



Jameson Office Investment

3500 S. Phillips Avenue, Sioux Falls, SD 57105

Sale Price	\$1,495,000 (\$75.49 / SF)
Cap Rate	7.54% (Current)

PROPERTY HIGHLIGHTS

- Office Space: 19,804 sq. ft. across two stories
- Lot Size: 43,778 sq. ft. corner lot
- Access: Two parking lot entrances (West & North)
- Construction: Prefabricated concrete structure with flat roof and concrete floor separation
- Interior: Mix of wood and steel stud finishes
- HVAC: Roof-top units with zone-controlled heating & cooling
- Security: Upgraded access system for after-hours safety
- Built in 1978
- Well maintained
- Recent suite updates

LOCATION DESCRIPTION

Building located on the Southeast corner of E. 43rd Street and S. Phillips Avenue

Easy access to Minnesota Avenue, Interstate 229 and 41st Street



RYAN AMMANN

Senior Vice President

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FLOOR PLANS

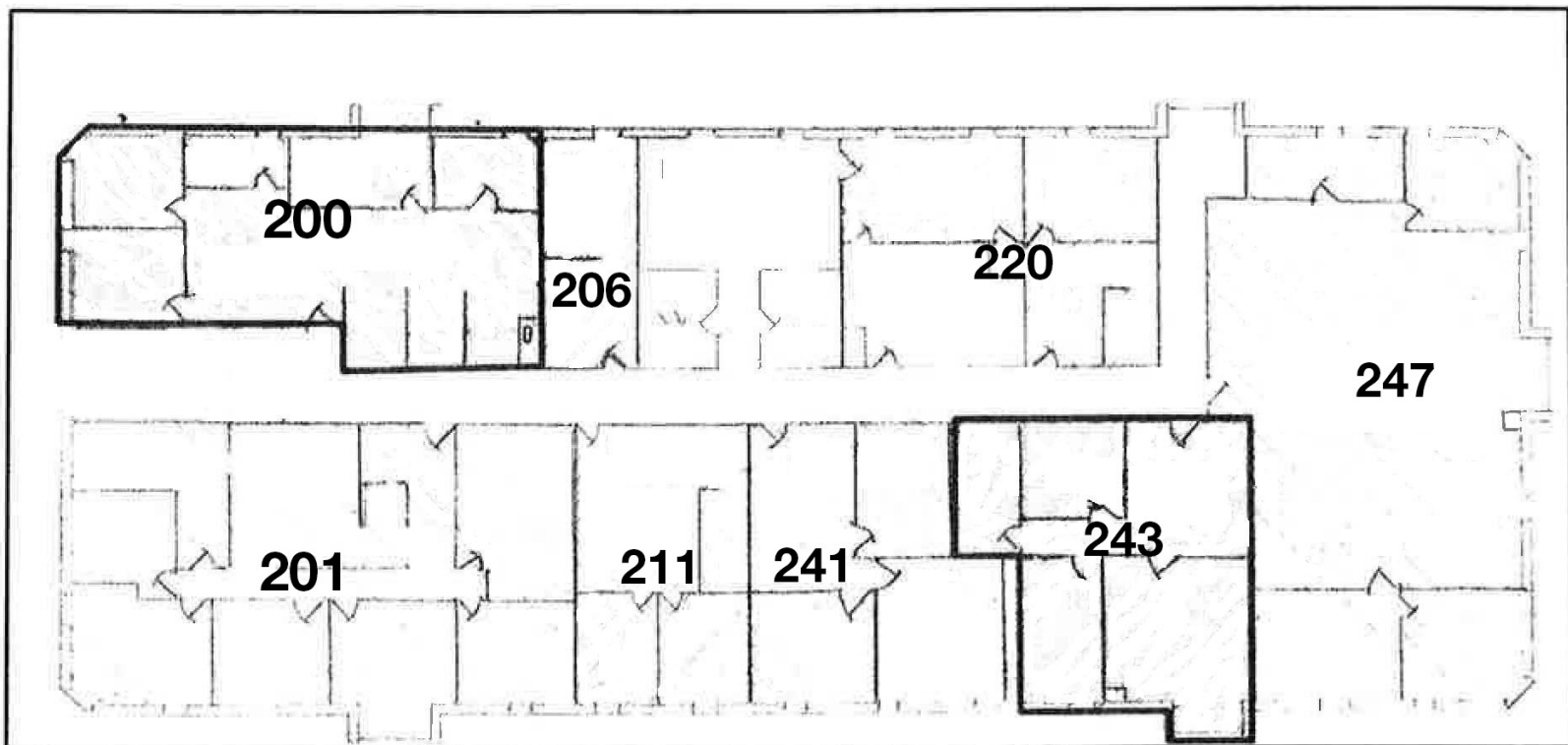
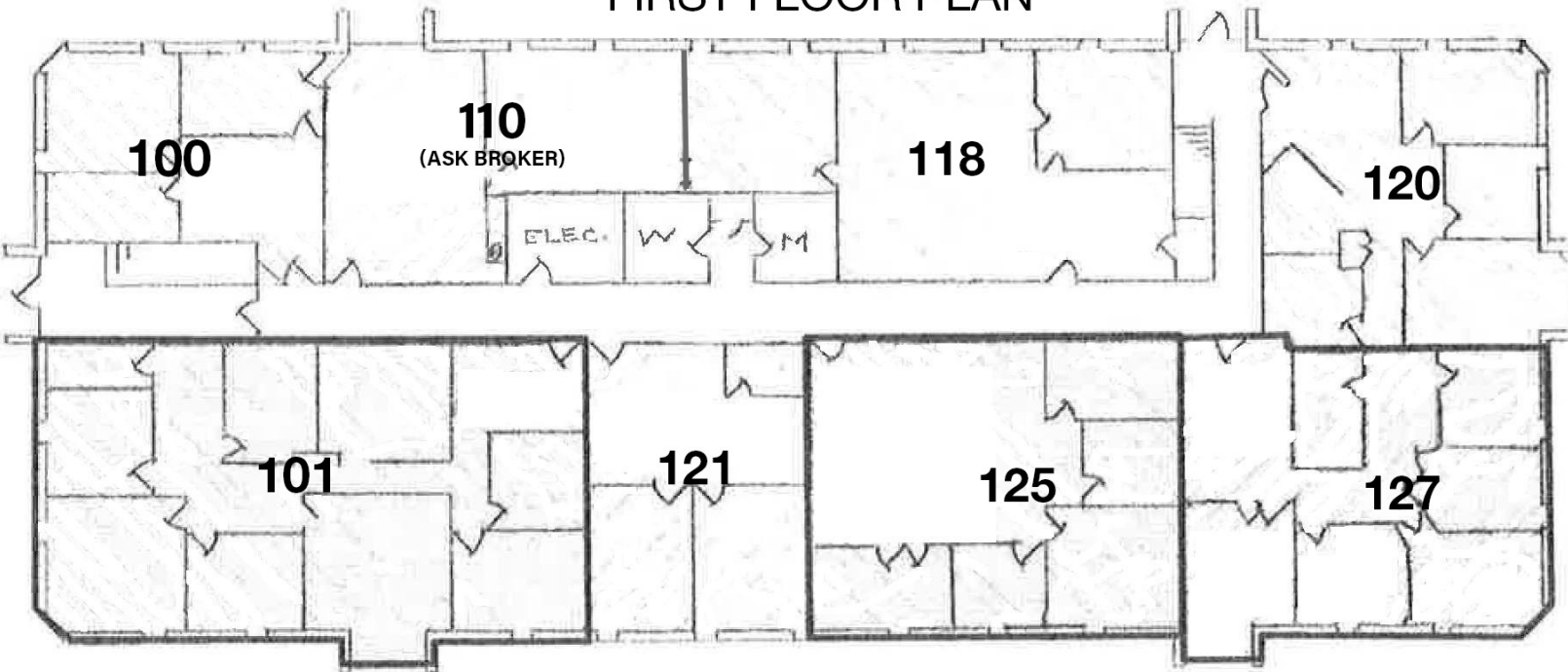
JAMESON OFFICE INVESTMENT

3500 S. Phillips Avenue, Sioux Falls, SD 57105

FOR SALE

Office Building

FIRST FLOOR PLAN



SECOND FLOOR PLAN

PHOTOS

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RENT ROLL

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3500 S PHILLIPS AVE.

