

THELIN BUSINESS CENTER

Office Space for Lease



3901 N LOUISE AVE
SIOUX FALLS, SD

 **LLOYD**

BUILDING COSTS - ENTIRE SPACE

SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
53,065 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$1,199,269	\$99,939.08

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes:	Paid by LL, Reimbursed by Tenant	\$2.35
Property Insurance:	Paid by LL, Reimbursed by Tenant	\$0.16
Common Area Maintenance:	Paid by LL, Reimbursed by Tenant	\$3.59
Total NNN Estimate:		\$6.10



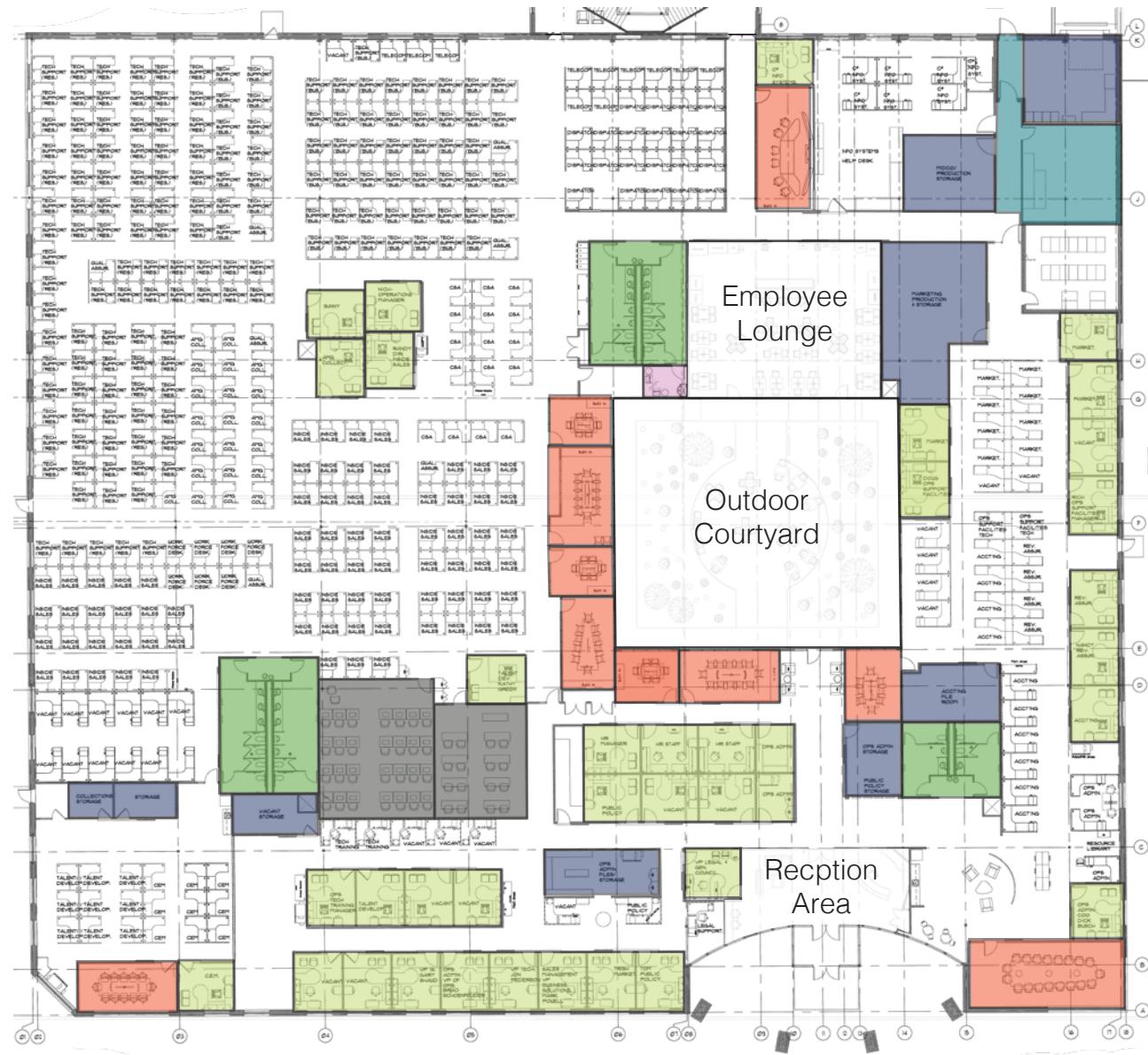
UTILITY INFORMATION - ENTIRE SPACE

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas:	Paid by Tenant directly to provider	Mid-American Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity:	TBD	Xcel Energy	TBD	TBD	TBD
Water & Sewer:	Paid by Tenant directly to provider	City of Sioux Falls	No	Yes	Based on Tenant's usage in Tenant's Suite
Trash:	Paid by LL, Reimbursed by Tenant	Novak	Yes	N/A	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Common Area Utilities:	Paid by LL, Reimbursed by Tenant	Providers listed above	Yes	N/A	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Phone/Cable/Internet:	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A



