



DOWNTOWN OFFICE

FOR LEASE



100 S. Dakota Ave,
Suite 200,
Sioux Falls, SD 57104



3,607 SF +/-



\$13.50 / SF NNN
Estimated NNN: \$7.67 / SF

LOCATION

Ideally situated in the Sioux Falls Central Business district on the southeast corner of 9th Street & Dakota Avenue in Downtown Sioux Falls, right across from City Hall. The site sits within a pedestrian-friendly area filled with dining, retail, and services that strengthen employee work-life balance.

DESCRIPTION

- Floor plan offers a reception area, 6 private offices, conference room, open area for cubicles, in-suite restrooms
- Common area break room, building security, and storage
- Building and directory signage opportunities
- Premium private parking available on the same block with public parking options nearby
- Available now
- Elevator leads directly to suite
- \$25,000 allowance for improvements on an acceptable lease term - contact Broker
- Supported by steady traffic patterns, including 1,900 VPD along S. Dakota Avenue and 3,300 VPD along 9th Street
- Co-tenants include Klein's DC Design Studio and TrueLuc Consulting

KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

BUILDING COSTS

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

**LL offering on an acceptable lease - contact Broker

| Size | Base Rent | 2025 NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. | TIA |
|--------------|----------------|---------------|-------------------------|-------------------|--------------------|------------|
| 3,607 SF +/- | \$13.50/SF NNN | \$7.67/SF | \$21.17/SF | \$76,360.19 | \$6,363.35 | \$25,000** |

2025 ESTIMATED NNN INFORMATION

| NNN | Paid By: | Cost (\$/SF) |
|-------------------------|----------------------------------|---------------|
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$2.00* |
| Property Insurance | Paid by LL, Reimbursed by Tenant | \$0.58* |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$5.09* |
| Total | - | \$7.67 |

CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash

Subject to change and will be further defined in the lease.

UTILITY INFORMATION

| Utility | Paid By | Provider | Part of CAM | Separately Metered |
|-------------------------------|--|--|-------------|--------------------|
| In- Suite Gas | Paid by LL, Reimbursed by Tenant through CAM | Mid-American Energy | Yes | No |
| In-Suite Electricity | Paid by LL, Reimbursed by Tenant through CAM | Xcel Energy | Yes | Yes |
| In-Suite Water & Sewer | Paid by LL, Reimbursed by Tenant through CAM | City of Sioux Falls | Yes | No |
| In-Suite Trash | Paid by LL, Reimbursed by Tenant through CAM | Novak | Yes | No |
| Common Area Utilities | Paid by LL, Reimbursed by Tenant | Same as above | Yes | No |
| In-Suite Phone/Cable/Internet | Paid by Tenant directly to Provider | Tenant can select their preferred provider | No | N/A |

