

2 MONTHS FREE RENT



# 5020 S BROADBAND LANE

OFFICE SPACE FOR LEASE



5020 S Broadband Lane, Suite 2  
Sioux Falls, SD 57108



Suite: 3,875 SF +/-  
Lot: 1.78 Acres



\$15.00 / SF NNN  
Estimated NNN: \$9.77 / SF

## LOCATION

Situated within the Interstate Crossing Business Development, this location boasts a cluster of professional enterprises in its immediate vicinity. It offers convenient accessibility to 57th Street and is also in close proximity to both I-229 and I-29 for ease of transportation.

## DESCRIPTION

- 2 months free rent with an acceptable lease agreement
- Floor plan includes 6 private offices, a conference room, a training room, shared restrooms, open area for cubicles, and a break room
- Space includes current FF&E
- 59 on-site surface parking spaces
- Tenant's pro-rata share of building operating expense is 40.60%
- Development has 2 daycares within 2 miles
- Co-tenant is Sioux Falls Vet Center (Veterans Affairs)
- Area businesses include SkyZone, Pathward Payment Systems, Journey Construction, Omnitech, Farm Credit Services of America, Sammons Financial, Citi Bank, and more
- Available now

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## BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,875 SF	\$15.00/SF NNN	\$9.77/SF	\$24.77/SF	\$95,983.75	\$7,998.65

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

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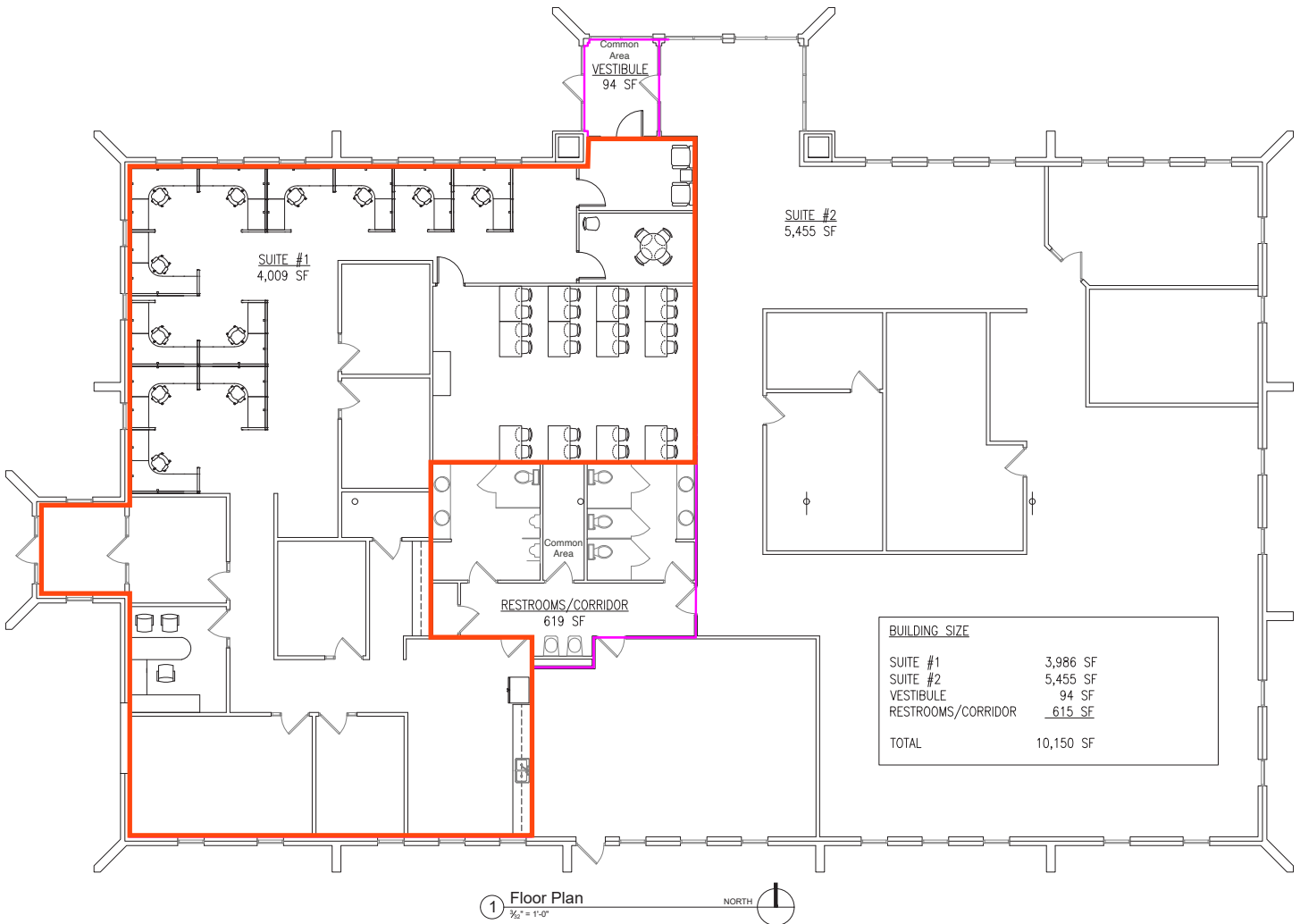
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## FLOOR PLAN

