

# THELIN BUSINESS CENTER

Office Space for Lease



3901 N LOUISE AVE  
SIOUX FALLS, SD

 **LLOYD**

# BUILDING HIGHLIGHTS

This multi-tenant office building is located within the distinguished Thelin Business Center along Interstate 29 in Sioux Falls, SD. With up to ~53,065 square feet available for lease, this space may be subdivided to accommodate a potential tenants ideal size. This space features an outdoor courtyard, large employee lounge room, many conference rooms & private offices, ample parking, a backup generator, fiber to the building, multiple in-suite restrooms, an executive hosting area, and more. Join co-tenant, Midco, in the ever-growing northwest Sioux Falls. Availability is negotiable. Contact Broker for additional details.



**Large Employee  
Lounge**



**Fiber to  
the Building**



**360 Parking  
Spaces**



**Flexible Floor Plan**



**Year Built:  
2007**



**Outdoor  
Courtyard**



**Backup  
Generator**



**Easy Access to  
Interstate 29**



# 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
<b>Total NNN Estimate:</b>		<b>\$6.10</b>



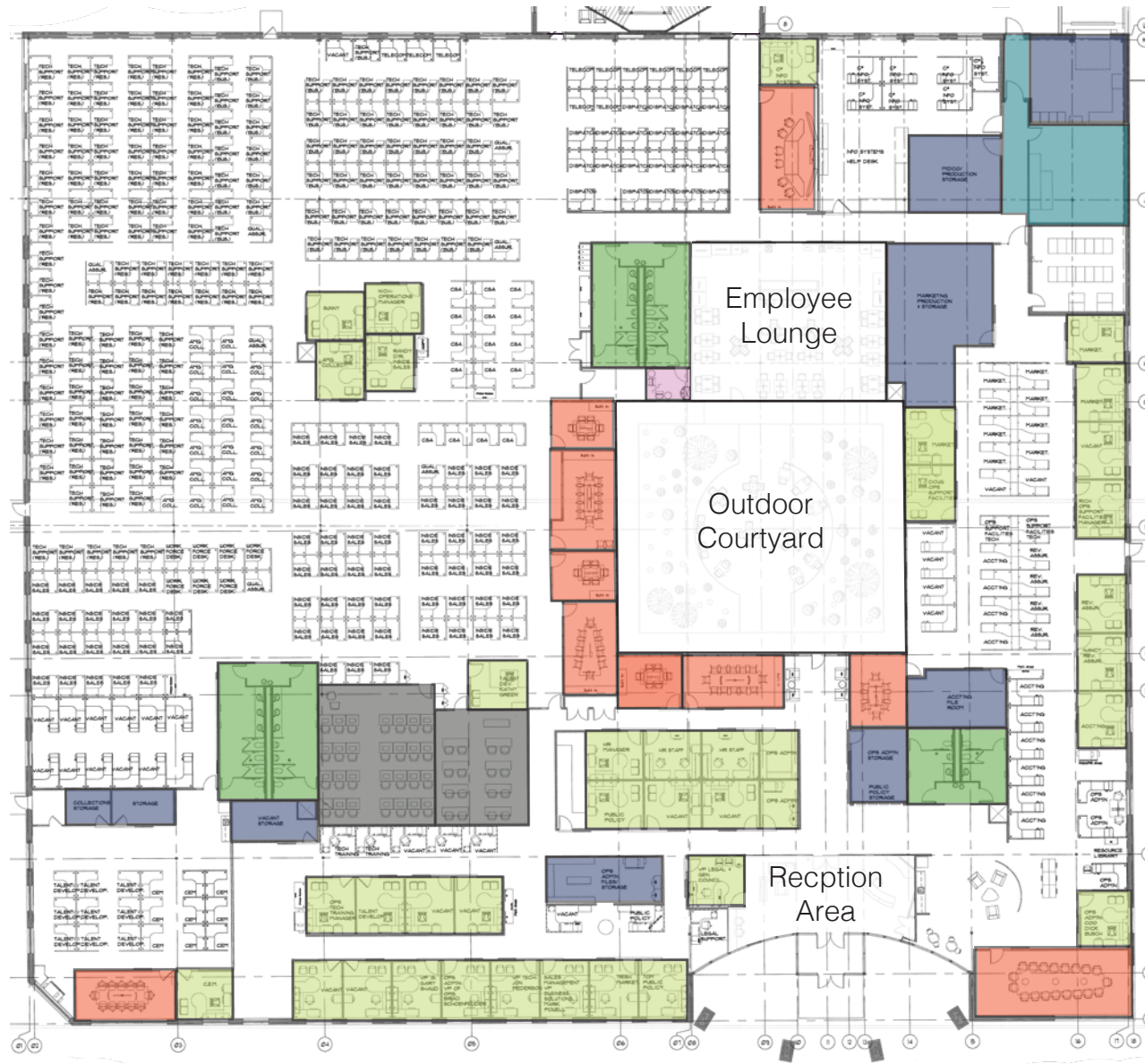
## UTILITY INFORMATION - ENTIRE SPACE

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



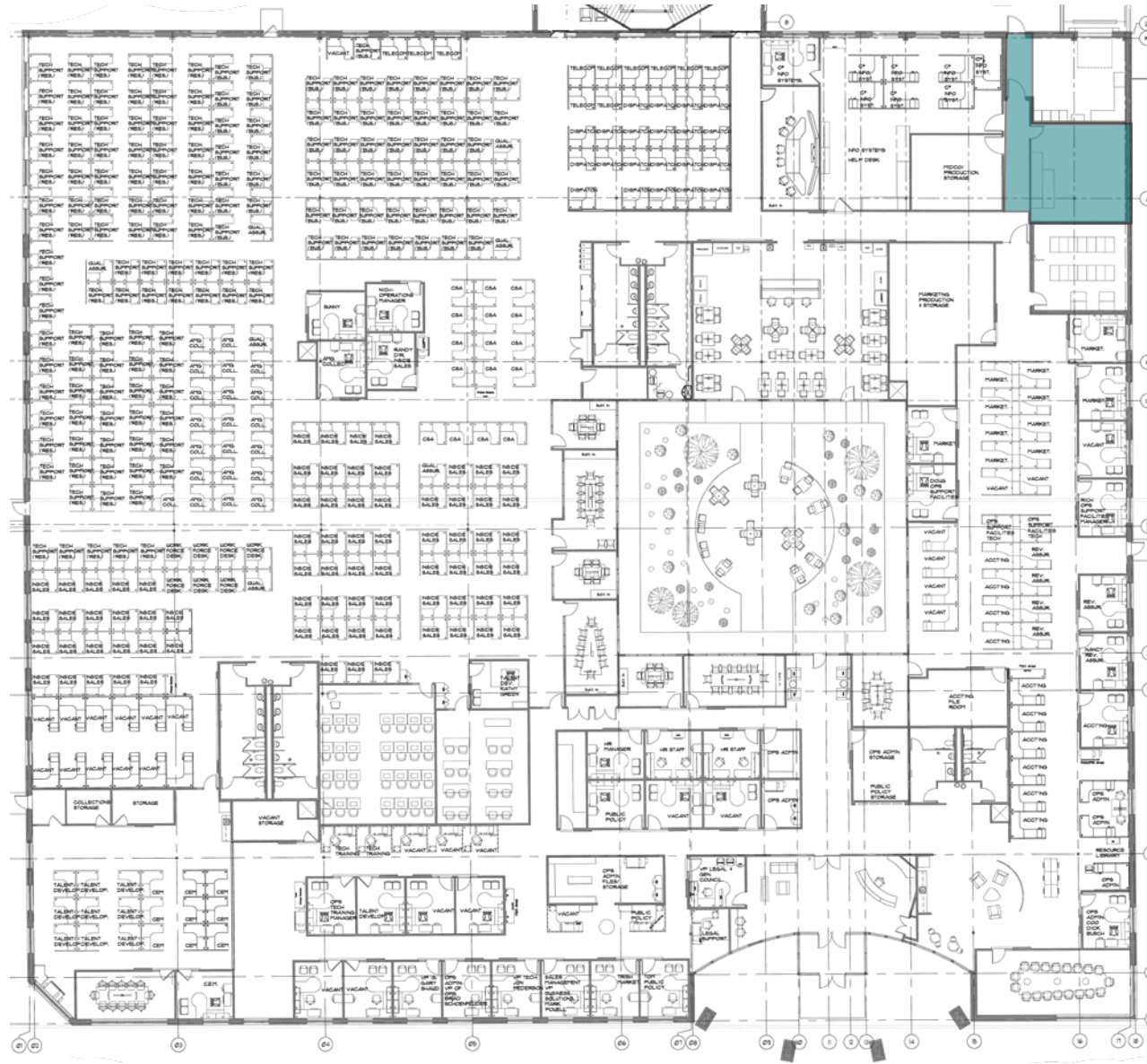
\*These numbers are based on estimates and are not guaranteed.


