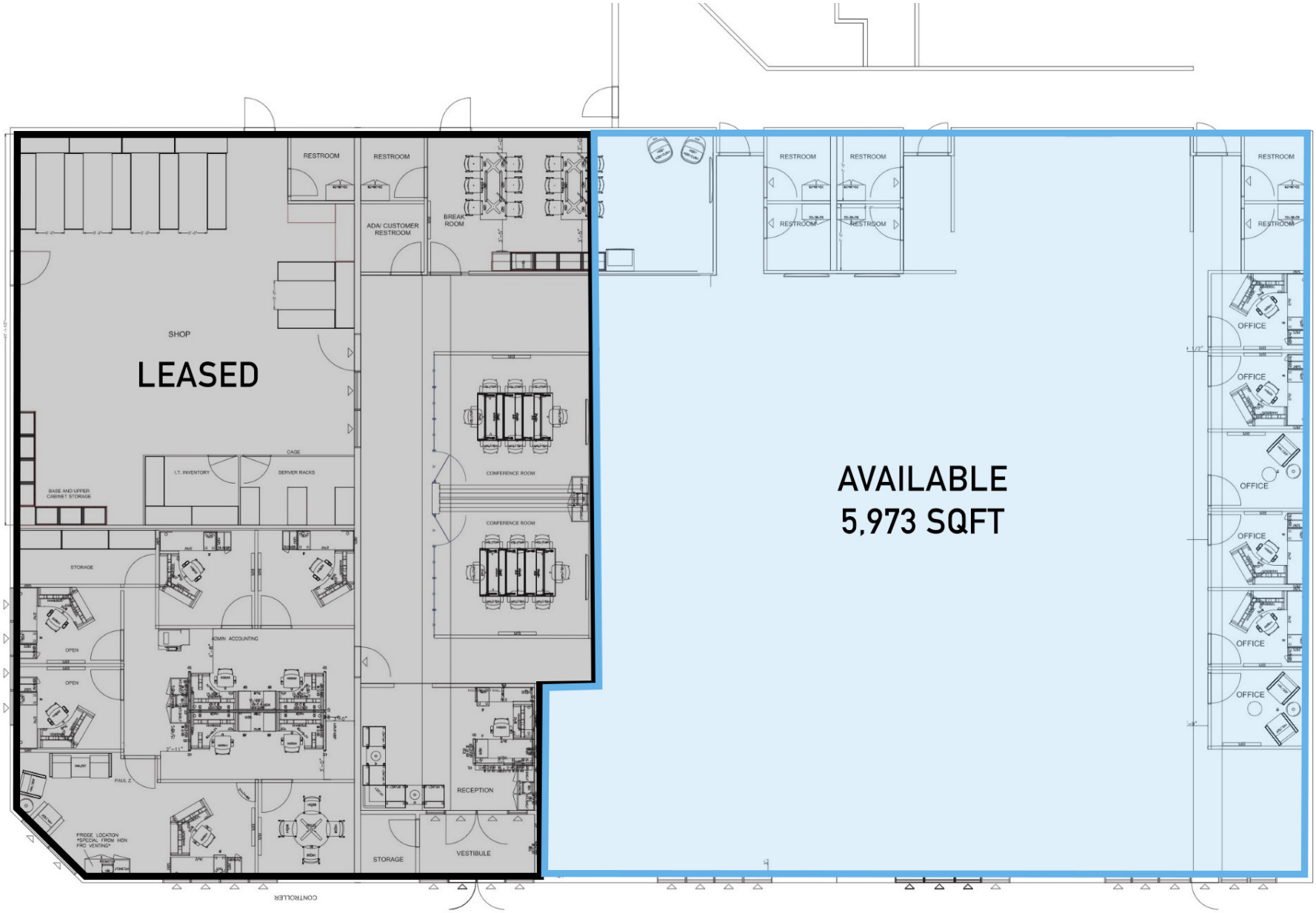
SITE PARCEL


SUITE 103-105
5,973 SQFT
*Subdividable
S CAROLYN AVE