Concept only; subject to change



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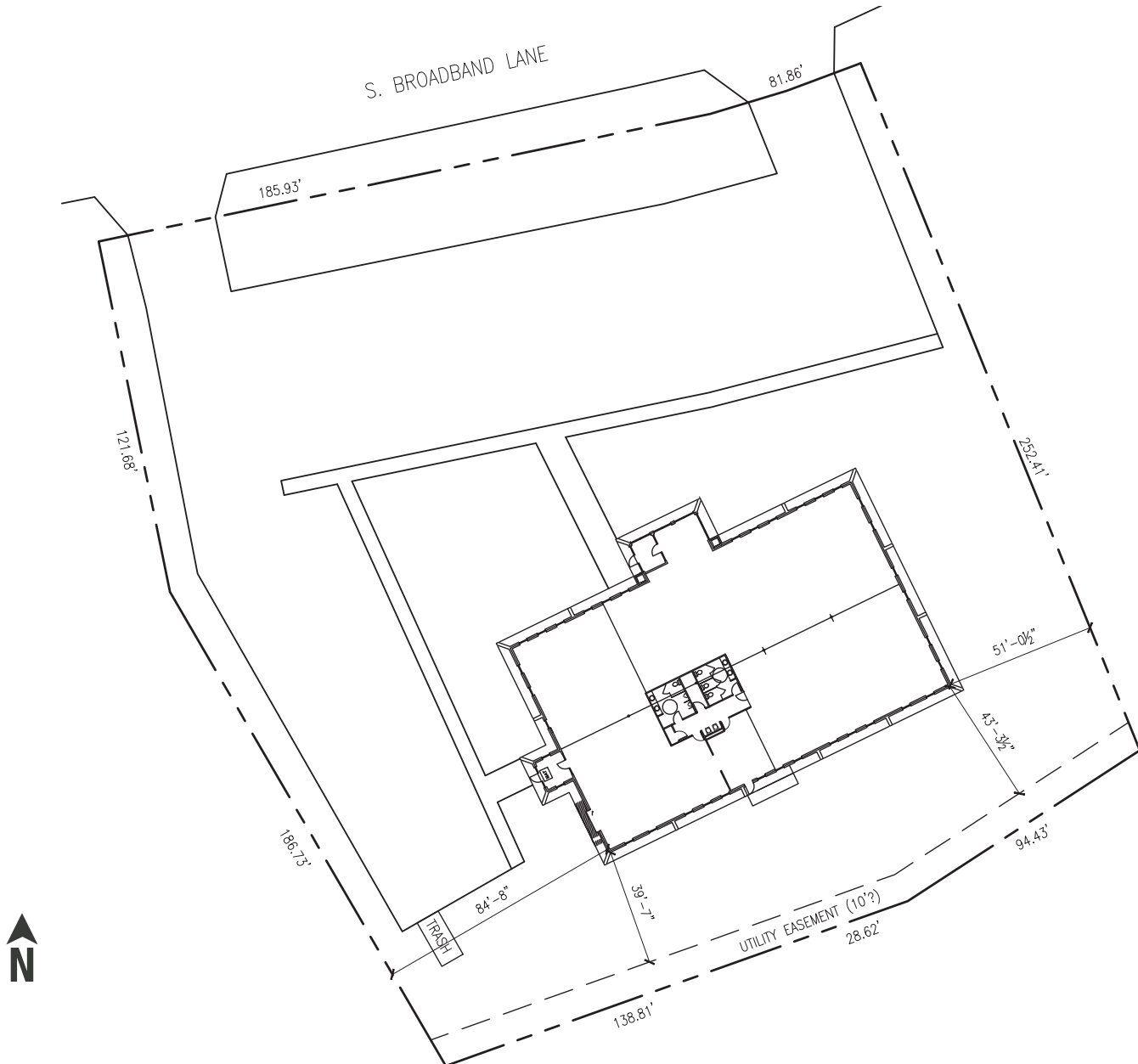
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## SITE PLAN