# 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



 Common Area: Shared hallway & utility room with key card access (772 SF +/-)

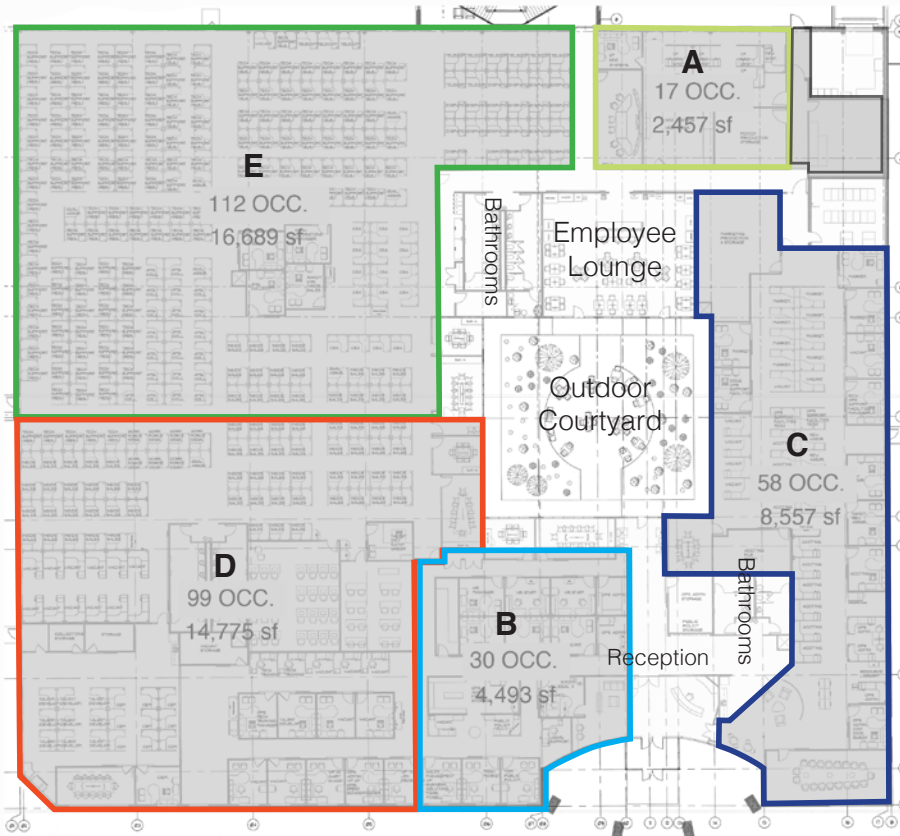
## QUICK FACTS

- 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 B

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

## 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 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 E

- RSF: 16,689 +/-
- Occupancy: 112 +/-
- 4 Private Offices
- 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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<b>Total NNN Estimate:</b>		<b>\$6.10</b>