*These numbers are based on estimates and are not guaranteed.

FLOOR PLAN



Common Area - 772 SF +/-

Conference Rooms (10)

Private Offices (38)

Storage Areas (9)

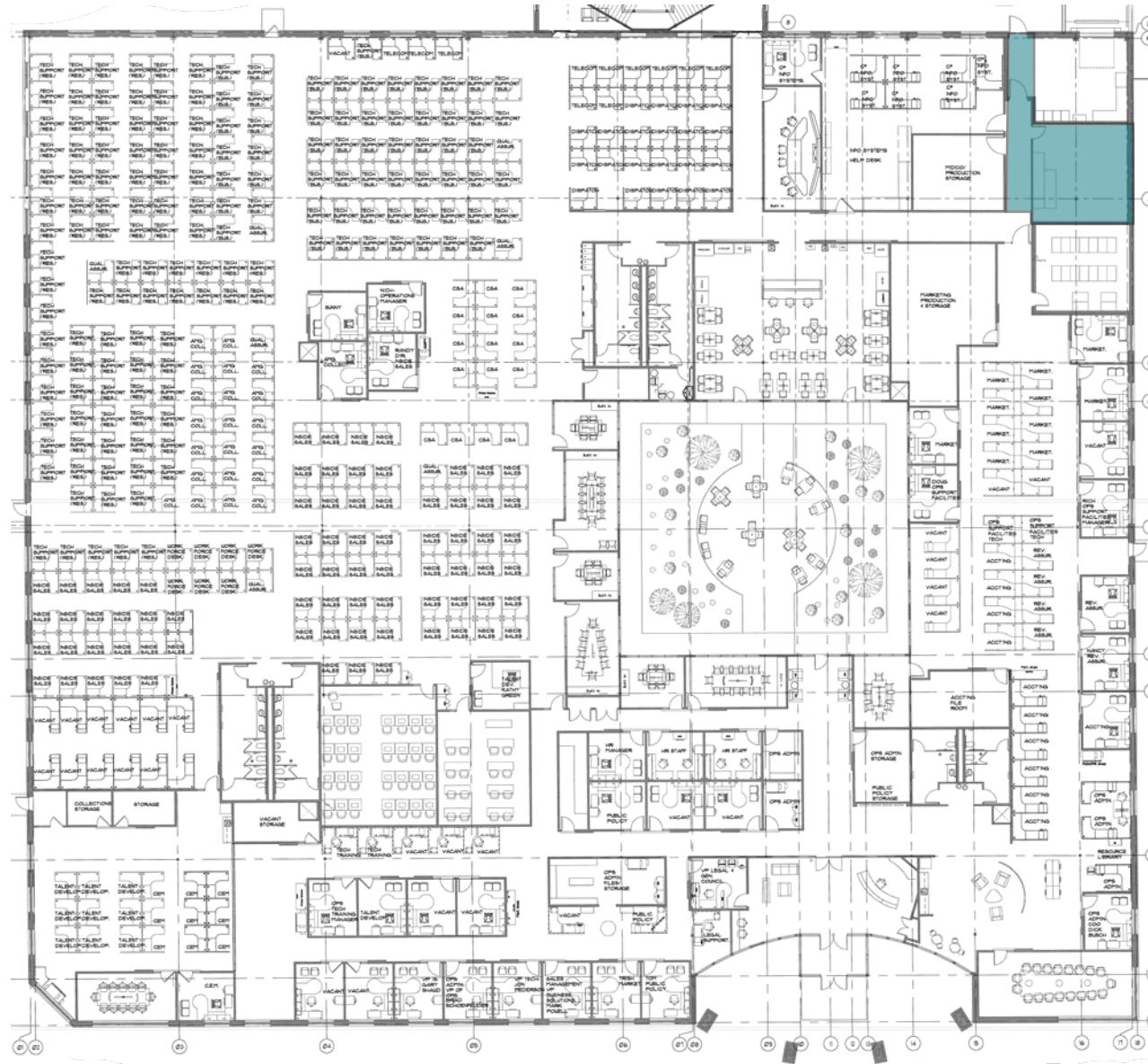
Bathrooms (3)

