



# 41ST ST OFFICE

## LOWER LEVEL OFFICE SPACE FOR LEASE



307 W 41st Street,  
Sioux Falls, SD 57105



5,800 SF +/-



\$8.00 / SF NNN  
Estimated NNN: \$5.50 / SF

### LOCATION

Located 0.1 mile east of the 41st St/Minnesota Ave intersection, which has attracted 16.3M impressions in the past 12 months, the subject site offers unparalleled accessibility across Sioux Falls. Located less than 1 mile off the I-229 interchange providing maximum connectivity for employees and clients alike.

### DESCRIPTION

- Lower level floor plan features a large training room, break room, private office, open work area for cubicles, large storage room, restrooms, and mechanical room
- Main level is leased to Vanessen's Hair Design
- Available now
- Shared parking lot with 48 spaces on-site
- Large monument sign for strong visibility
- Attractive traffic counts of 9,871 VPD along W 41st Street, and 33,560 VPD along Minnesota Avenue
- Neighboring tenants include Ace Hardware, McDonald's, H&R Block, Enterprise Rent-A-Car, Little Caesars Pizza, Staples, Dollar Tree, and much more
- Adjacent Ace Hardware is the leading location in South Dakota for sales and visits, ranking in the top 1% nationwide for visits among all Ace Hardware locations
- In close proximity to Augustana University, Lincoln High School, Little Wings Preschool, and Robert Frost Elementary

**SCOTT BLOUNT** | 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

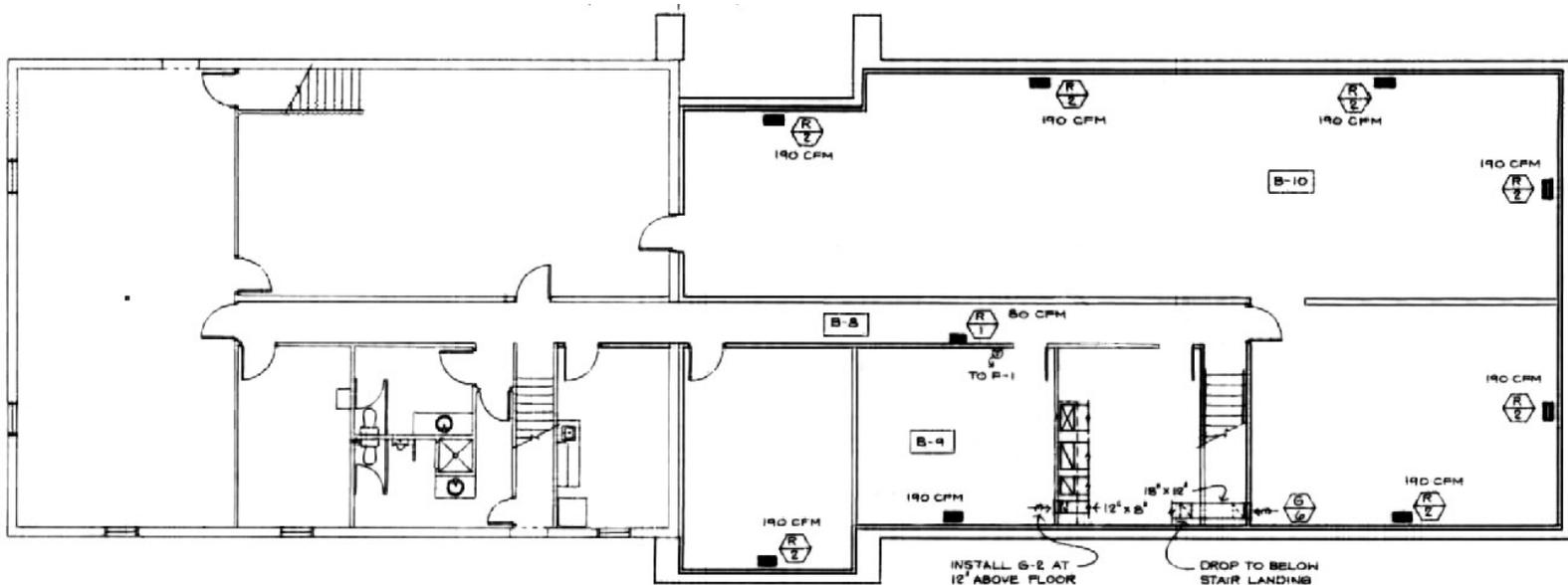
## BUILDING COSTS

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

Size	Base Rent	2024 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
5,800 SF +/-	\$8.00/SF NNN	\$5.50/SF	\$13.50/SF	\$78,300.00	\$6,525.00