SIOUX FALLS, SD

Current Rent Role

	Area		Annual Income
Suite 100	798 Sq. ft.	@ \$ 15.29 psf	\$ 12,204.00
Suite 101	1,961 Sq. ft.	@ \$ 13.92 psf	\$ 27,306.00
Suite 110	Ask Broker		
Suite 118	1,481 Sq. ft.	@ \$ 8.91 psf	\$ 13,200.00
Suite 120	1,007 Sq. ft.	@ \$ 16.29 psf	\$ 16,401.00
Suite 121	778 Sq. ft.	@ \$ 11.57 psf	\$ 9,000.00
Suite 125-127	2,514 Sq. ft.	@ \$ 12.24 psf	\$ 30,780.00
Suite 200	1,181 Sq. ft.	@ \$ 14.27 psf	\$ 16,853.00
Suite 201	1,894 Sq. ft.	@ \$ 13.67 psf	\$ 28,917.00
Suite 206	+/- 240 Sq. ft.	@ \$ 12.00 psf	\$ 2,880.00
Suite 211	+/- 585 Sq. ft.	@ \$ 12.00 psf	\$ 7,020.00
Suite 220	600 Sq. ft.	@ \$ 12.00 psf	\$ 7,200.00
Suite 241	801 Sq. ft.	@ \$ 15.30 psf	\$ 12,255.00
Suite 243	1,070 Sq. ft.	@ \$ 14.68 psf	\$ 15,710.00
Suite 247	<u>2,153 Sq. ft.</u>	@ \$ 13.11 psf	<u>\$ 28,236.00</u>
	17,063 Sq. ft		\$ 227,962.00

ANNUAL PROPERTY OPERATING DATA

JAMESON OFFICE INVESTMENT

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Office Building

				Purchase price		\$ 1,495,000		
CASH FLOW ANALYSIS WORKSHEET				BUILDING COST		\$1,322,766	\$ 66.79	19,804
APOD						\$0	\$ -	17,063
				Common Area		\$0	\$ -	2,741
FOR DISCUSSION ONLY								
Jameson Office				LAND VALUE		\$172,234	\$3.95	43,604
PROPERTY NAME: 3500 S Phillips Ave				Down Payment		\$373,750	25.00%	
PREPARED FOR :								
PREPARED BY: Ryan Ammann								
DATE PREPARED: 11-Dec-25								
MORTGAGE DATA				COST RECOVERY DATA				
AMOUNT \$1,121,250								
INTEREST RATE 7.000%				Asset Value		\$1,322,766		
TERM 25				TOTAL VALUE		\$1,495,000		
MONTHLY PAYMENT \$7,924.76				YEARS DEPRECIATION		39.50		
ANN. DEBT SREVICE \$95,097.14				DEPRICIATION PER YEAR		\$33,488		
ROI 4.68%								
CAP 7.53%								
				YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total Revenue \$13.36 17,063				\$227,962	\$227,962	\$227,962	\$227,962	\$227,962
Common Area \$0.00 2,741				\$0	\$0	\$0	\$0	\$0
Tenant 2 \$0.00 -				\$0	\$0	\$0	\$0	\$0
Tenant 3 \$0.00 -				\$0	\$0	\$0	\$0	\$0
Tenant 4 \$0.00 -				\$0	\$0	\$0	\$0	\$0
Tenant 5 \$ - -				\$0	\$0	\$0	\$0	\$0
EQUALS EFFECTIVE INCOME 0				\$227,962	\$227,962	\$227,962	\$227,962	\$227,962
Minus Vacancy 5%				(\$11,398.08)	(\$11,398.08)	(\$11,398.08)	(\$11,398.08)	(\$11,398.08)
EQUALS GROSS OPERATING INCOME				\$216,564	\$216,564	\$216,564	\$216,564	\$216,564
Minus operating exper \$ 5.25 19,804				\$103,971	\$103,971	\$103,971	\$103,971	\$103,971
EQUALS NET OPERATING INCOME				\$112,593	\$112,593	\$112,593	\$112,593	\$112,593
MINUS MORTGAGE INTEREST				\$77,944	\$76,704	\$75,374	\$73,949	\$72,420
MINUS DEPRECIATION				\$33,488	\$33,488	\$33,488	\$33,488	\$33,488
EQUALS TAXABLE INCOME				\$1,161	\$2,401	\$3,730	\$5,156	\$6,685
0.00%				\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME				\$112,593	\$112,593	\$112,593	\$112,593	\$112,593
MINUS ANNUAL DEBT SERVICE				\$95,097	\$95,097	\$95,097	\$95,097	\$95,097
CASH FLOW BEFORE TAXES				\$17,495	\$17,495	\$17,495	\$17,495	\$17,495
Tax Consequence				\$0	\$0	\$0	\$0	\$0
EQUALS CASH FLOW				\$17,495	\$17,495	\$17,495	\$17,495	\$17,495
RETURN ON INVESTMENT				4.68%	4.68%	4.68%	4.68%	4.68%
CAPITALIZATION RATE				7.53%	7.53%	7.53%	7.53%	7.53%
YEAR				1	2	3	4	5
PRINCIPAL BALANCE				\$1,104,097	\$1,085,704	\$1,065,981	\$1,044,833	\$1,022,156
EQUITY GAIN				\$17,153.03	\$18,393.03	\$19,722.66	\$21,148.41	\$22,677.23
OVERALL RETURN				9.27%	9.60%	9.96%	10.34%	10.75%

