

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



5800  
SOUTH CORPORATE  
PLACE



Bender  
COMMERCIAL

# 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

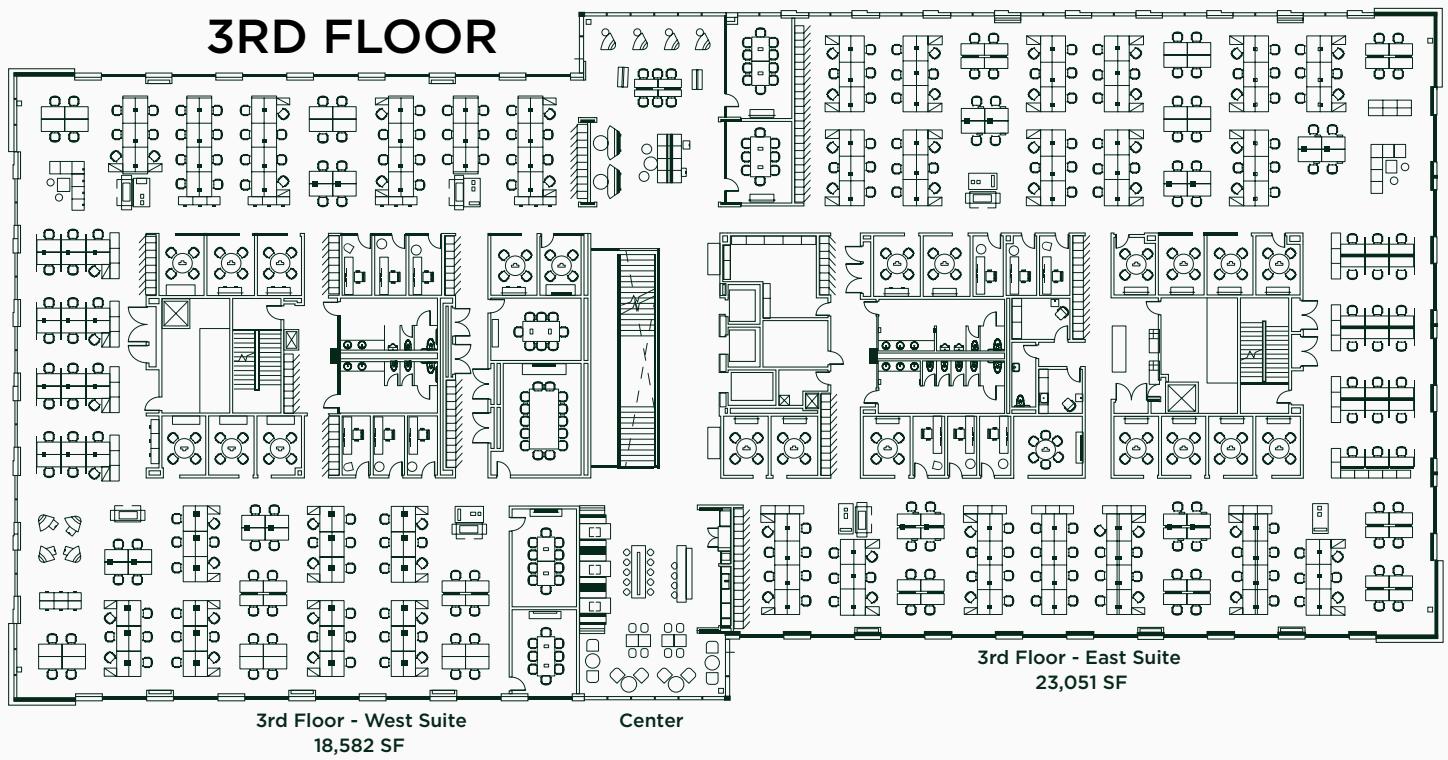
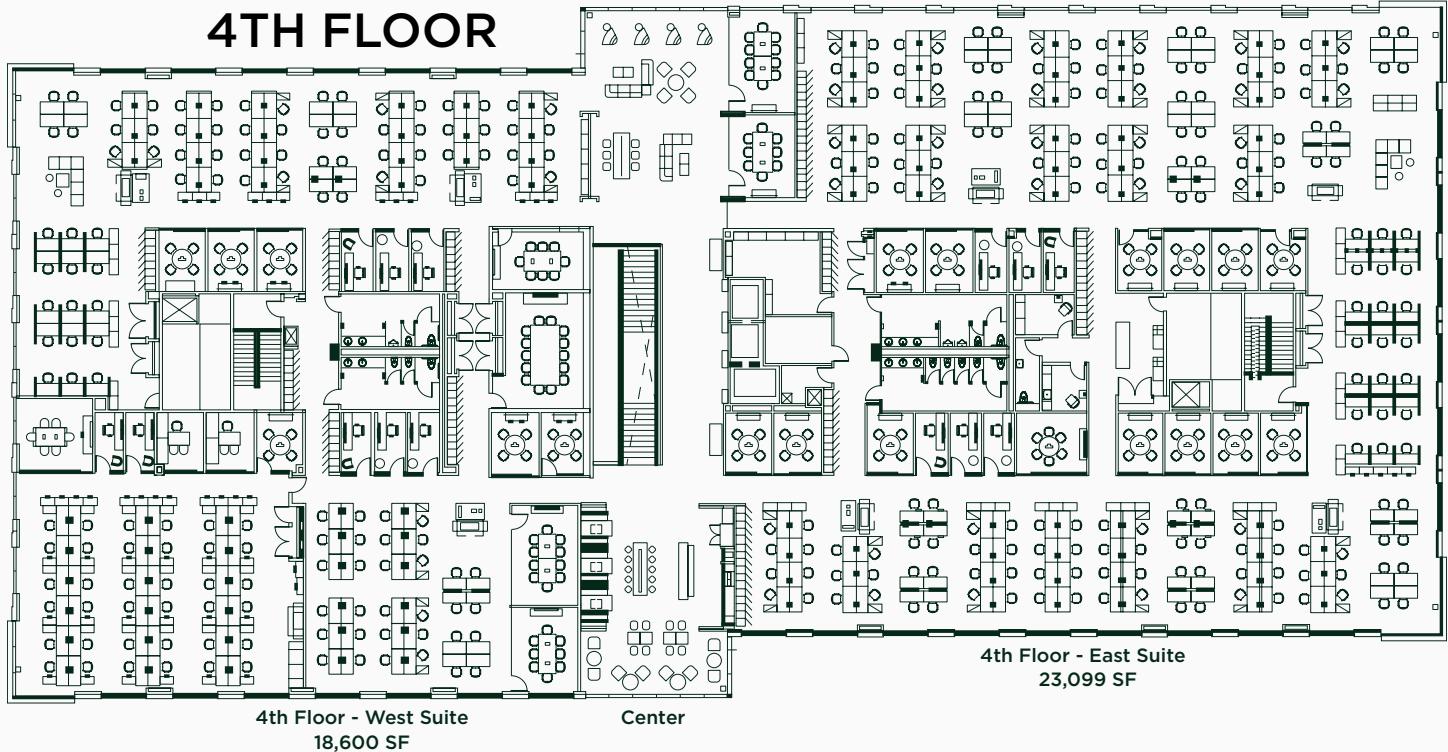
Available Space: +/- 83,332 RSF