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## INTERIOR PHOTOS



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## PARCEL



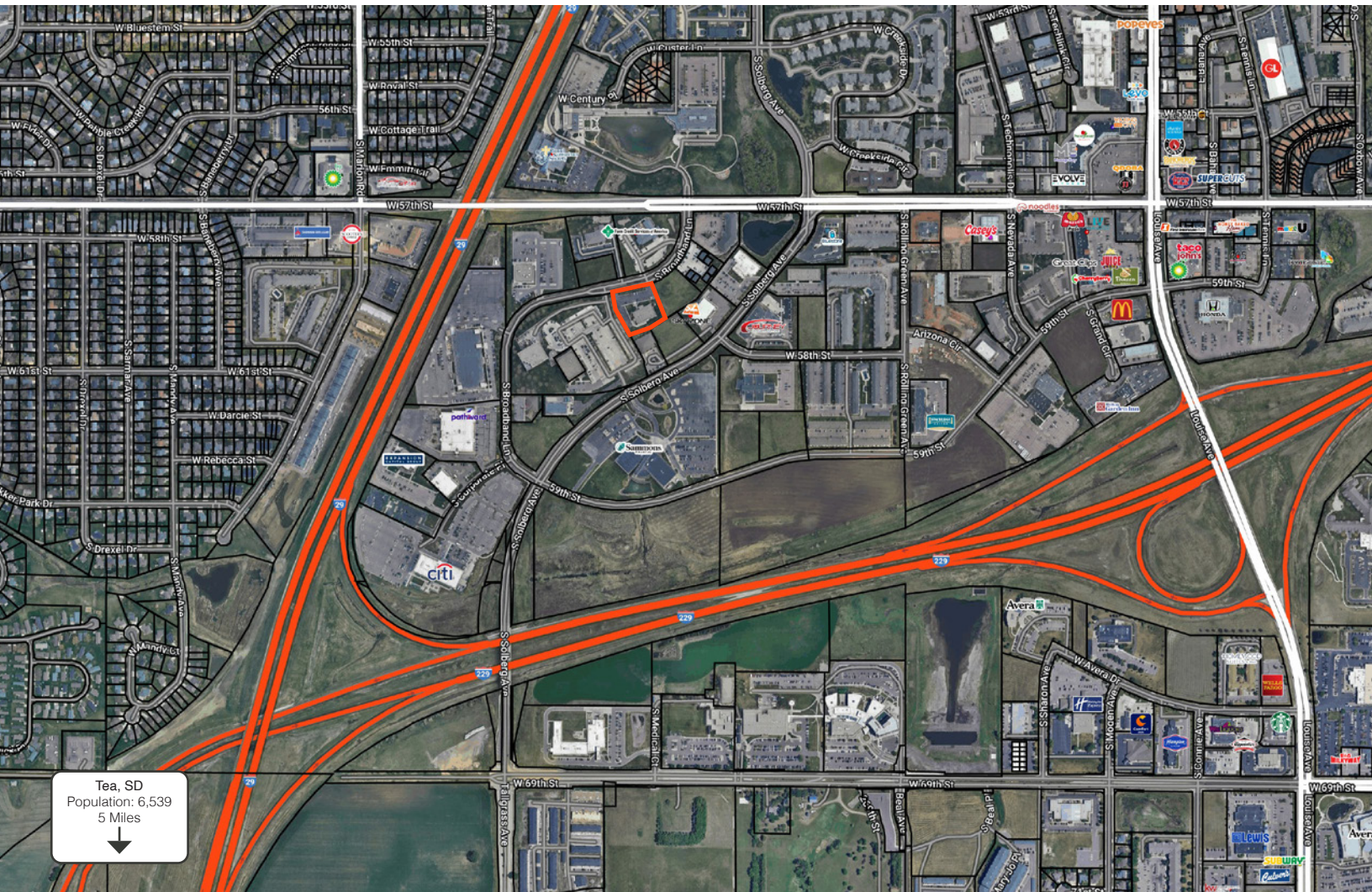
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## SITE MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