PARCEL

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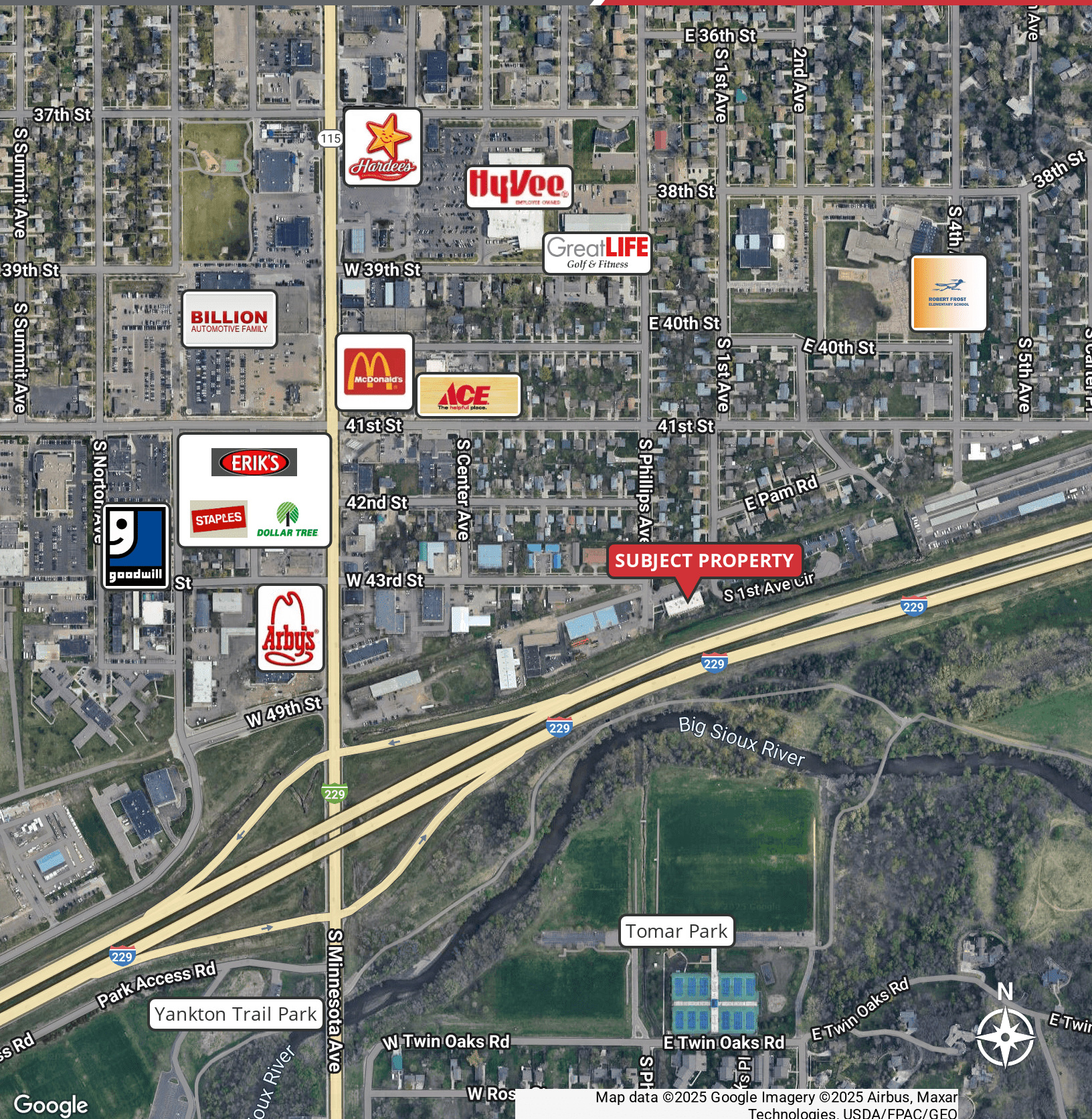
AERIAL

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