



Three Fountains Plaza

2300 W. 85th St., Sioux Falls, SD

Property Features

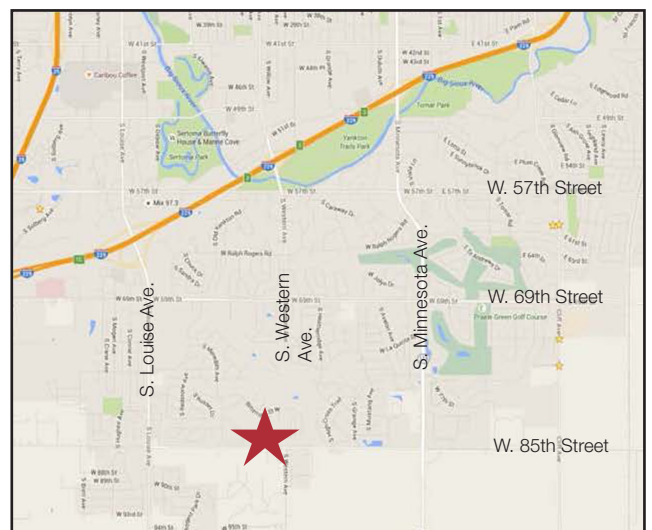
- 1,500 - 11,000 sq. ft. available
- Delivery Sept.-Oct. 2018
- 89 surface parking spots
- Zoned: C-2
- Potential drive-thru window
- 14' clear ceiling height
- 60' deep bays

Pricing

- Lease price: \$19.00 - \$22.00/ sq. ft. NNN
West End Cap: \$21.00/ sq. ft. NNN
East End Cap: \$22.00/ sq. ft. NNN
In-Line Spaces: \$19.00/ sq. ft. NNN

Location

- Located at the northwest corner of the W. 85th St. & S. Western Ave. intersection
- Adjacent to Three Fountains One office building



