

THELIN BUSINESS CENTER

Office Space for Lease



3901 N LOUISE AVE, SIOUX FALLS, SD

BUILDING HIGHLIGHTS

This multi-tenant office building is located within the established Thelin Business Center along Interstate 29 in northwest Sioux Falls, South Dakota. With up to ~16,091 square feet available for lease, this space may be subdivided to accommodate a potential tenants ideal size. The property offers ample parking and convenient interstate visibility. Current tenants include United Way and GSA, creating a strong professional tenant mix within one of northwest Sioux Falls' growing business areas.

- **Address:**
3901 N. Louise Ave, Sioux Falls, SD 57107
- **Lease Rate:**
\$16.50 / SF NNN
- **Estimated NNN:**
\$6.10 / SF
- **Available Space:**
2,146 - 16,091 SF +/-
- **Total Site Size:**
9.41 Acres +/-
- **Zoning:**
C-4
- **Year Built:**
2007
- **Parking:**
357 available surface parking spaces
- Fiber to the building
- Backup generator
- Nearby amenities include Casey's, Subway, GreatLIFE, Culver's, Scooter's Coffee, Fleet Farm, Dollar Tree, Premier Bank, and more
- ~1.5 miles south of a growing commercial area anchored by Walmart, Jimmy John's, Starbucks, Aldi, and Les Schwab Tire Center
- Major economic drivers surrounding the site include the University of South Dakota - Sioux Falls campus, Workplace by Direct, Butler Machinery, SONIFI, and the Sanford Sports Complex
- Supportive Area Demographics: 6,367 daytime population & \$77.8k AHHI in a 1-mile radius

BUILDING COSTS - ENTIRE SPACE

SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
16,091 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$363,656.60	\$30,304.72