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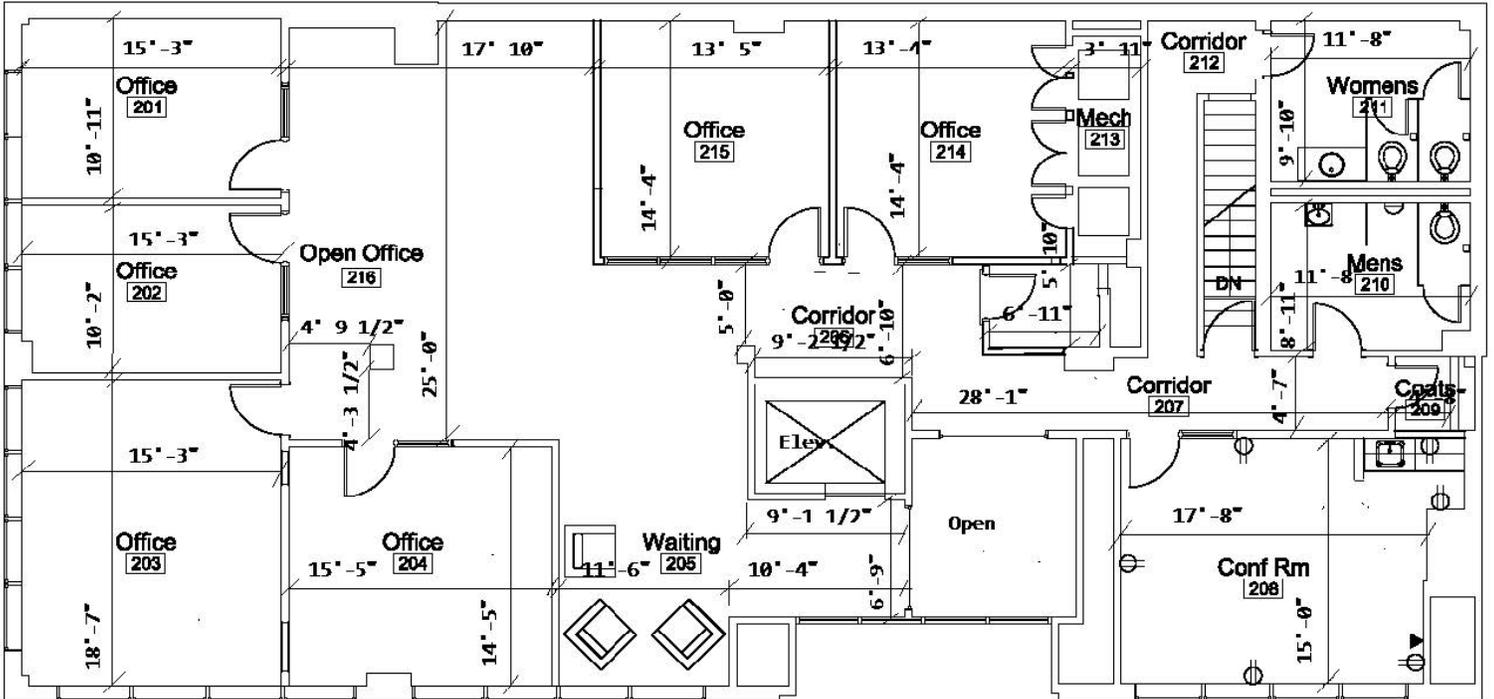
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FLOOR PLAN

Concept only; subject to change



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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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INTERIOR PHOTOS



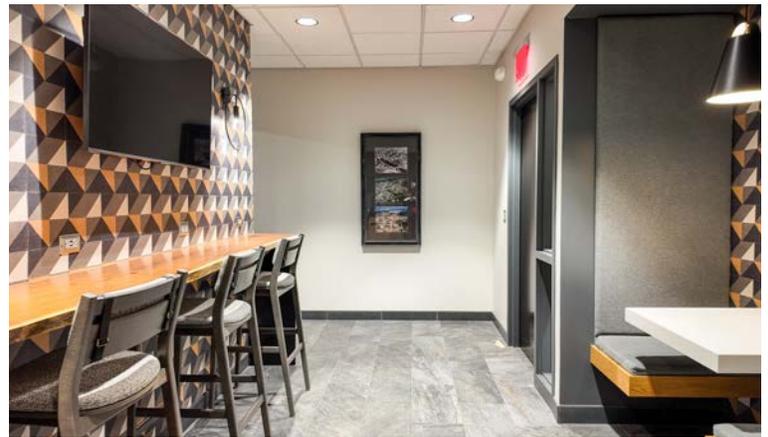
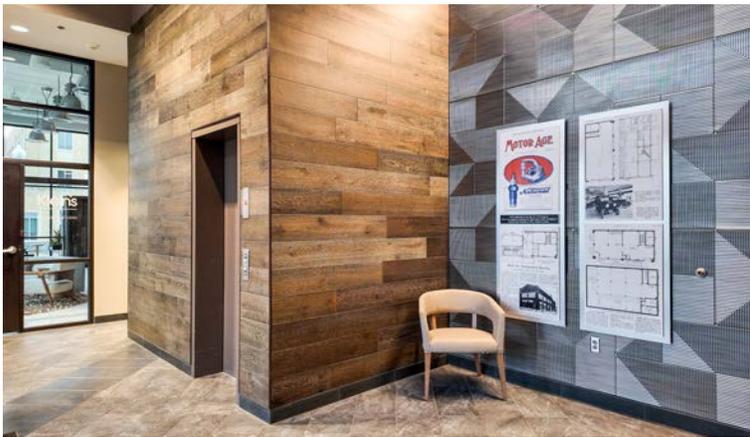
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COMMON AREAS



