

FOR LEASE | 5800 S CORPORATE PLACE, SIOUX FALLS, SD, 57108

5800

SOUTH CORPORATE

PLACE

SCALE WITH CONFIDENCE

5800 South Corporate Place offers a rare opportunity for companies to establish a presence in Sioux Falls' most sought-after submarket. With over 85,000 SF of move-in ready space, the property features high-quality finishes, advanced systems and premium amenities, delivering a plug-and-play solution for tenants ready to scale with confidence.

Property Highlights

Move-in ready with 2019 build-out	Plug and Play Opportunity
Floor-to-ceiling windows and open core layout	Furniture Included
Adjustable desks	Quick access to the airport
Parking ratio: 6.33/1,000	Fully Secured Building
Building signage opportunity	24/7 UPS/Generator Back Up
Use of the Fitness Center, Cafeteria, and Loading Dock area	On-Site parking included
Premium infrastructure including automatic lighting systems	



LEASE TERMS

Available Space: +/- 83,332 RSF

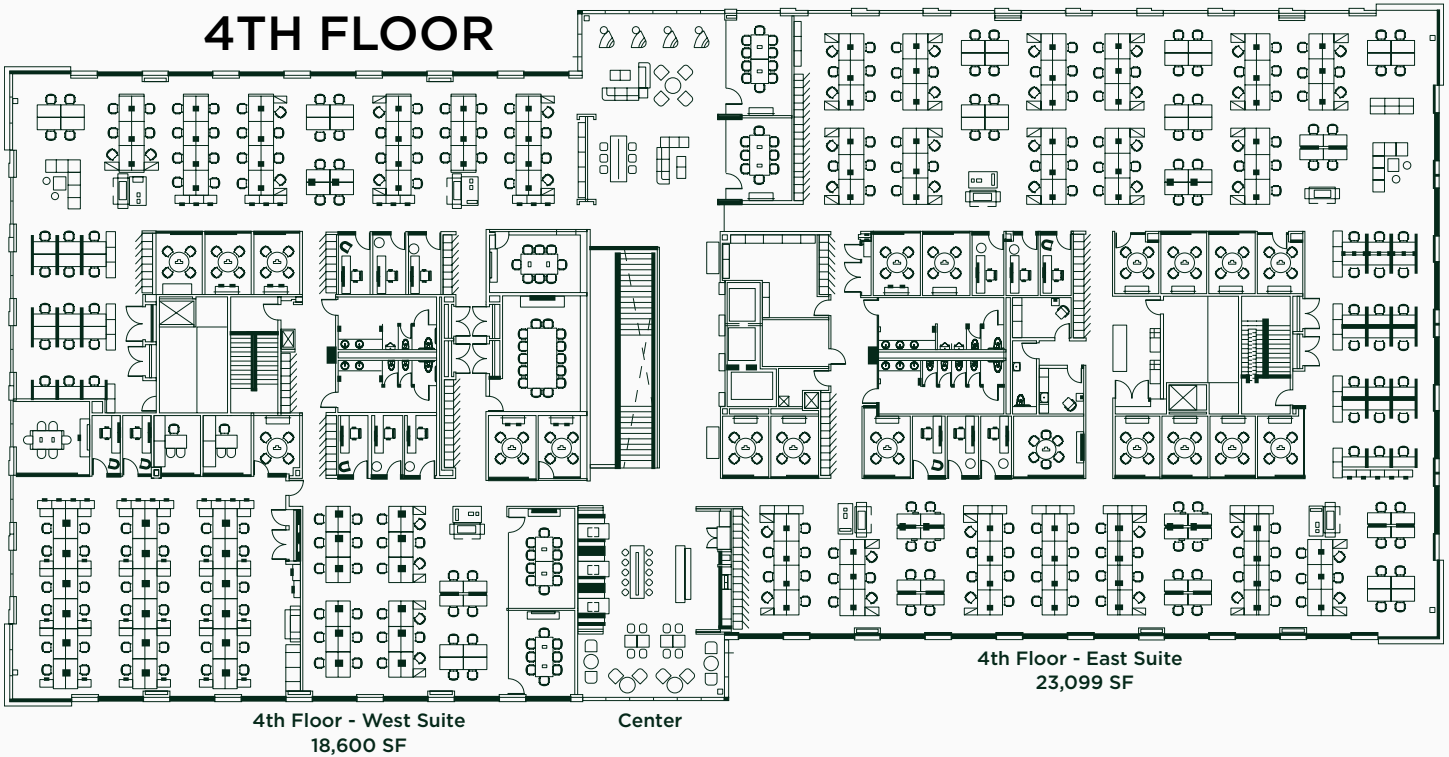
Rate: \$29.50/RSF - Full-Service Gross Lease