W SWENSON DR
S SHIRLEY AVE

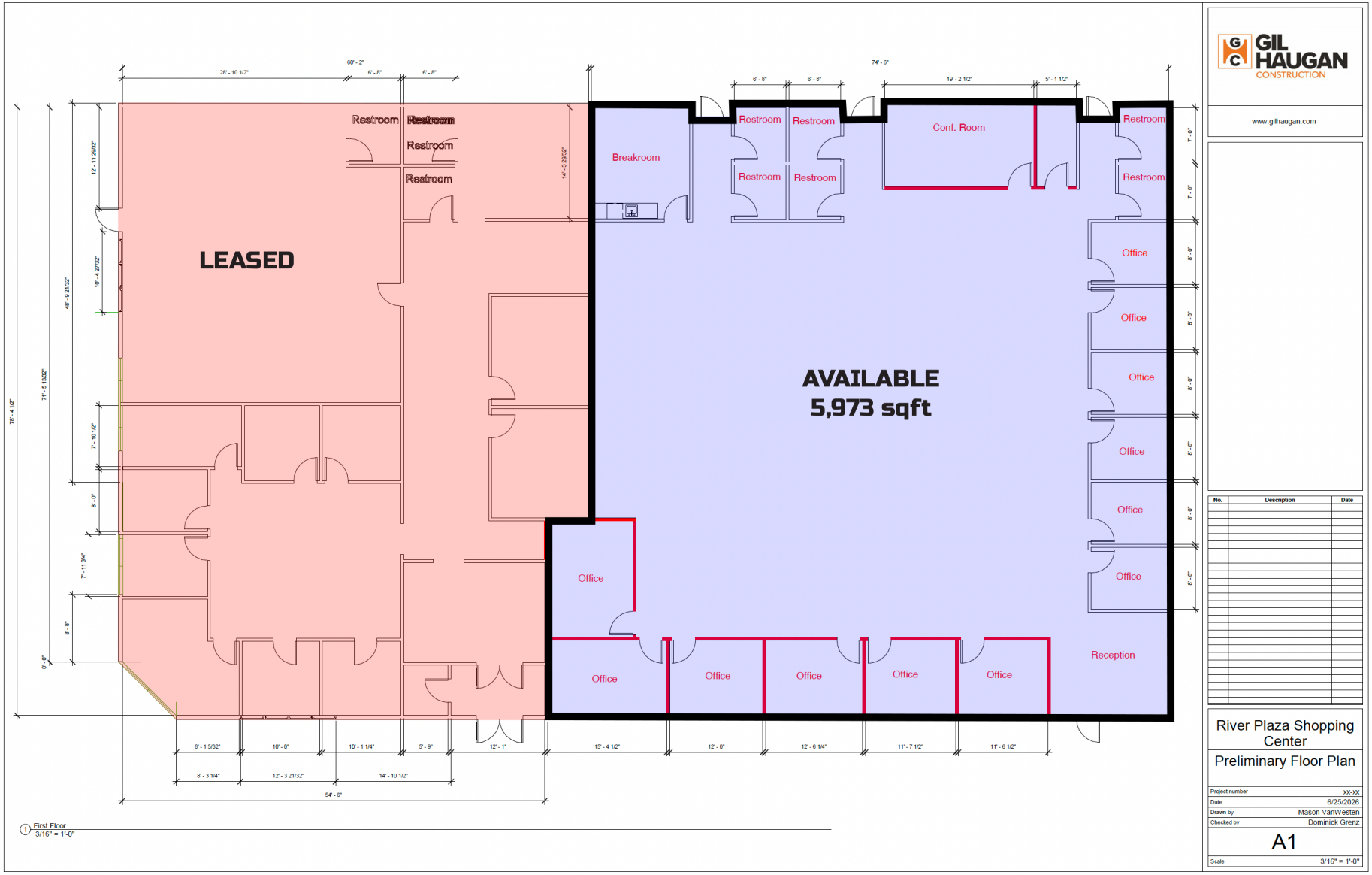
BUILDING PLAN



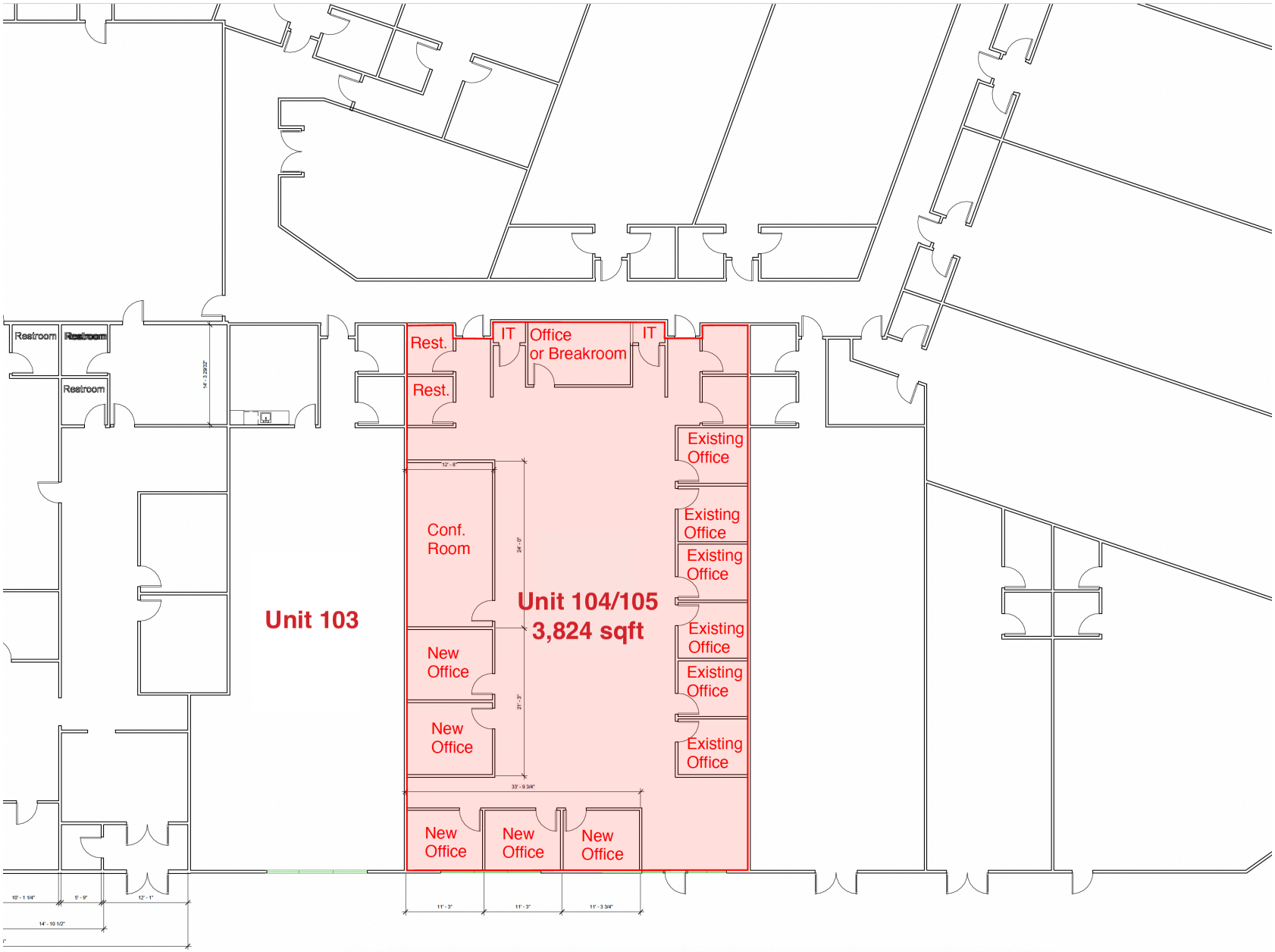
CURRENT FLOOR PLAN



CONCEPTUAL FLOOR PLAN



CONCEPTUAL FLOOR PLAN



SITE OVERVIEW



PHOTOS