## FLOOR PLAN

Concept only; subject to change



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

# 41ST STREET OFFICE

LOWER LEVEL OFFICE SPACE FOR LEASE



## INTERIOR PHOTOS



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

## EXTERIOR PHOTOS



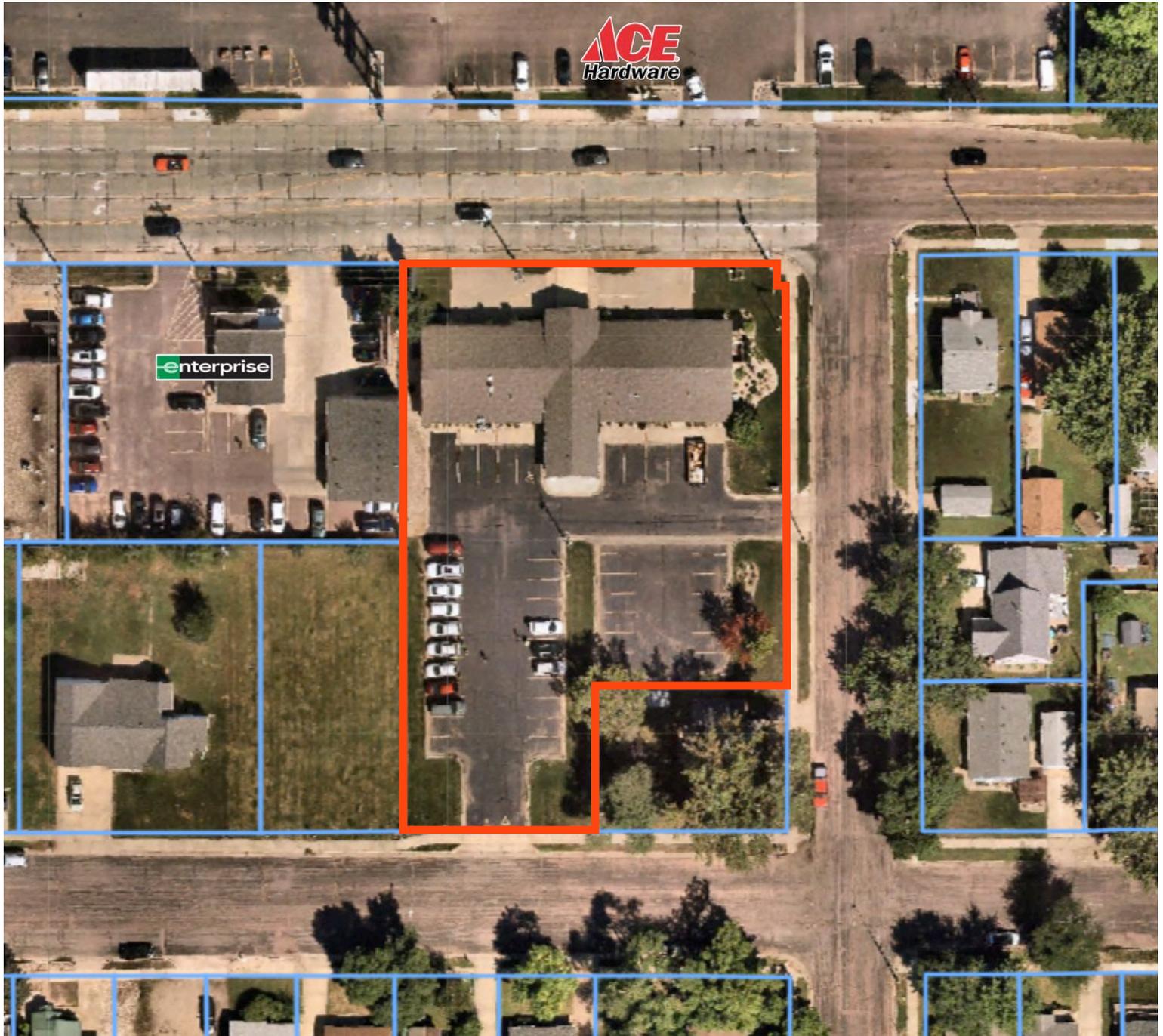
**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