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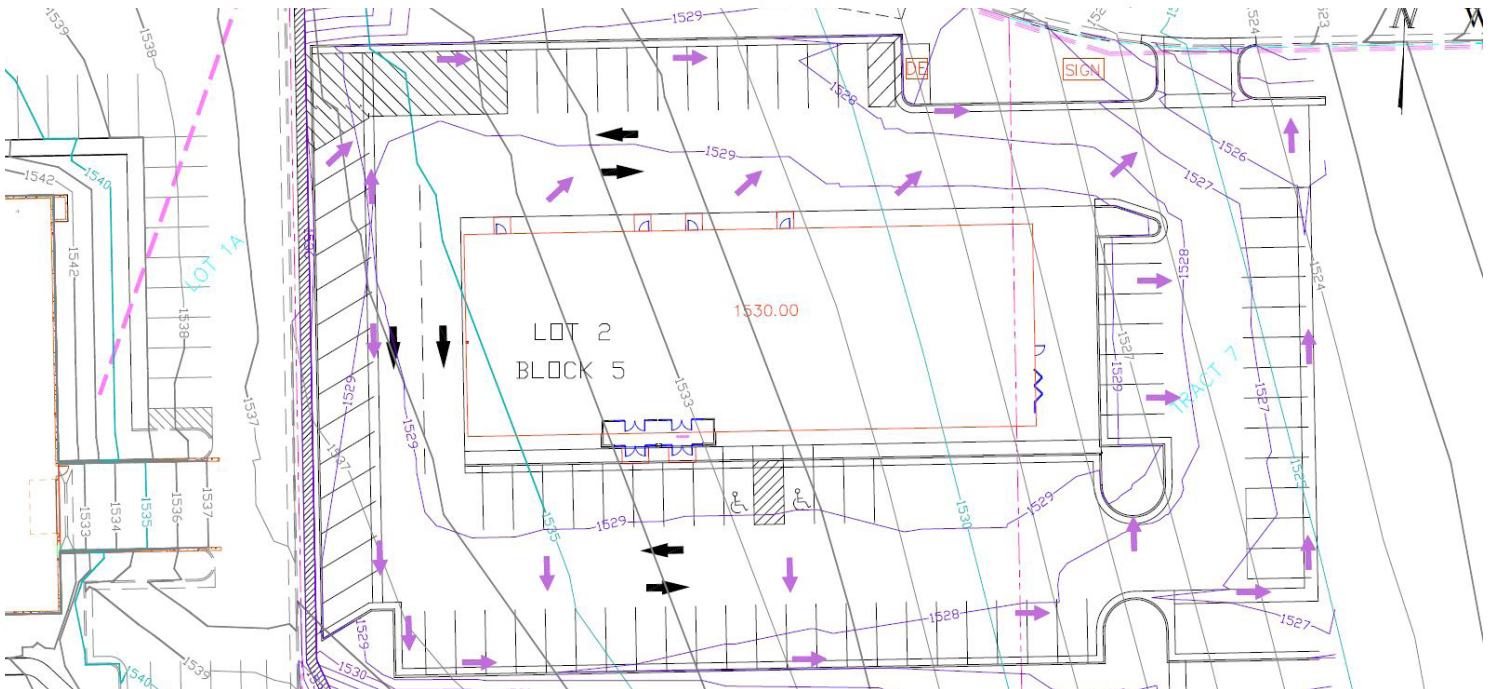
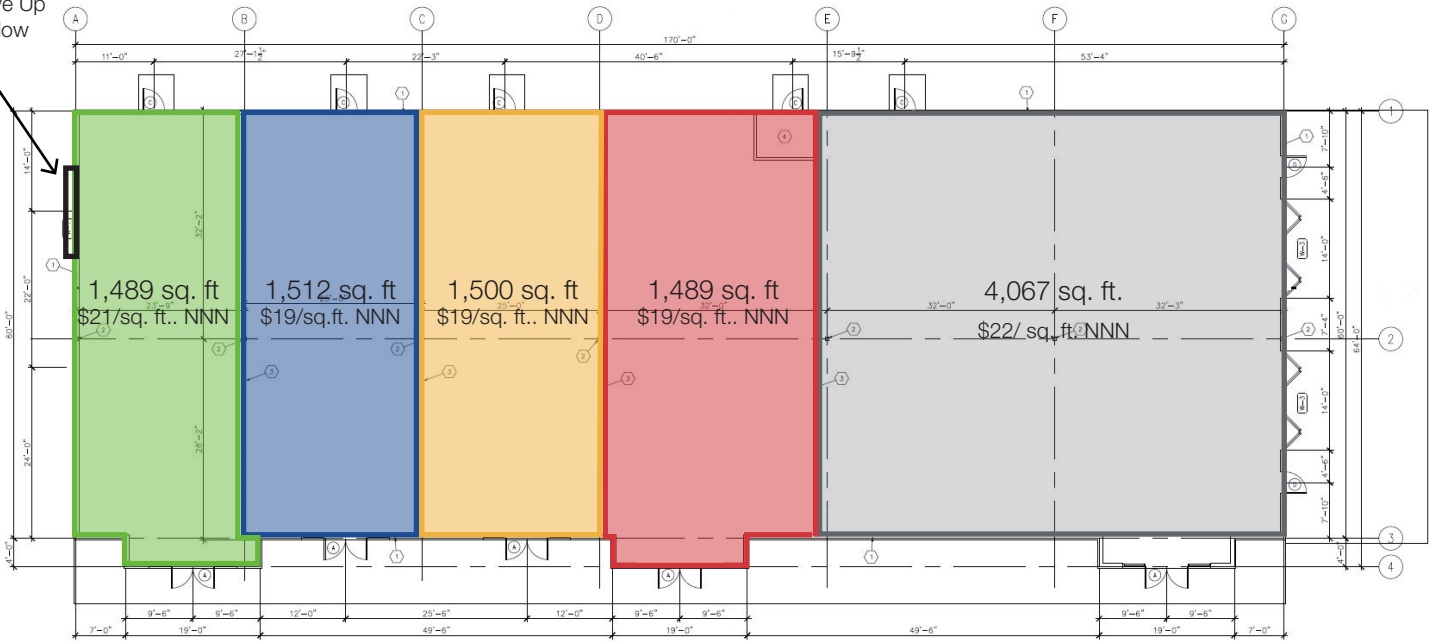
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For Sale or Lease Class A Retail Space

W. Trevi Place

Possible Site
for Drive Up
Window



For Sale or Lease Class A Retail Space