Mother's Room (1)

Training Rooms (2)

Open Work Area
Space accommodates approximately 398 cubicle workstations based on current furniture layout

FLOOR PLAN

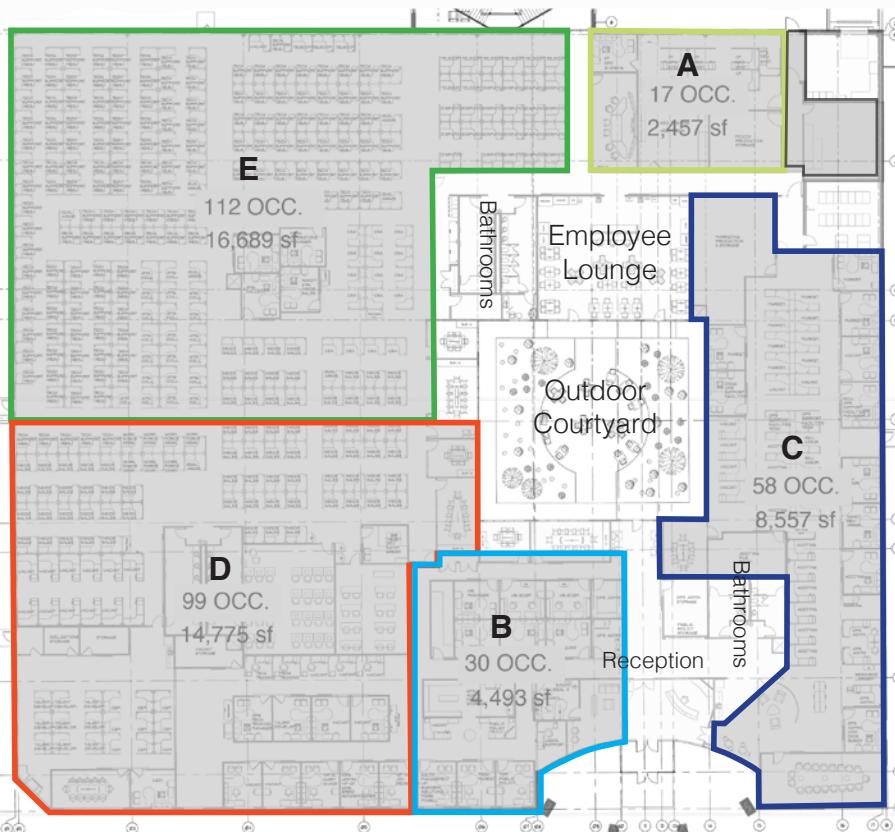


QUICK FACTS

- Available Space: 53,065 SF +/-
- Total Building Size: 105,837 SF +/-
- Total Site Size: 9.41 Acres +/-
- Zoning: C-4 Commercial
- Year Built: 2007
- Available Parking Spaces: 360
- Total Parking Spaces: 708 +/-

DEMISING CONCEPT PLAN

*Concept only; subject to change



Above shows a general concept plan only for how the overall building could potentially be subdivided and is subject to change. Subject to Landlord's approval and code review, there is flexibility to alter this plan to further meet a prospective tenant's size and layout needs. A final demising plan will be needed to ensure code compliance and feasibility.

Concept Plan A

- RSF: 2,457 +/-
- Occupancy: 17 +/-
- 1 Private Office
- 1 Conference Room
- 1 Storage Room
- 6 Cubicles

Concept Plan D

- RSF: 14,775 +/-
- Occupancy: 99 +/-
- 11 Private Offices
- 3 Storage Rooms
- Private Restrooms
- 2 Training Rooms
- 2 Conference Rooms
- Large open work area with cubicles

Concept Plan B

- RSF: 4,493 +/-
- Occupancy: 30 +/-
- 12 Private Offices
- 3 Cubicles
- 1 Storage Room

Concept Plan E

- RSF: 16,689 +/-
- Occupancy: 112 +/-
- 4 Private Offices
- Large open work area with cubicles