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



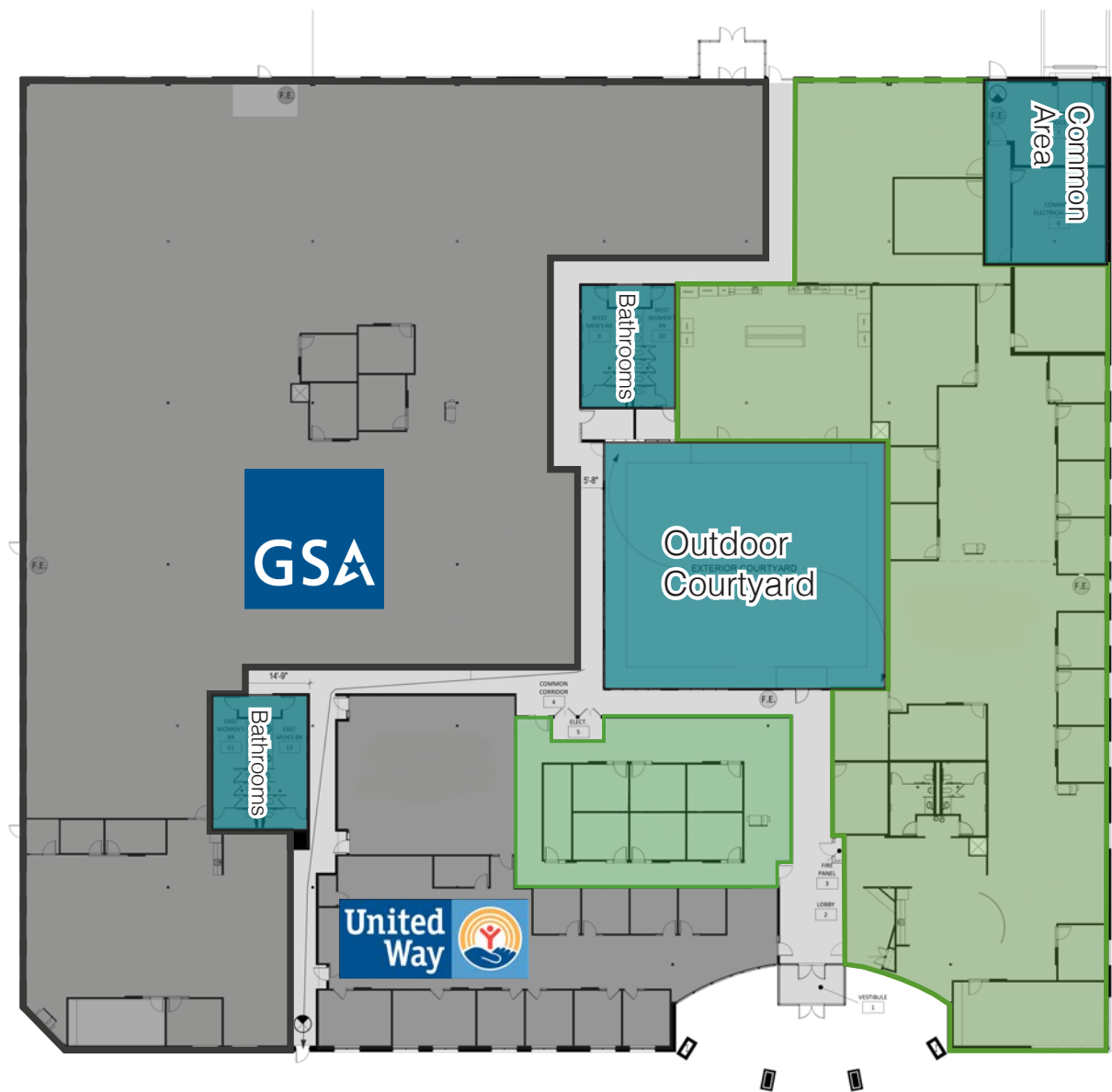
UTILITY INFORMATION - ENTIRE SPACE

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.