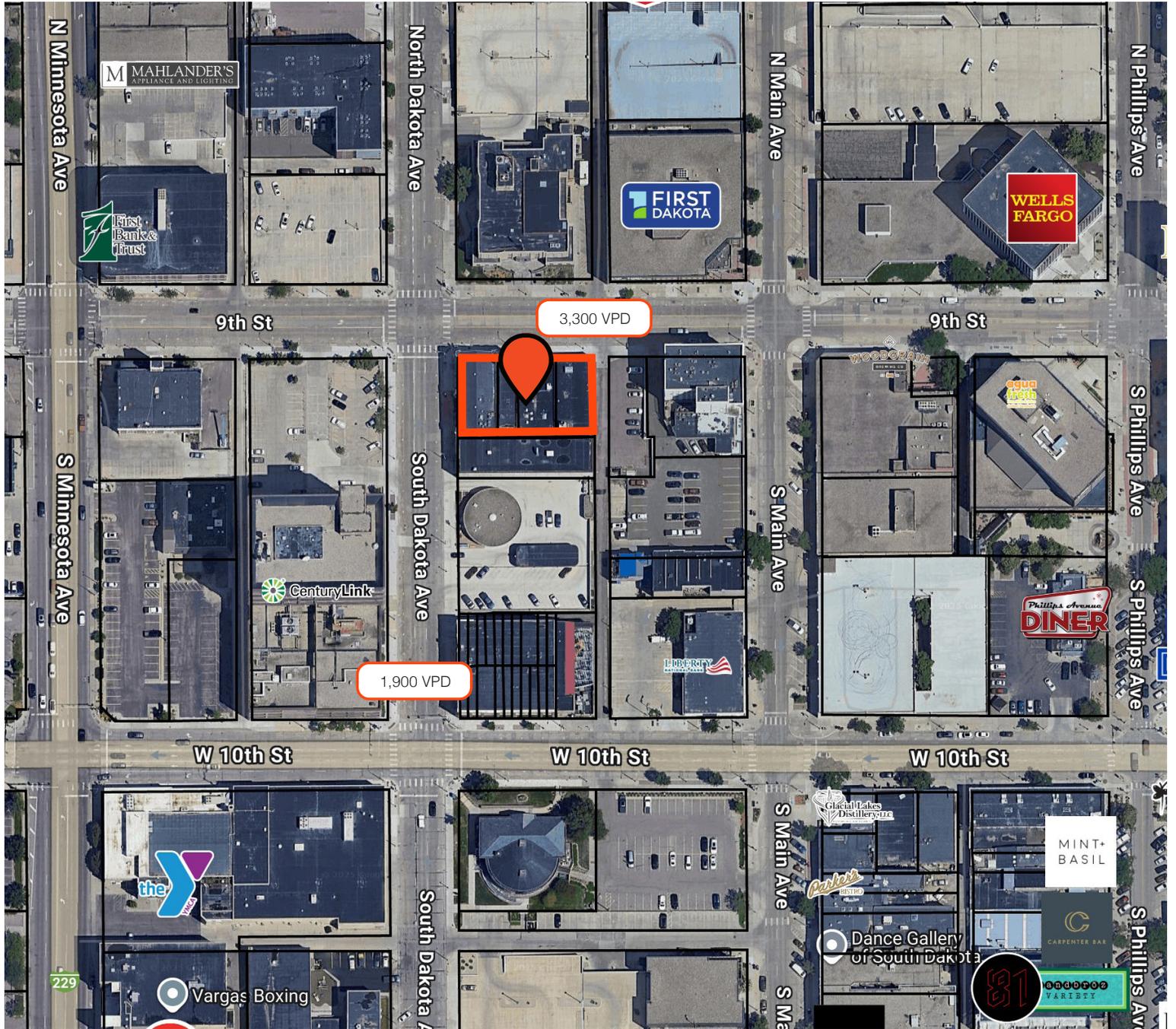
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SITE MAP