FLEXIBLE SOLUTIONS

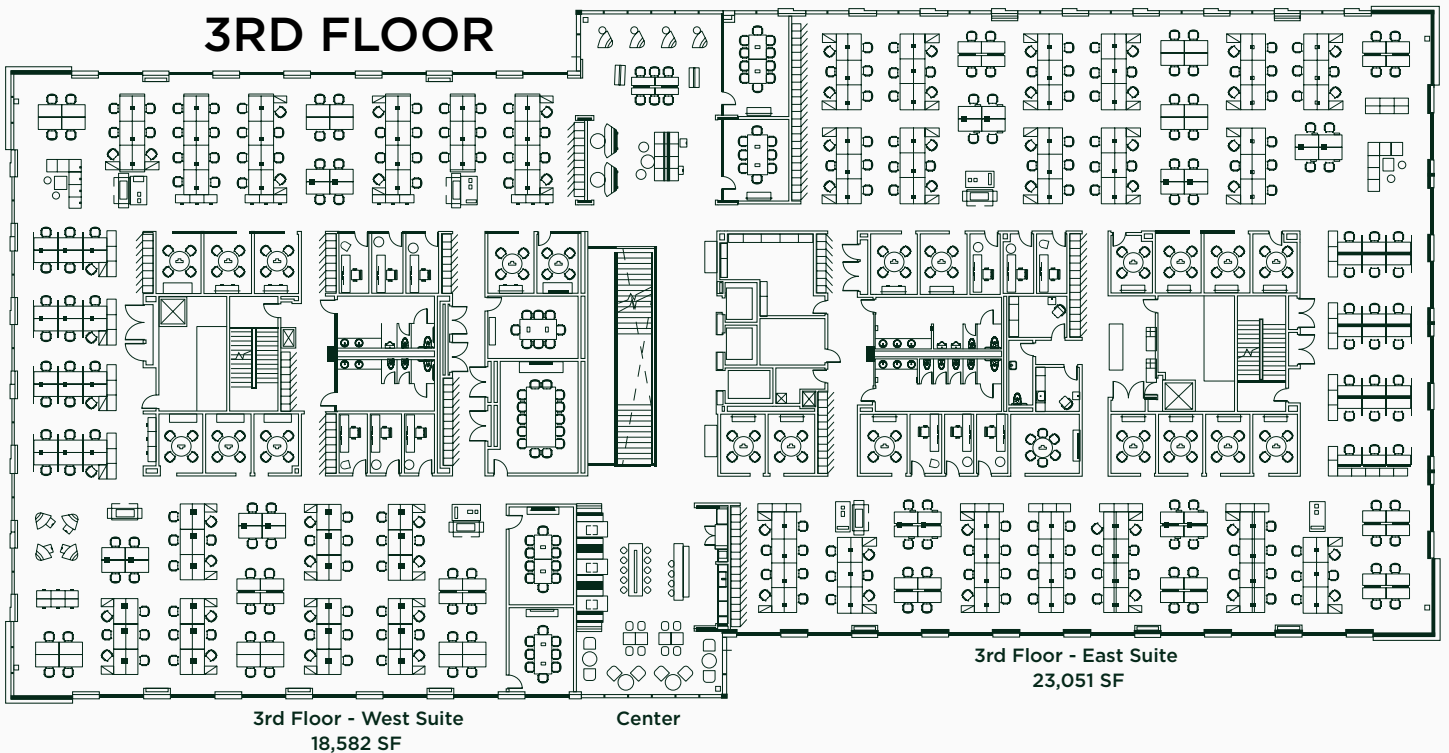


With up to 83,332 RSF of premier office space available, 5800 Corporate Center offers flexible configurations ranging from 18,582 RSF to full-floor contiguous opportunities.

4TH FLOOR



3RD FLOOR



A STANDOUT IN THE MIDWEST

As the largest city in South Dakota, Sioux Falls has emerged as a premier destination where opportunity and quality of life converge. Anchored by a strong economy, affordable cost of living, and a pro-business climate with favorable tax advantages, competitive costs, and robust infrastructure, the city continues to be one of the fastest-growing regions in the Midwest.