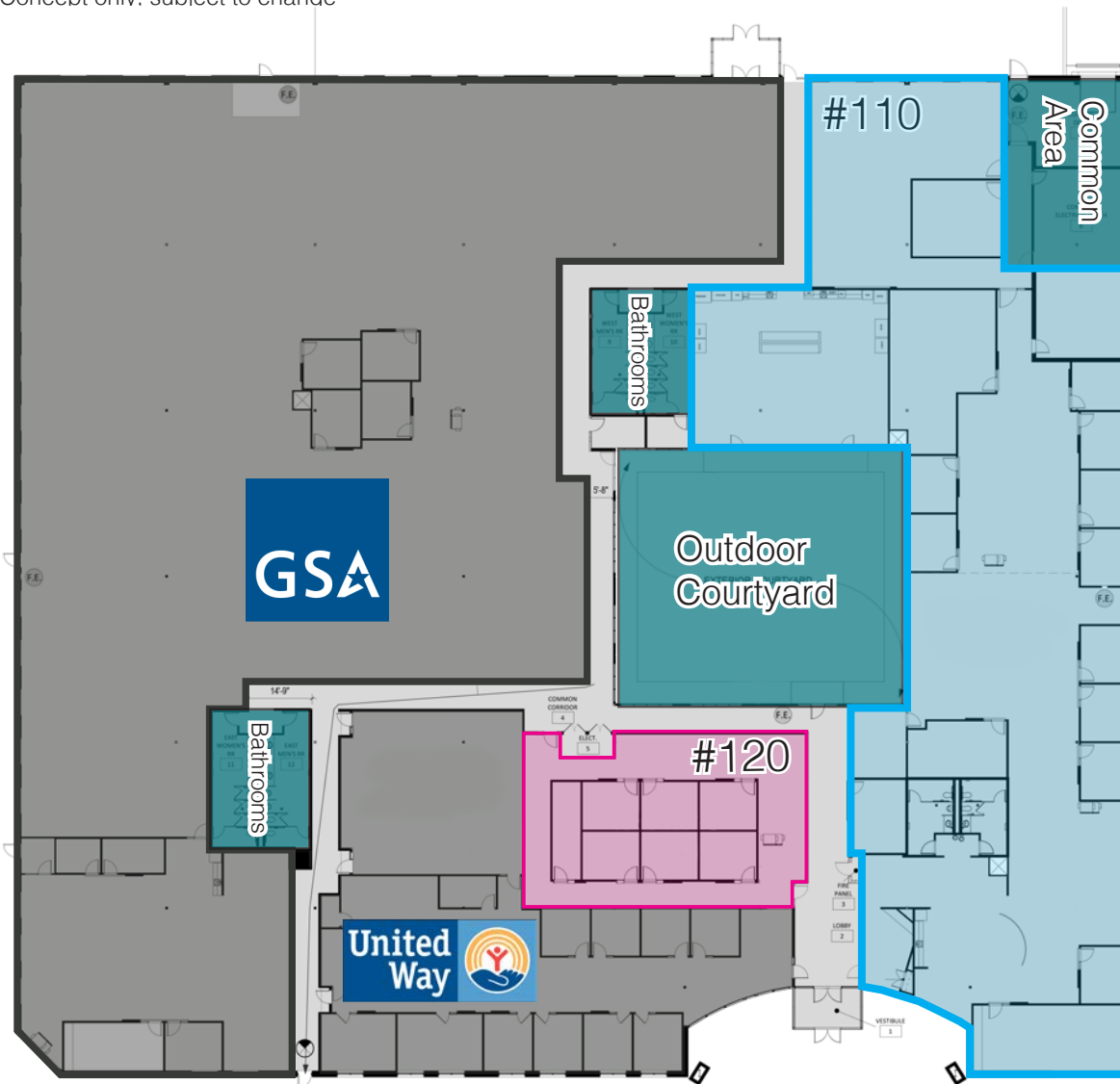
FLOOR PLAN - ENTIRE SPACE



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

DEMISING CONCEPT PLAN #1

*Concept only: subject to change



Concept Plan #110

- RSF: 13,609 +/-
- 11 private offices
- 4 conference rooms
- 2 storage rooms
- Large open space
- Employee lounge

Concept Plan #120

- RSF: 2,482 +/-
- 6 private offices
- 1 storage closet

Concept Common Areas

- Outdoor Courtyard
- (2) Bathrooms
- Utility Room

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.

DEMISING CONCEPT PLAN #1

*Concept only; subject to change

Space	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
#110	13,609 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$307,563.40	\$25,630.28
#120	2,482 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$56,093.20	\$4,674.43

2024 ESTIMATED NNN INFORMATION

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UTILITY INFORMATION - CONCEPT PLAN

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Electricity:	TBD	Xcel Energy	TBD	TBD	TBD
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DEMISING CONCEPT PLAN #2

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Concept Plan #110 - A

- RSF: 6,249 +/-
- 4 private offices
- 2 conference rooms
- 2 storage rooms
- Large open space

Concept Plan #110 - B

- RSF: 5,214 +/-
- 6 private offices
- 2 conference rooms
- Employee lounge

Concept Plan #110 - C

- RSF: 2,146 +/-
- 1 private office
- Large open space

Concept Plan #120

- RSF: 2,482 +/-
- 6 private offices
- 1 storage closet

Concept Common Areas

- Outdoor Courtyard
- (2) Bathrooms
- Utility Room

DEMISING CONCEPT PLAN #2

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Space	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
#120	2,482 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$56,093.20	\$4,674.43
#110 - A	6,249 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$141,227.40	\$11,768.95
#110 - B	5,214 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$117,836.40	\$9,819.70
#110 - C	2,146 SF	\$16.50/SF NNN	\$6.10/SF	\$22.60/SF	\$48,449.60	\$4,041.63

2024 ESTIMATED NNN INFORMATION

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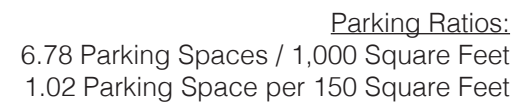
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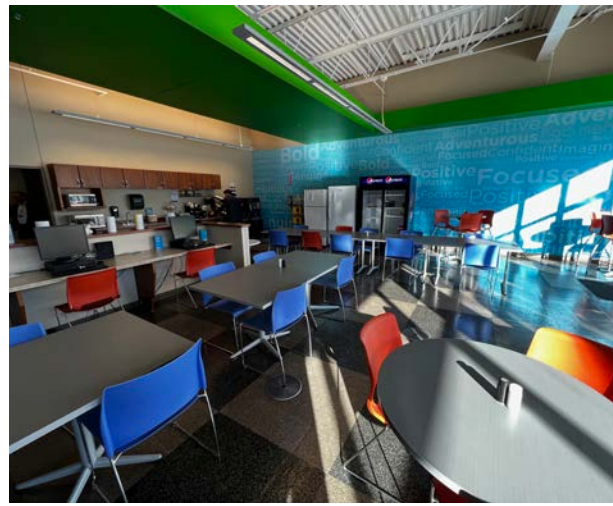
The entire property has a total of 708 +/- parking spaces with 357 parking spaces allocated to the available space for lease.