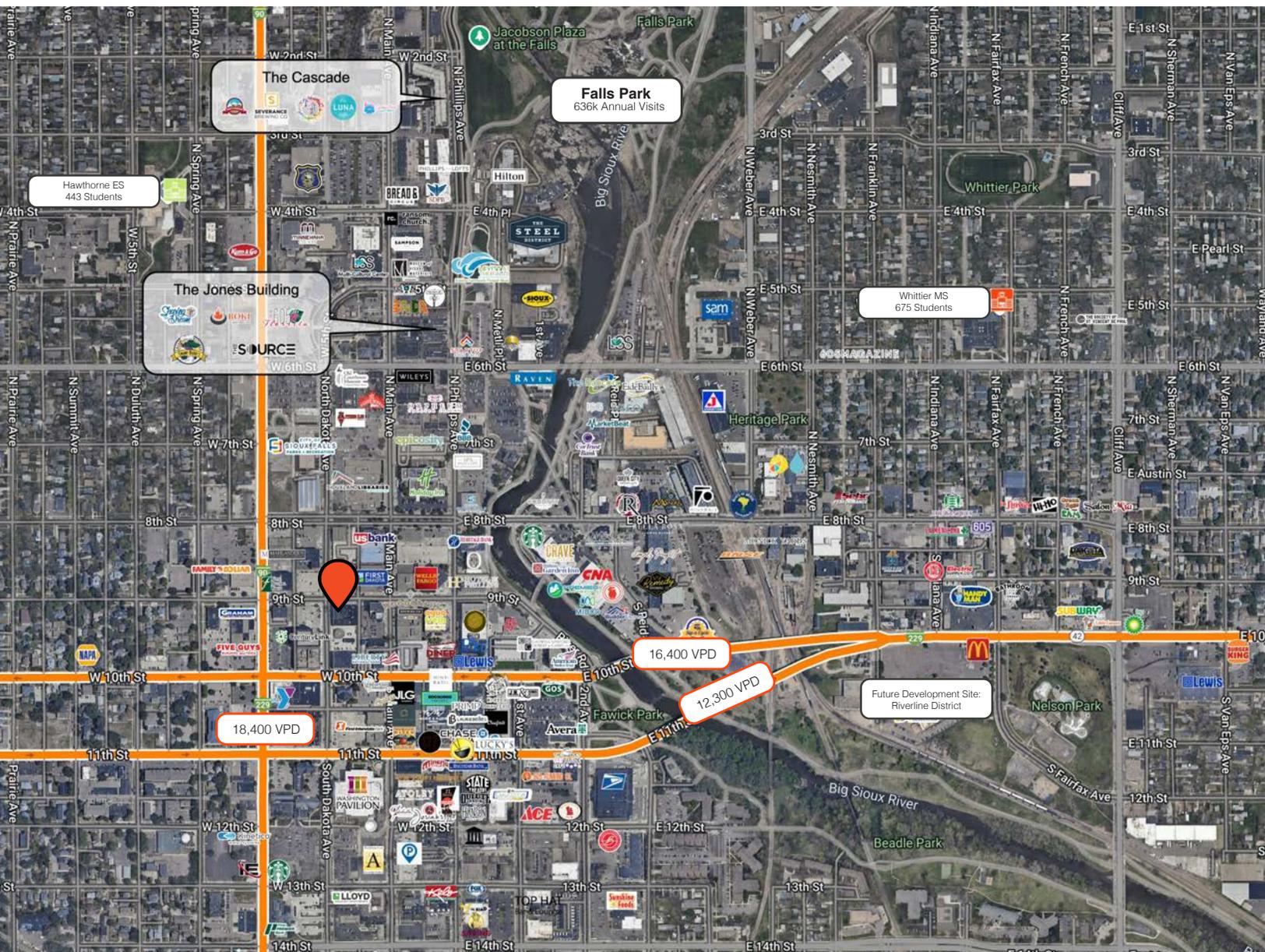


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AREA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

| Year | Sioux Falls | MSA |
|------|-------------|---------|
| 2025 | 219,588* | 314,596 |
| 2030 | 235,786 | 341,444 |