## UTILITY INFORMATION - CONCEPT PLAN

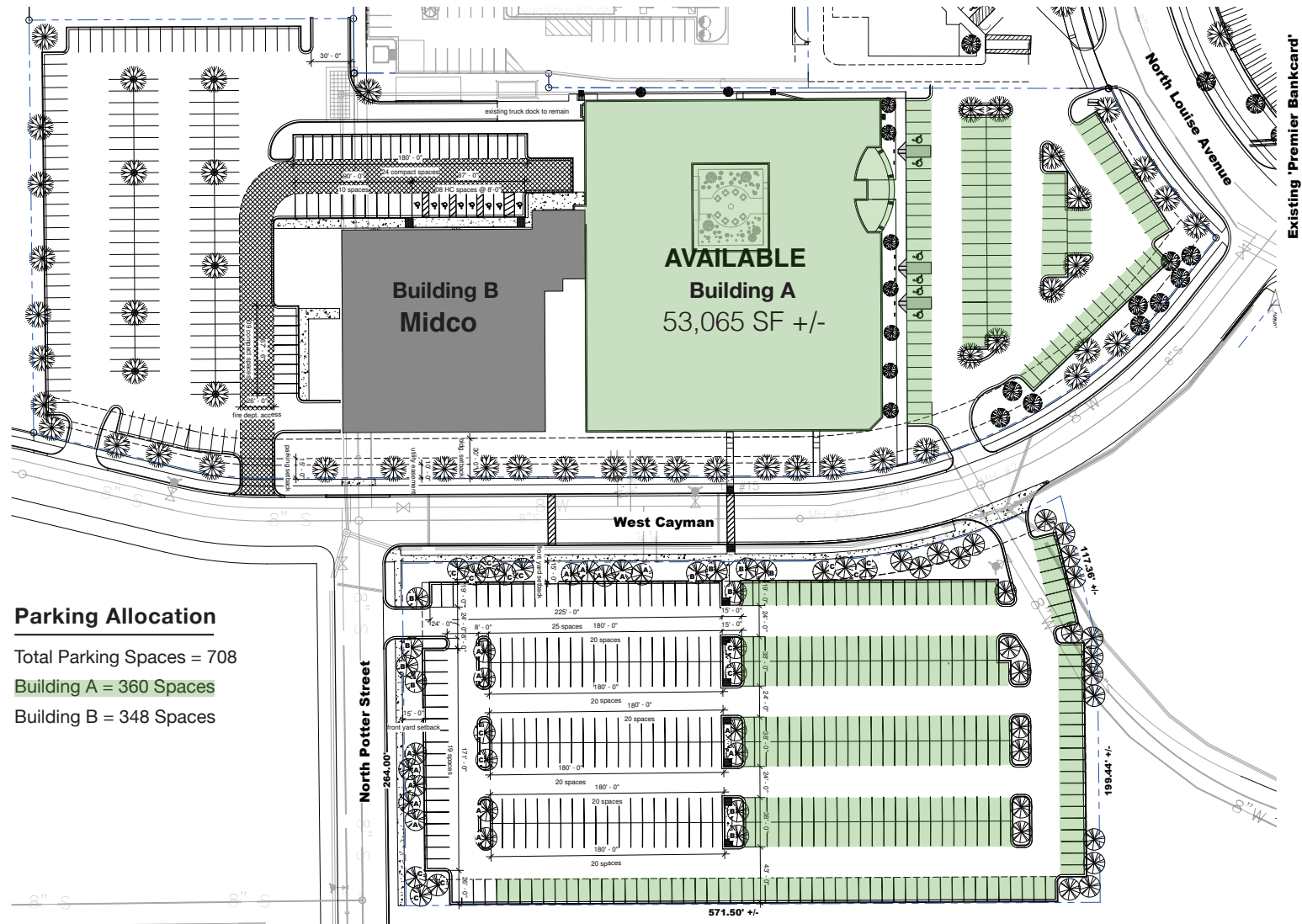
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Electricity:	TBD	Xcel Energy	TBD	TBD	TBD
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# PARKING