PARKING



INTERIOR



EXTERIOR & SIGNAGE



AREA MAP

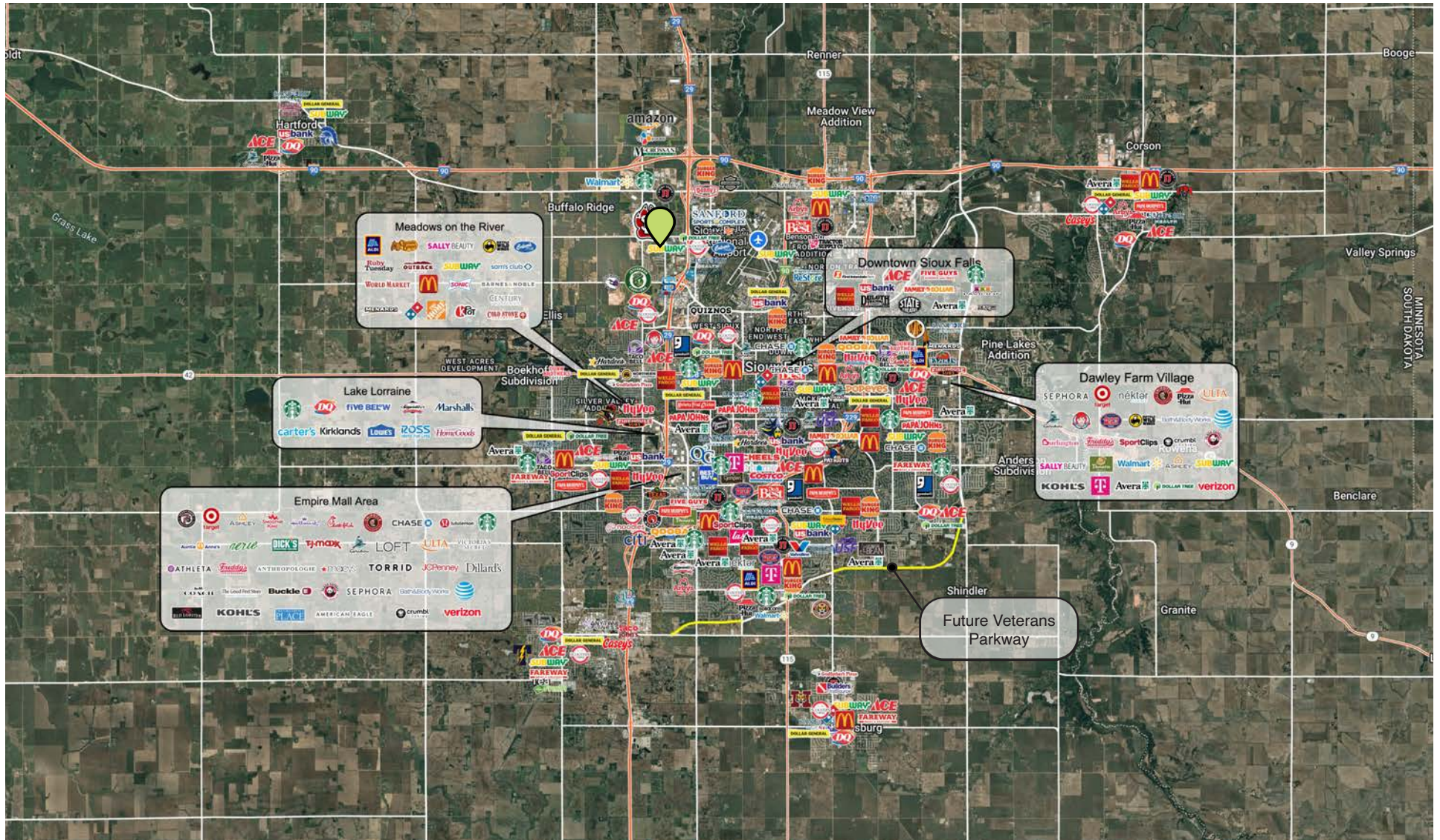


2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	5,188	21,412	91,682	314,596
Projected Population (2030)	5,755	23,427	97,965	341,444
Daytime Population	6,367	31,427	131,845	314,319
Median Age	30.0	34.6	36.4	36.9
Area Households	2,081	8,613	38,216	124,541
Median Household Income	\$77.8k	\$64.5k	\$68.1k	\$83.1k
Median Home Value	\$352k	\$248k	\$273k	\$328k
Educational Attainment (Associates Degree +)	54.2%	37.5%	45.8%	52.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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. 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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



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



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%
 Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

FOR LEASE THELIN BUSINESS CENTER OFFICE BUILDING

3901 N. Louise Ave.



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