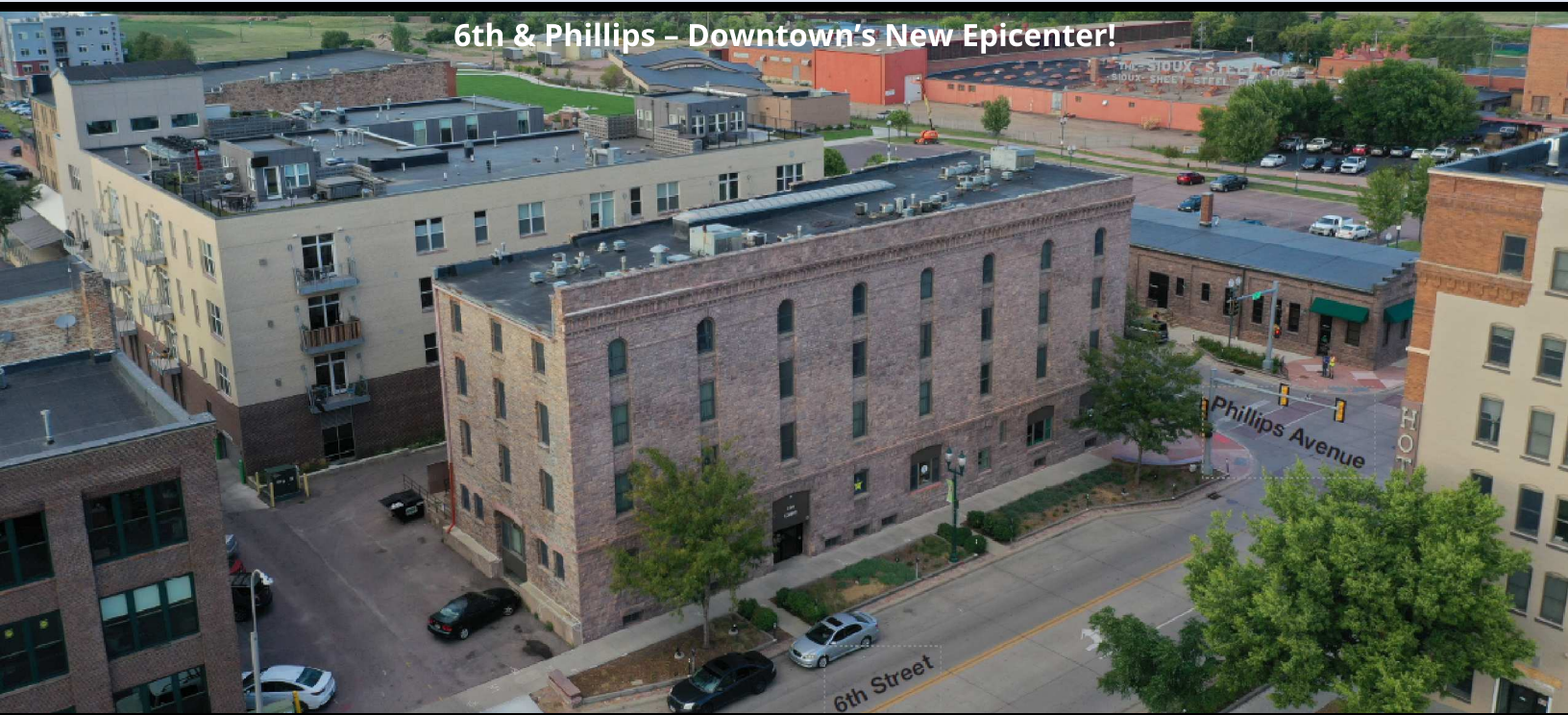


FOR LEASE: Retail / Office Space 401 N. Phillips Ave

6th & Phillips – Downtown's New Epicenter!



SIZE:

1st Floor:
7,500 SF
Garden Level:
7,500 SF

RATES:

1st Floor:
\$21.50 - \$23.50 / SF NNN
Garden Level:
\$14.50 / SF NNN

Estimated NNN Costs:

Taxes:
\$2.65 / SF
CAM:
\$4.22 / SF

* Space is able to be Sub-Divided

* Rates are dependent on location and configuration within the building

Be part of the 6th Street transformation! YOUR Business...on 6th & Phillips!

The Andrew Kuehn Warehouse was built in 1903 with native Sioux Quartzite as a four story grocery warehouse building. The main floor of this mixed-use building is being renovated into exciting office options. One of the very last redevelopment opportunities on Phillips Ave.