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.



# 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%



# EVERYTHING WITHIN REACH

Within 4 Miles

195  
Dining Options

41  
Hotels

735  
Retail Locations

135  
Entertainment

S Sertoma Ave



W 41st St

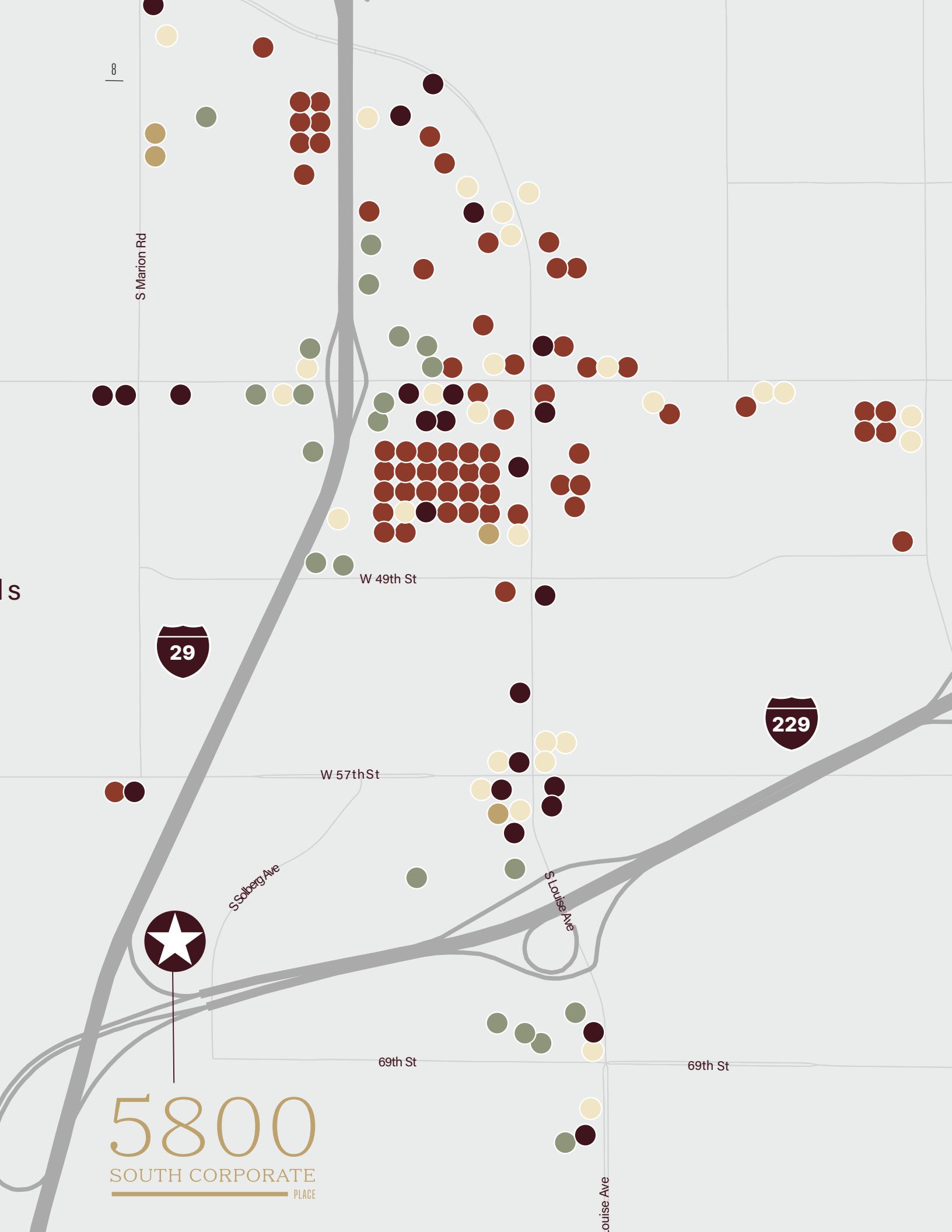
S Sertoma Ave

Sioux Fall

W 57th St

