



# MINNESOTA AVE OFFICE BUILDING

630 S MINNESOTA AVE | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT



Lloyd Commercial Real Estate presents a two-story office building with owner-occupancy or investment potential in central Sioux Falls, South Dakota. The property is located just south of downtown on Minnesota Avenue, which sees 30,800 VPD. Its visibility along a highly trafficked roadway, and convenient access to some of the city's most popular amenities make this a strong option for a wide variety of users. The building features a flexible layout designed for collaboration across two well-planned levels, and includes an elevator and stairwell, connecting both floors. Each floor includes private offices, open work areas, break rooms, restrooms, and dedicated support spaces with ample storage. Exterior features include a well-maintained parking lot, monument signage, garbage enclosure, storage shed, security cameras surrounding the building, a key fob system, and existing infrastructure for a drive-up. With its functional layout, central location, and proximity to amenities, this property provides an ideal setting for a business looking to be near the downtown scene, with quick access to major roadways for convenient employee commutes.

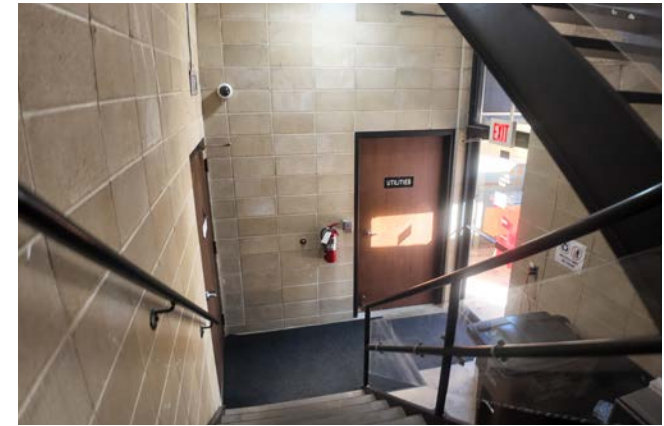
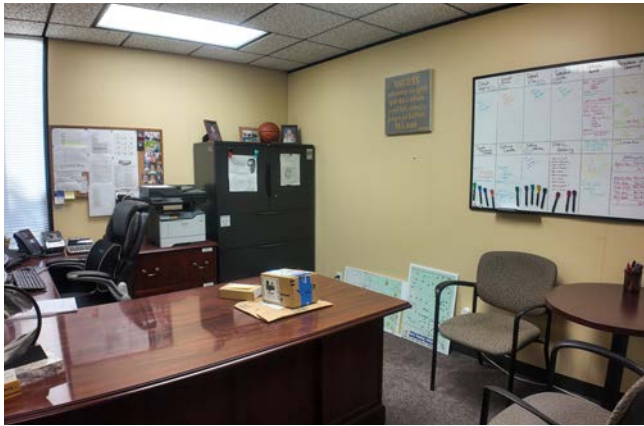
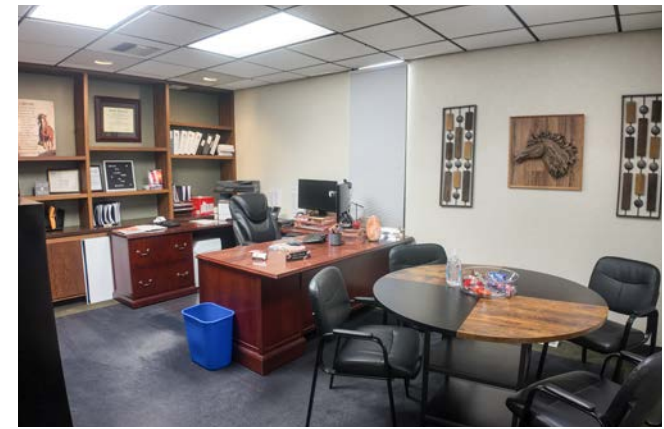
## QUICK FACTS