# 41ST STREET OFFICE

LOWER LEVEL OFFICE SPACE FOR LEASE



## PARCEL



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

# 41ST STREET OFFICE

LOWER LEVEL OFFICE SPACE FOR LEASE



## SITE MAP



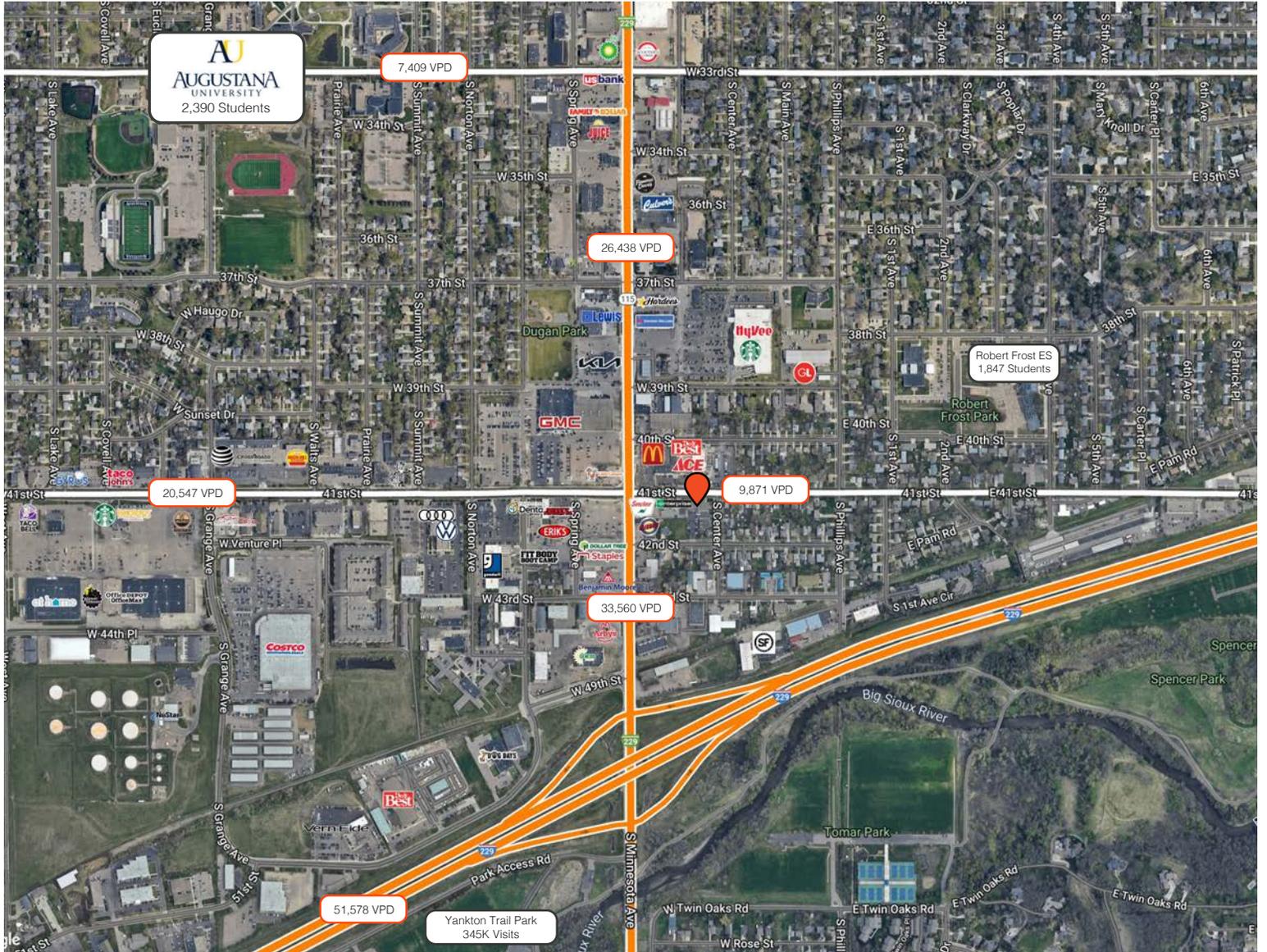
**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