\$21 million Unity Bridge on 6th Street, Cherapa Place, Steel District, Levitt Bandshell, Startup Sioux Falls, Jones 421, Jacobson Plaza, Falls Park, and NOW the Andrew Kuehn Building. All of these exciting venues are within close proximity to 6th & Phillips.



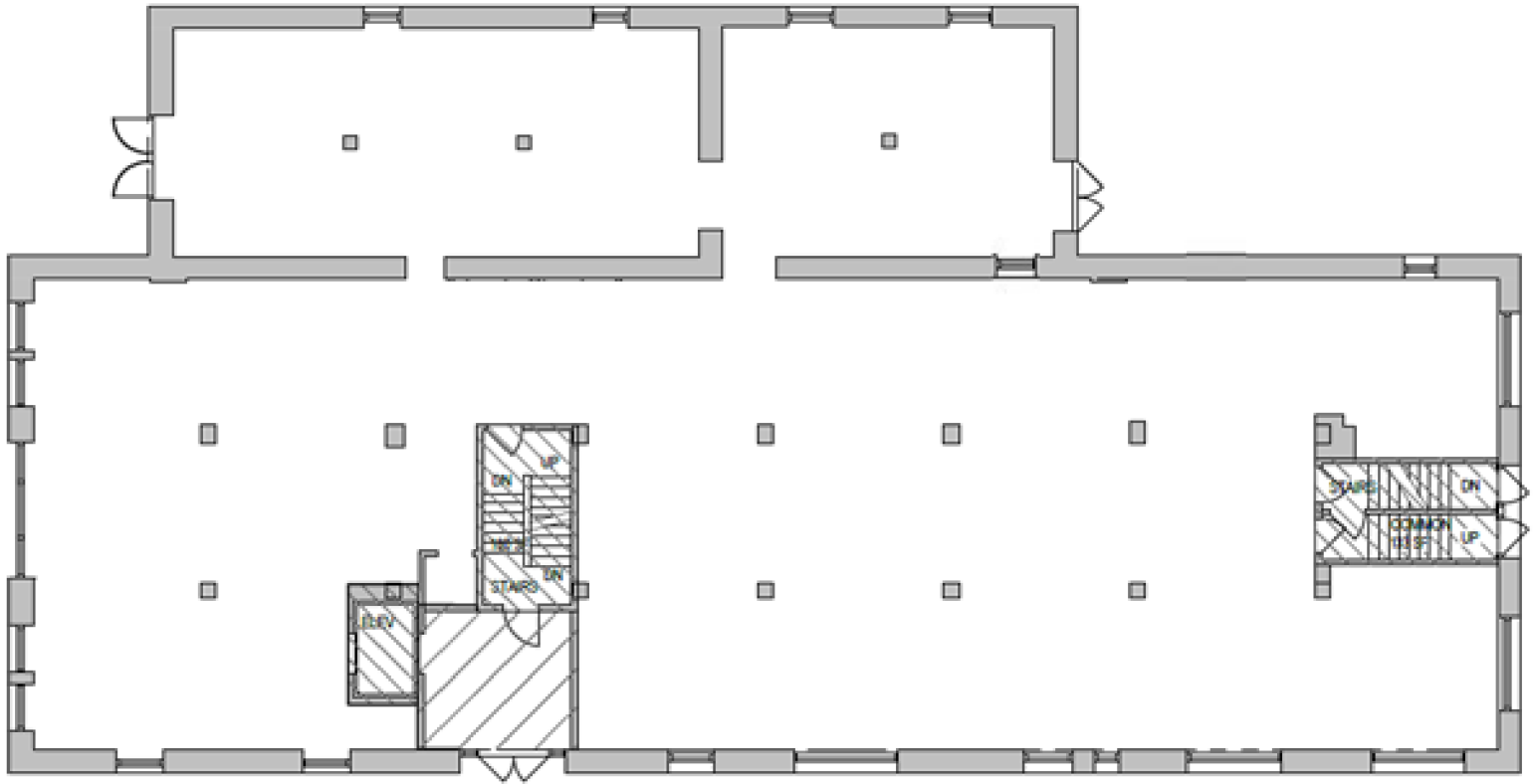
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Nicole Daggett
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1st Floor Floorplan



1st floor space to be totally renovated with all new systems. Custom design your size and space configuration. A redesigned 1st Floor entrance will feature a glass atrium to be added to the building on the NE Corner (rendering included). The space will have all new HVAC & Mechanical, Fiber Optic to the building. The interior will feature exposed walls of the natural Sioux Quartzite as well as original post & beams.