- **Address:**  
630 S Minnesota Avenue, Sioux Falls, SD 57104
- **Pricing:**  
\$835,000
- **Price / SF:**  
\$100.07
- **Year Built:**  
1976 (2002 Addition)
- **Total Building Size (GBA/RSF):**  
8,344 SF +/-
- **Site Size:**  
0.636 Acres +/- (27,686 SF +/-)
- **Real Estate Taxes:**  
None currently; Seller is a Non-Profit Organization  
Specials: \$754.34 (2024 Special Taxes payable in 2025)
- **Zoning:**  
C-2
- **Occupancy:**  
Vacant at time of sale

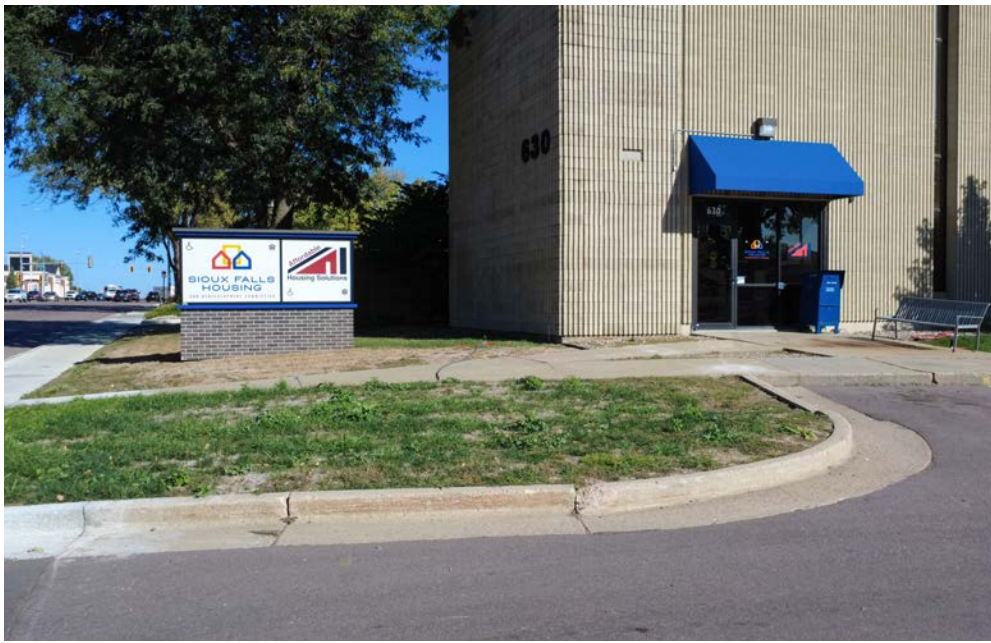
## BUILDING NOTES

- **Level One Floor Plan:**  
Waiting room, reception area & desk, 9 private offices, 1 open office, space for cubes, copy room, mechanical room, restroom
- **Level Two Floor Plan:**  
9 private offices, 4 semi-private offices, open office area, large conference/training room, copy room, heated storage, break room/kitchenette, restrooms
- **Parking:**  
Surface parking lot with 43 +/- stalls; resurfaced in 2023
- **Elevators:**  
Yes
- **Security:**  
3D Security. Exterior cameras on each side of the building.  
Key fob system.
- **Drive-Up:**  
Contact Broker for more information.