# 41ST STREET OFFICE

LOWER LEVEL OFFICE SPACE FOR LEASE



## AREA MAP



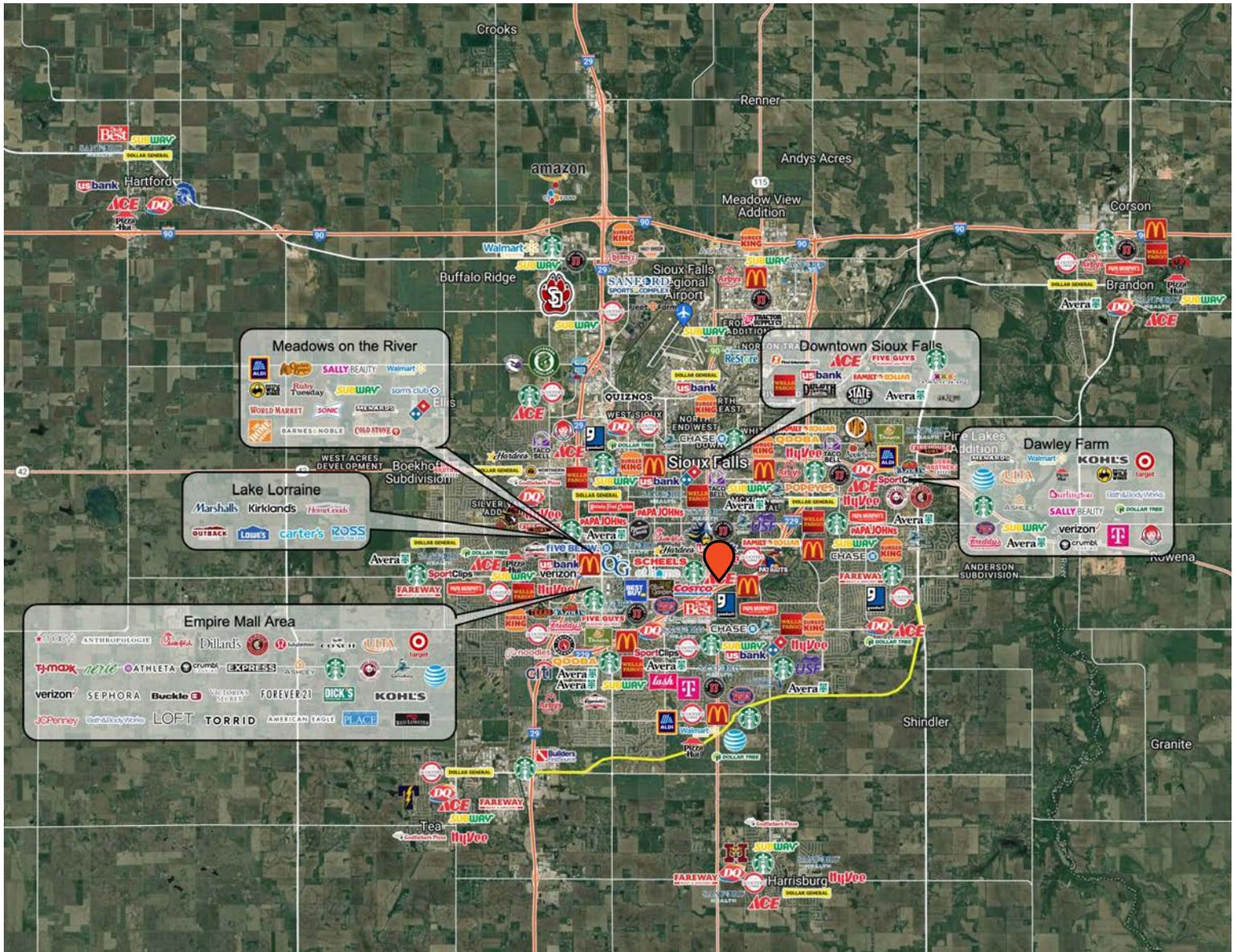
**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

# 41ST STREET OFFICE

LOWER LEVEL OFFICE SPACE FOR LEASE



## CITY MAP



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)



## SIoux FALLS DEMOGRAPHICS

### POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

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



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

**1.4%**

**Minnehaha Unemployment Rate**  
*(September 2024)*



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

**2.2M**

**# of Visitors to Sioux Falls in 2023**



**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