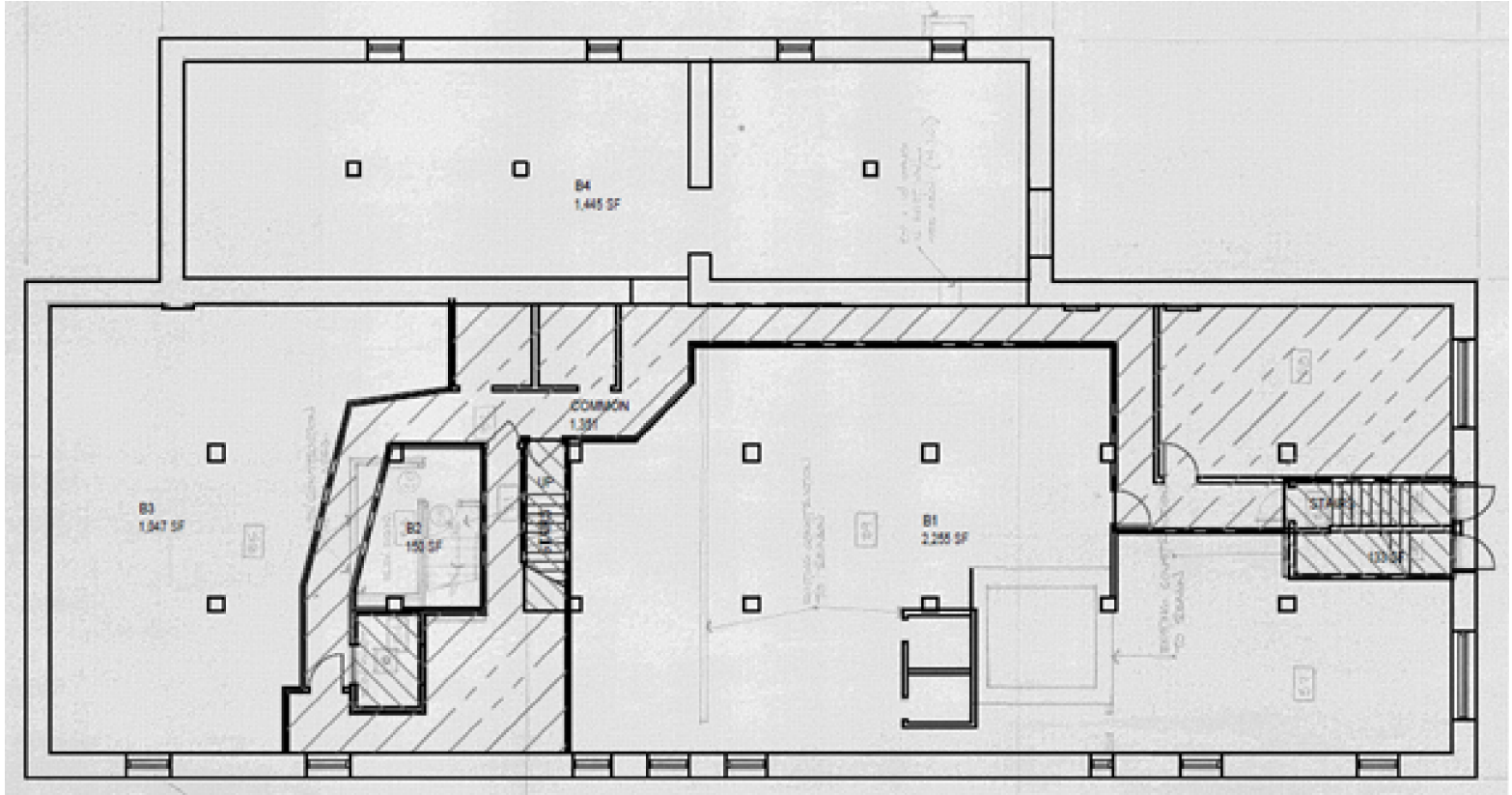
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Garden Level Floorplan



Garden Level space to be totally renovated with all new systems. Custom design your size and space configuration. The space will have all new HVAC & Mechanical, Fiber Optic to the building. The interior will feature exposed walls of the natural Sioux Quartzite as well as original post & beams. Garden Level space can be used for office or specialty entertainment!