# SUMMARY

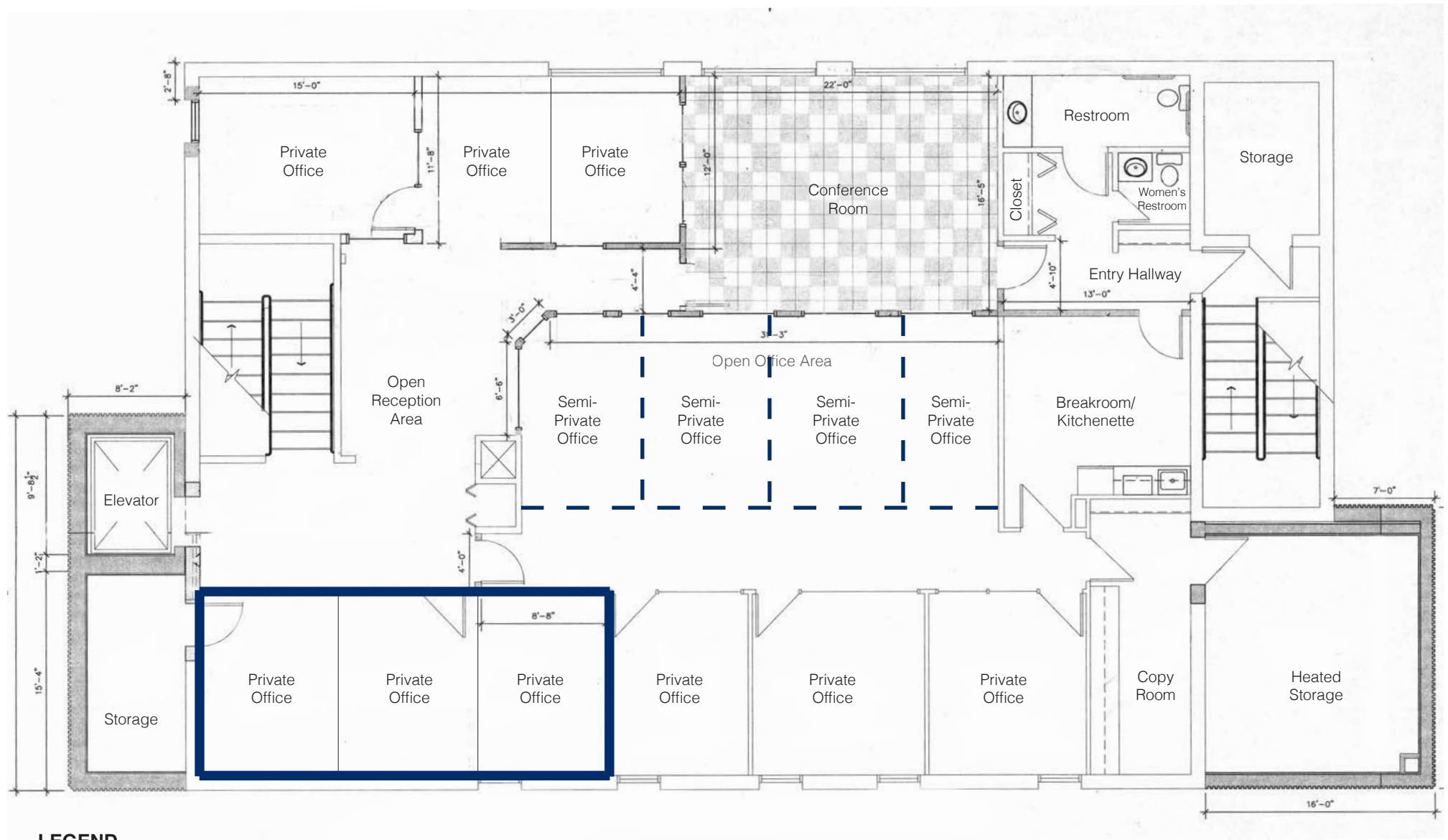












#### LEGEND



Canfield Office Systems 2023 Structures, Glass

Flex panel-wall office systems with doors



# SECOND LEVEL FLOOR PLAN

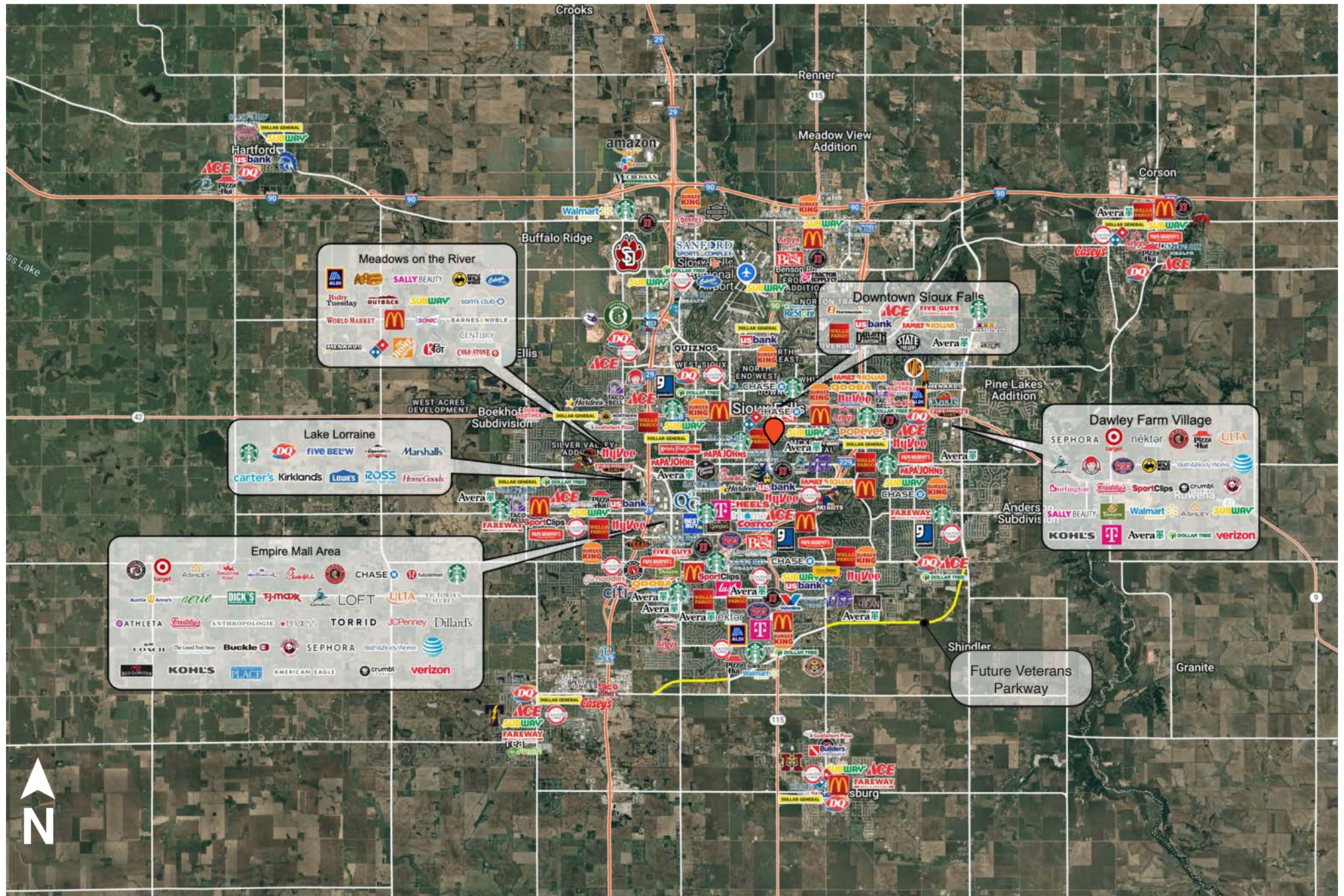












# CITY MAP



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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	219,588*	314,596
2030	235,786	341,319

\*Source: The City of Sioux Falls

## 



#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)



No Corporate Income Tax



Third City in Economic Strength  
(Policom 2023)

4M

# of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate  
(June 2025)

## 

SANFORD  
HEALTH  
10,929

Smithfield  
3,239

Avera  
8,200

HyVee  
EMPLOYEE OWNED  
2,390



3,627

amazon  
1,600

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## CONTACT INFO



OWNER OCCUPANT/INVESTMENT - OFFICE | 630 S MINNESOTA AVE | SIOUX FALLS, SD