## Within 1 Mile:

- Fast Food
- Fitness
- Hotels
- Restaurants
- Shopping



Ground Floor Staircase



Fitness Center

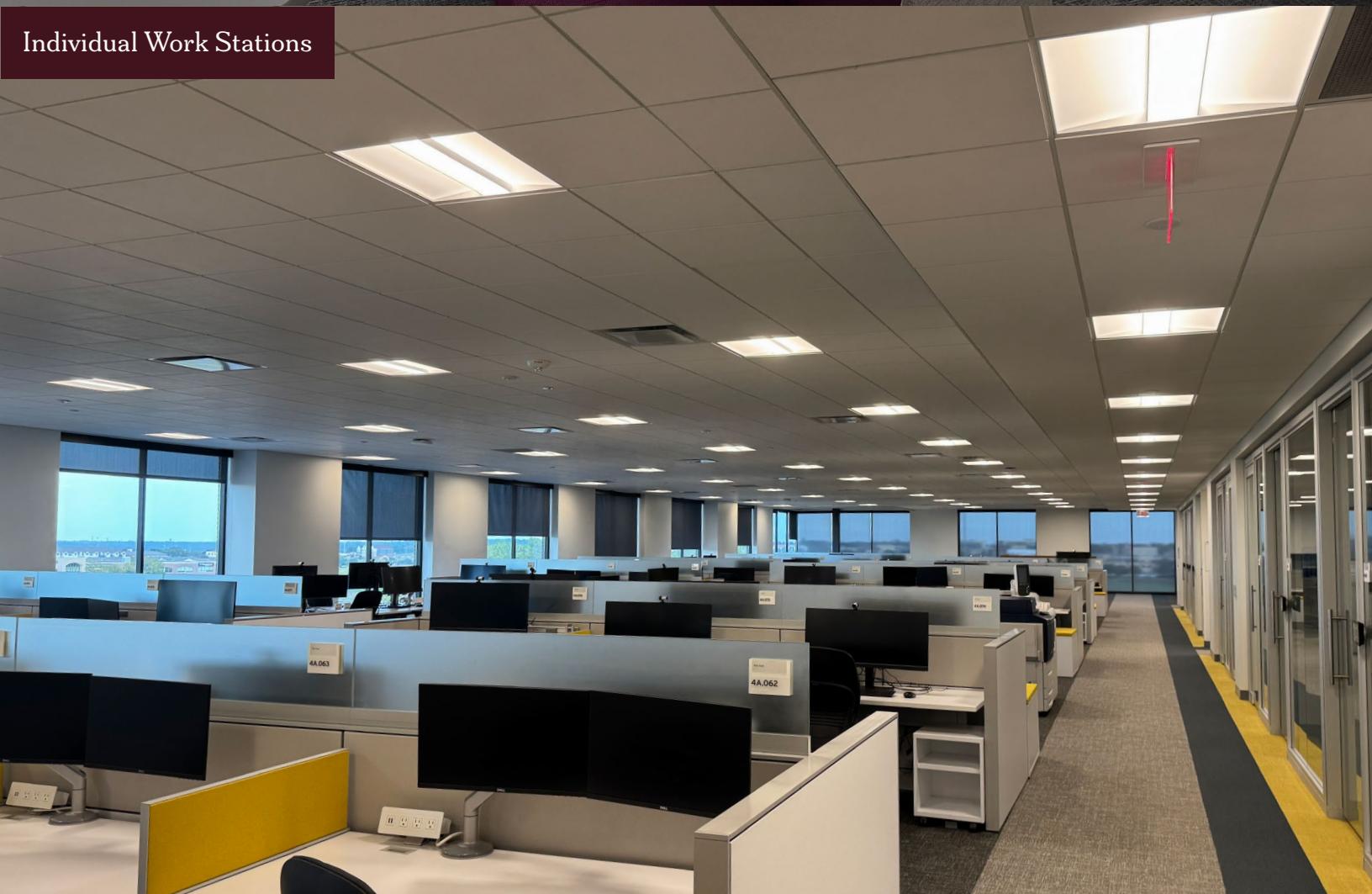


## Communal Work Areas

10



## Individual Work Stations





# 5800

SOUTH CORPORATE

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PLACE

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