Demographics within 15 miles

Population	269,553
Median Age	36
Median Household Income	\$82,978
Bachelor's Degree or higher	40%
White Collar	63%
Unemployment rate	1.6%



6

Minneapolis ●
4 hours

WI

MN

SD



IA

● Des Moines
4 hours

NE

Omaha ●
3 hours

MO

KS

● Kansas City
5 hours

EVERYTHING WITHIN REACH

Within 4 Miles

195

Dining Options

41

Hotels

735

Retail Locations

135

Entertainment

S Sertoma Ave



W 41st St

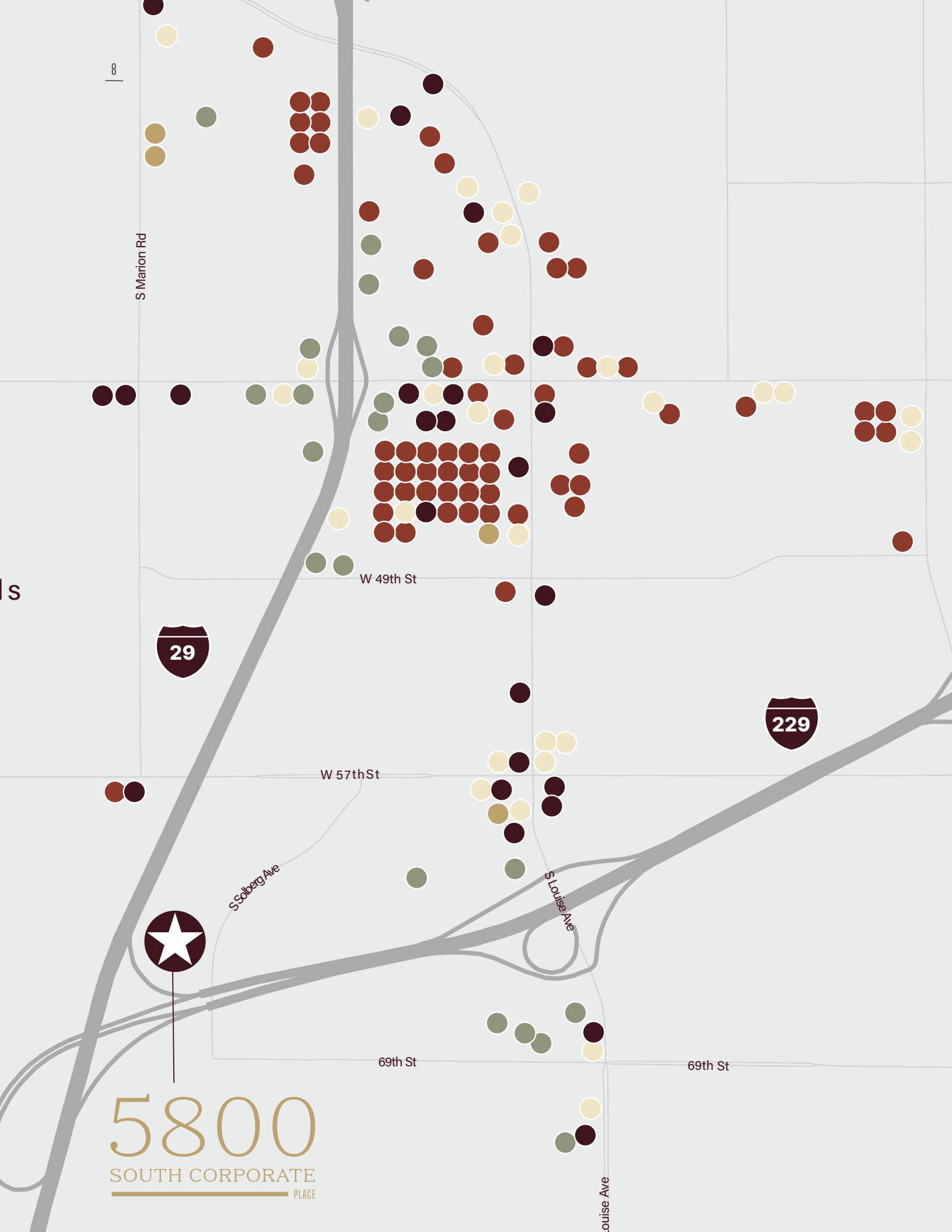
S Sertoma Ave

Sioux Falls

W 57th St

Within 1 Mile:

-  Fast Food
-  Fitness
-  Hotels
-  Restaurants
-  Shopping



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Ground Floor Staircase



Fitness Center

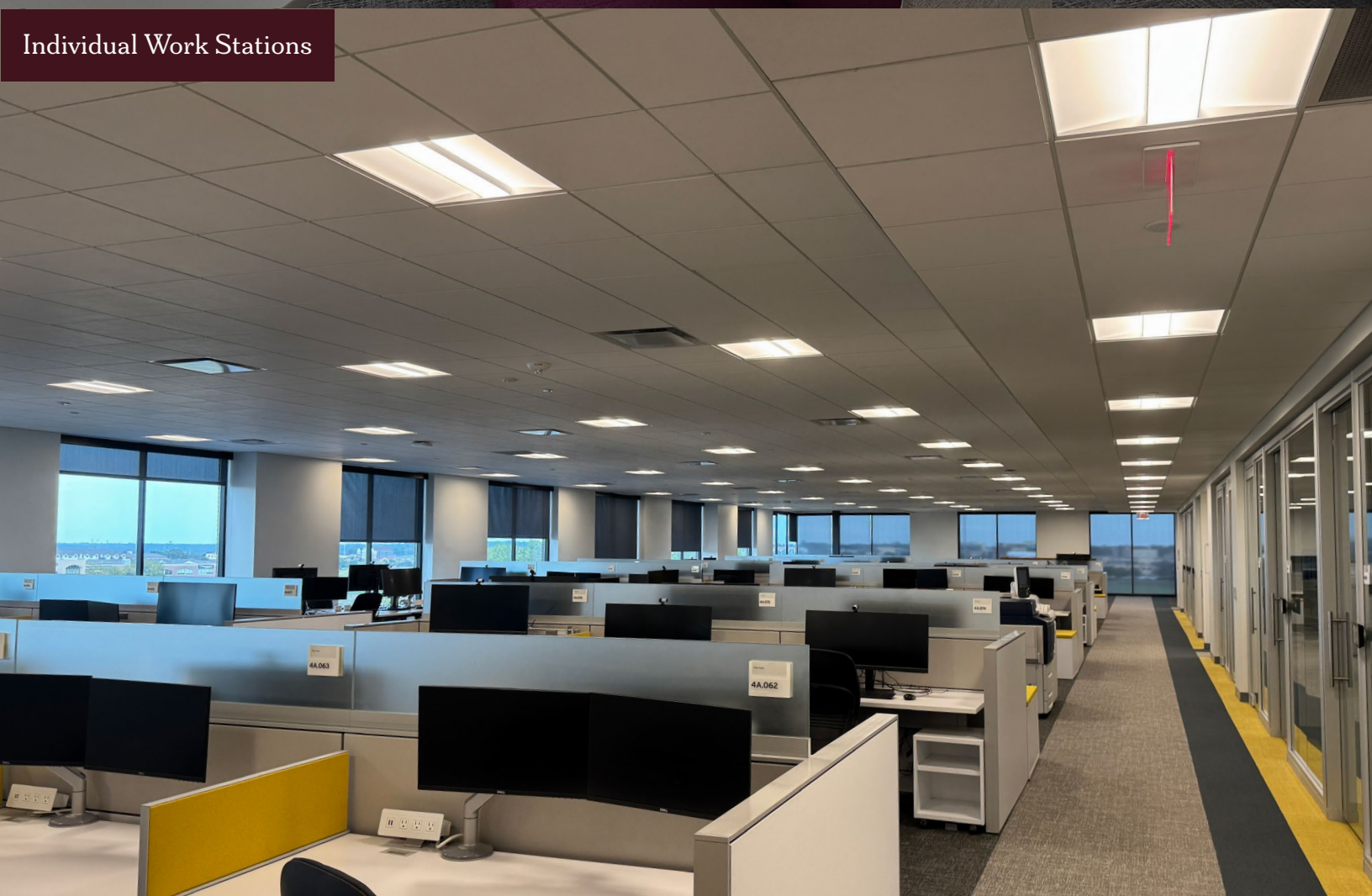


Communal Work Areas

10



Individual Work Stations



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