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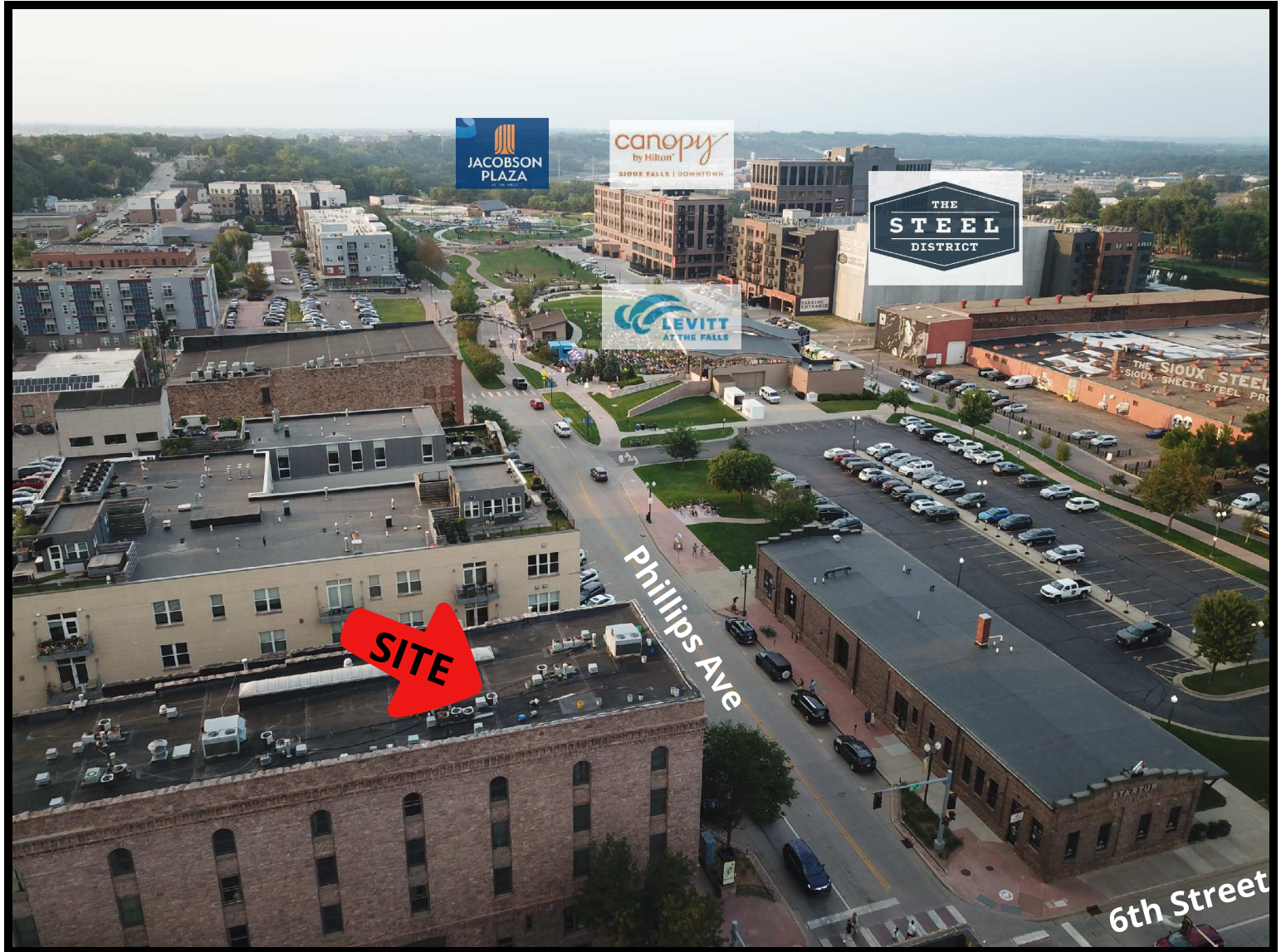
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Landlord to provide:

- Brand new glass building entrance – common area entrance
- Floor surface fully ready for Tenant floor covering installation
- Demising walls inside tenant space ready for paint/wallcovering
- Standard office capacity HVAC distribution, separately metered to space; fed to main trunk lines
- Electrical service panel to space separately metered
- Open ceiling either painted uniform color or Tenant allowance for cost to be used for drop ceiling
- Standard florescent retail lighting at normal retail lighting standards
- ADA Restrooms to city code outside Tenant space – part of common area
- New Windows
- Exterior signage area for Tenant space – example shown – to comply with Historic standards/rules

Downtown Sioux Falls



One Block from the Levitt Bandshell.
65,000 people converge every summer to 50
free concerts

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