*Source: The City of Sioux Falls

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



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

| | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| Population Summary | | | |
| 2010 Total Population | 14,927 | 76,716 | 136,913 |
| 2020 Total Population | 15,367 | 78,698 | 161,285 |
| 2020 Group Quarters | 925 | 3,865 | 4,859 |
| 2025 Total Population | 17,003 | 82,518 | 178,149 |
| 2025 Group Quarters | 923 | 3,873 | 4,871 |
| 2030 Total Population | 18,380 | 86,555 | 193,132 |
| 2024-2029 Annual Rate | 1.57% | 0.96% | 1.63% |
| 2025 Total Daytime Population | 30,807 | 118,581 | 215,612 |
| Workers | 23,339 | 82,886 | 136,349 |
| Residents | 7,468 | 35,695 | 79,263 |
| Household Summary | | | |
| 2010 Households | 6,501 | 31,179 | 55,551 |
| 2010 Average Household Size | 2.09 | 2.29 | 2.36 |
| 2020 Total Households | 7,204 | 32,658 | 66,968 |
| 2020 Average Household Size | 2.00 | 2.29 | 2.34 |
| 2025 Households | 8,044 | 34,756 | 74,424 |
| 2025 Average Household Size | 2.00 | 2.26 | 2.33 |
| 2030 Households | 8,789 | 36,757 | 81,132 |
| 2030 Average Household Size | 1.99 | 2.25 | 2.32 |
| 2024-2029 Annual Rate | 1.79% | 1.13% | 1.74% |
| 2010 Families | 2,807 | 17,359 | 33,098 |
| 2010 Average Family Size | 3.07 | 2.97 | 2.99 |
| 2025 Families | 3,163 | 18,024 | 41,875 |
| 2025 Average Family Size | 3.08 | 3.08 | 3.09 |
| 2030 Families | 3,395 | 18,790 | 45,213 |
| 2030 Average Family Size | 3.08 | 3.08 | 3.09 |
| 2024-2029 Annual Rate | 1.43% | 0.84% | 1.55% |
| 2025 Housing Units | 9,122 | 37,508 | 80,123 |
| Owner Occupied Housing Units | 29.1% | 50.3% | 52.1% |
| Renter Occupied Housing Units | 59.1% | 42.4% | 40.8% |
| Vacant Housing Units | 11.8% | 7.3% | 7.1% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 12,333 | 56,079 | 120,864 |
| Less than 9th Grade | 2.6% | 2.9% | 2.3% |
| 9th - 12th Grade, No Diploma | 5.3% | 4.3% | 3.7% |
| High School Graduate | 23.9% | 23.3% | 20.3% |
| GED/Alternative Credential | 7.0% | 5.2% | 3.9% |
| Some College, No Degree | 19.3% | 20.6% | 19.1% |
| Associate Degree | 10.3% | 11.0% | 11.2% |
| Bachelor's Degree | 22.4% | 22.2% | 27.0% |
| Graduate/Professional Degree | 9.1% | 10.5% | 12.5% |
| Median Household Income | | | |
| 2025 | \$55,643 | \$64,465 | \$73,643 |
| 2030 | \$62,550 | \$70,994 | \$84,011 |
| Median Age | | | |
| 2010 | 34.5 | 34.1 | 34.8 |
| 2020 | 36.9 | 35.7 | 36.3 |
| 2025 | 38.4 | 36.9 | 37.1 |
| 2030 | 39.9 | 38.1 | 38.1 |
| 2025 Population by Sex | | | |
| Males | 8,916 | 42,790 | 89,672 |
| Females | 8,087 | 39,728 | 88,477 |
| 2030 Population by Sex | | | |
| Males | 9,539 | 44,591 | 96,764 |
| Females | 8,841 | 41,964 | 96,368 |
| Data for all businesses in area | | | |
| Total Businesses: | 1,746 | 4,882 | 8,650 |
| Total Employees: | 28,351 | 78,836 | 130,555 |