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





# PARKING





# INTERIOR





# EXTERIOR





# SIGNAGE AREAS



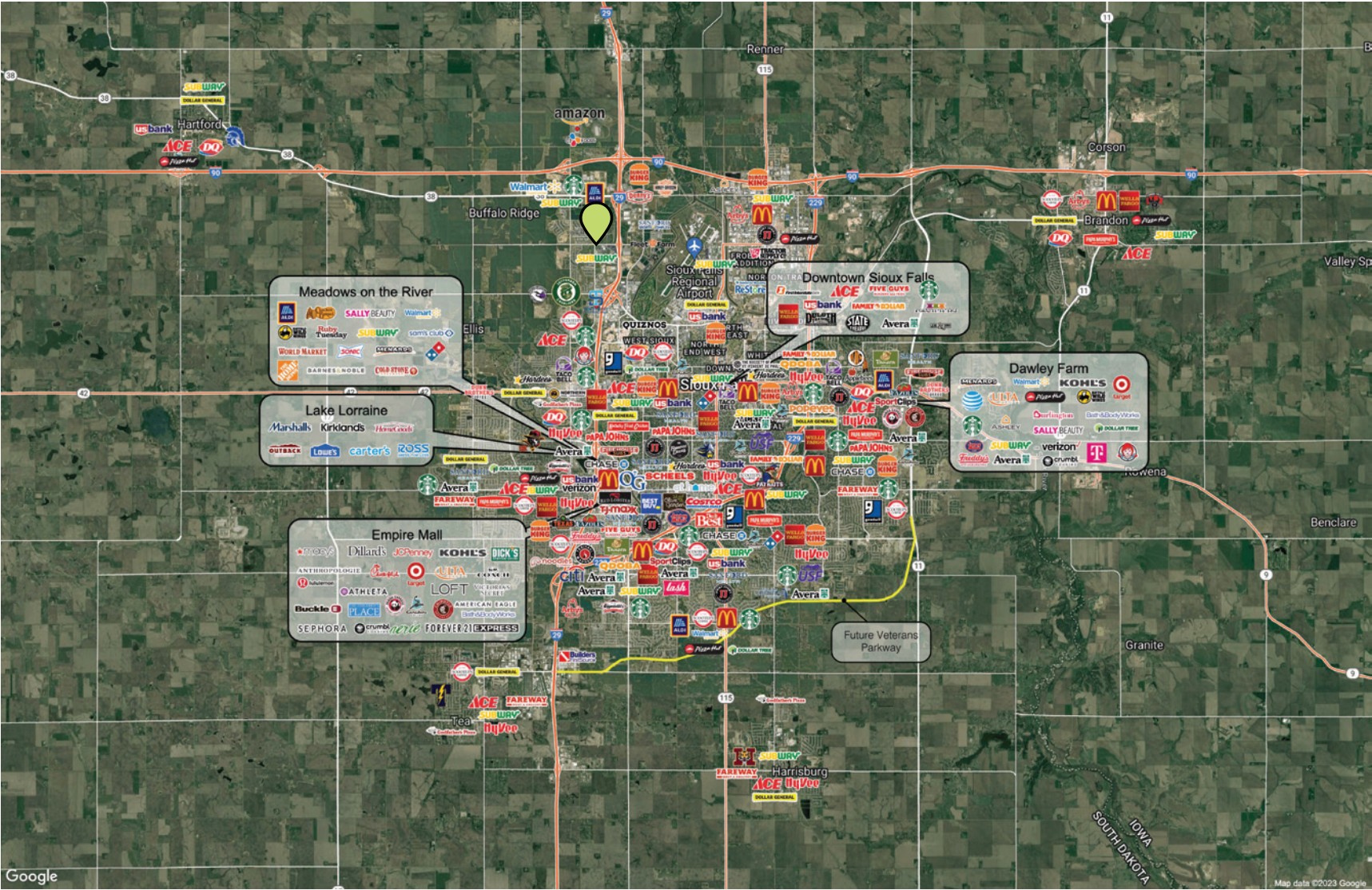


# AREA MAP





# 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 Mid-west, 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.

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

## FAST FACTS




**#2 Best Tax Climate in the U.S.**  
*(Tax Foundation 2024)*




**Best City for Young Professionals**  
*(SmartAsset 2023)*

**2.1%**  
**Minnehaha Unemployment Rate**  
*(January 2024)*




**#3 Hottest Job Market**  
*(ZipRecruiter 2023)*


**1.19M**  
**# of Visitors to Sioux Falls in 2022**



**Third City in Economic Strength**  
*(Policom 2023)*



**No Corporate Income Tax**



**Top Eight Happiest Cities in America**  
*(WalletHub 2023)*

## 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.



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