Concept Plan C

- RSF: 8,557 +/-
- Occupancy: 58 +/-
- 10 Private Offices
- 3 Storage Rooms
- Private Bathrooms
- 2 Training Rooms
- 2 Conference Rooms
- Large open work area with cubicles

Concept Common Areas

- Outdoor Courtyard
- (2) Bathrooms
- Employee Lounge
- Storage
- Reception
- Mother's Room
- Utility Room

DEMISING CONCEPT PLAN

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Space	Occupancy	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
A	17	2,457 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$55,528.20	\$4,627.35
B	30	4,493 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$101,541.80	\$8,461.82
C	58	8,557 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$193,388.20	\$16,115.68
D	99	14,775 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$333,915.00	\$27,826.25
E	122	16,689 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$337,171.40	\$31,430.95

2024 ESTIMATED NNN INFORMATION

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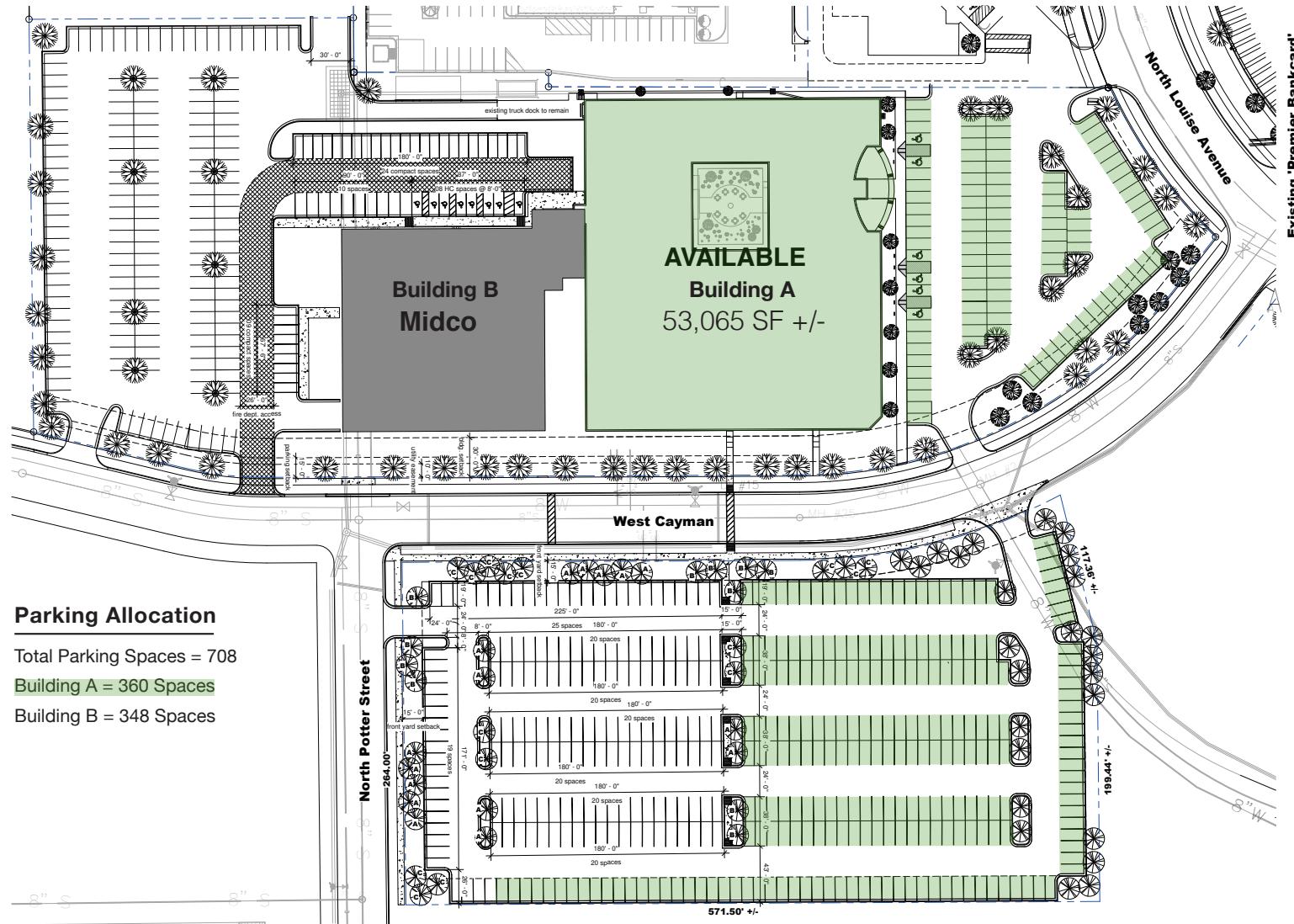
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Electricity:	TBD	Xcel Energy	TBD	TBD	TBD
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PARKING

The entire property has a total of 708 +/- parking spaces with the 360 parking spaces allocated to the available space for lease.