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## AREA MAP



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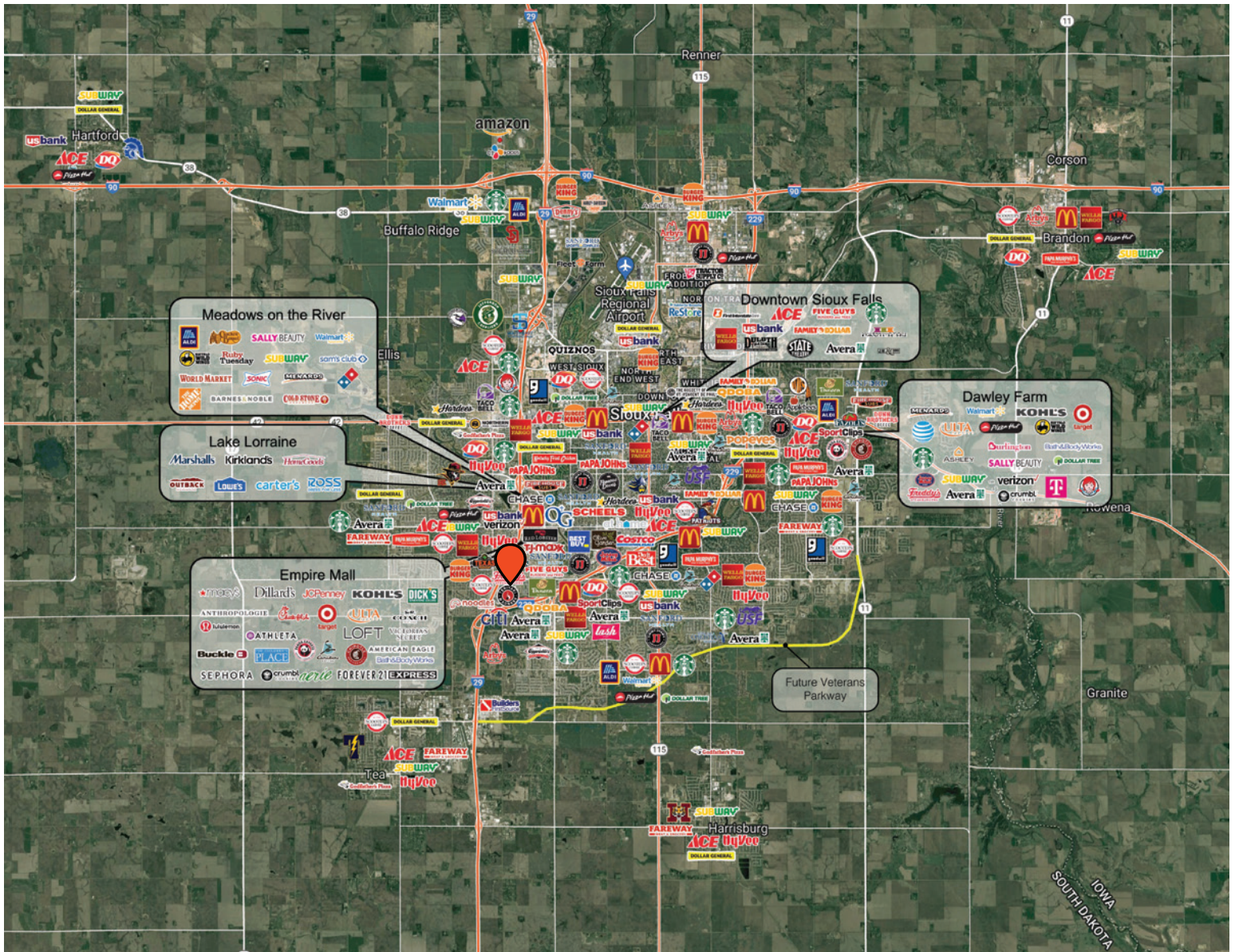


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## CITY MAP



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## SIoux FALLS DEMOGRAPHICS

### POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

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)*

2.1%

Minnehaha Unemployment Rate  
*(January 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

1.19M

# of Visitors to Sioux Falls in 2022



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

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