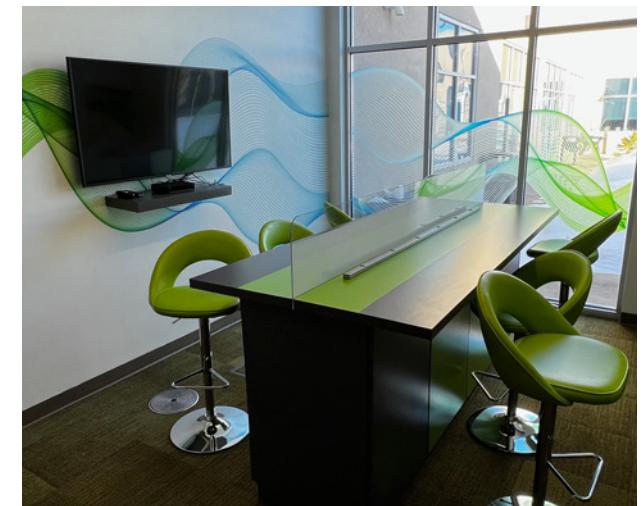
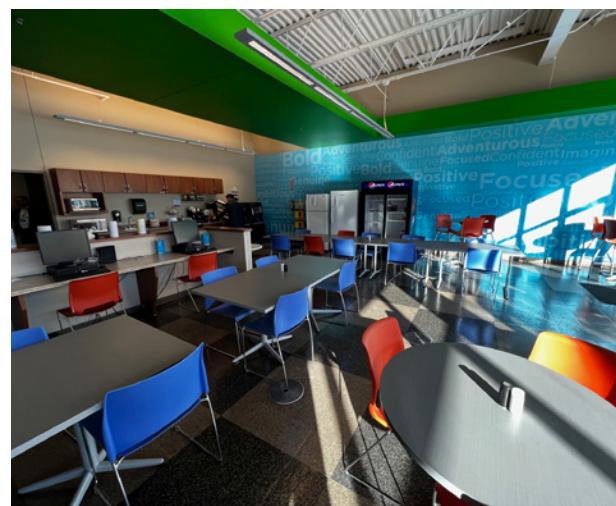
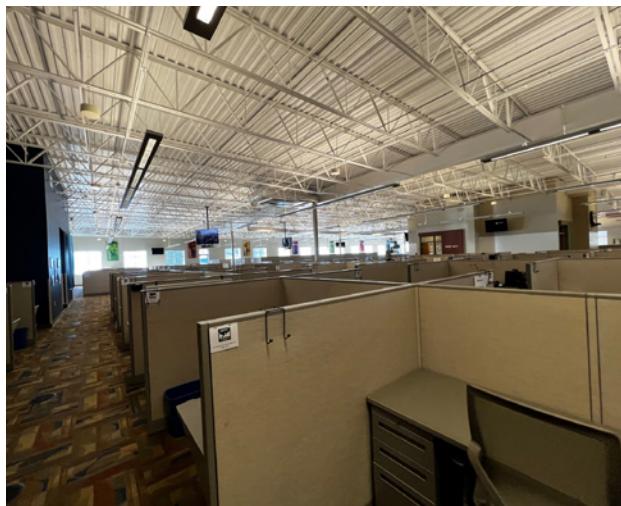
Parking Ratios:

6.78 Parking Spaces / 1,000 Square Feet
1.02 Parking Space per 150 Square Feet

PARKING



INTERIOR



EXTERIOR



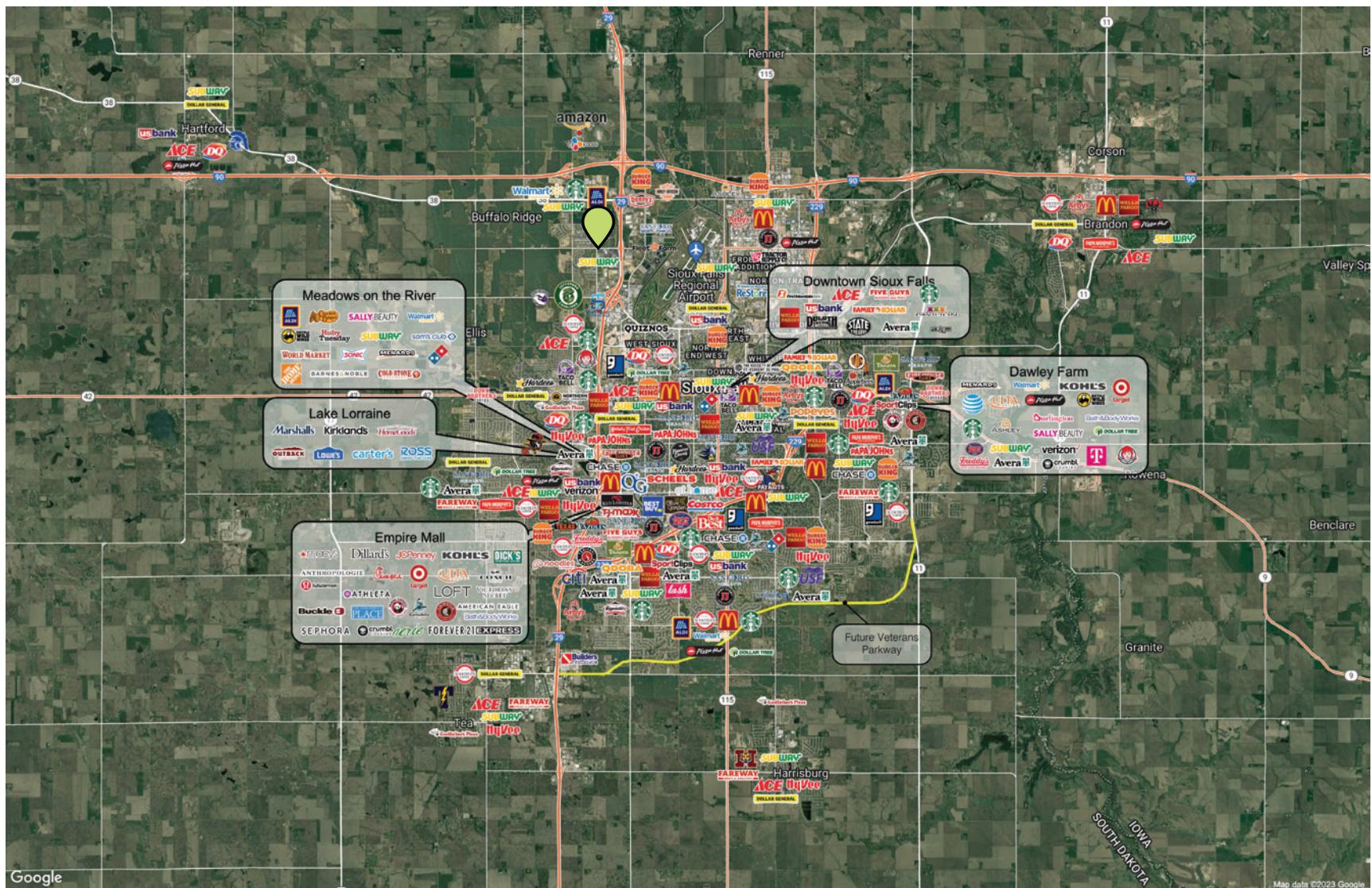
SIGNAGE AREAS



AREA MAP



SIOUX FALLS MAP



SIOUX FALLS DEMOGRAPHICS

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS

		2.1%	
#2 Best Tax Climate in the U.S. <small>(Tax Foundation 2024)</small>	Best City for Young Professionals <small>(SmartAsset 2023)</small>	Minnehaha Unemployment Rate <small>(January 2024)</small>	#3 Hottest Job Market <small>(ZipRecruiter 2023)</small>
1.19M			
# of Visitors to Sioux Falls in 2022	Third City in Economic Strength <small>(Policom 2023)</small>	No Corporate Income Tax	Top Eight Happiest Cities in America <small>(WalletHub 2023)</small>

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	206,333	304,555
2028	219,756	312,586

TOP EMPLOYERS

		
10,750	8,298	3,688
		
3,600	2,939	2,505

FOR LEASE THELIN BUSINESS CENTER OFFICE BUILDING

3901 N. Louise Ave.



JORDAN RIEFFENBERGER, CCIM, SIOR

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