



INNOVATION SPEC BUILDING

FOR LEASE



2324 Research Parkway,
Brookings, SD 57006



1,875 - 30,000 SF +/-



\$17.00 / SF NNN
TIA: \$40.00 / SF

LOCATION

Located within the 125-acre Research Park at South Dakota State University, the property offers direct access to SDSU's research and talent ecosystem, with convenient access to I-29 and two nearby interchanges. The area is supported by major economic drivers including SDSU, Daktronics, Solventum and Brookings Health System, along with nearby retail and residential development.

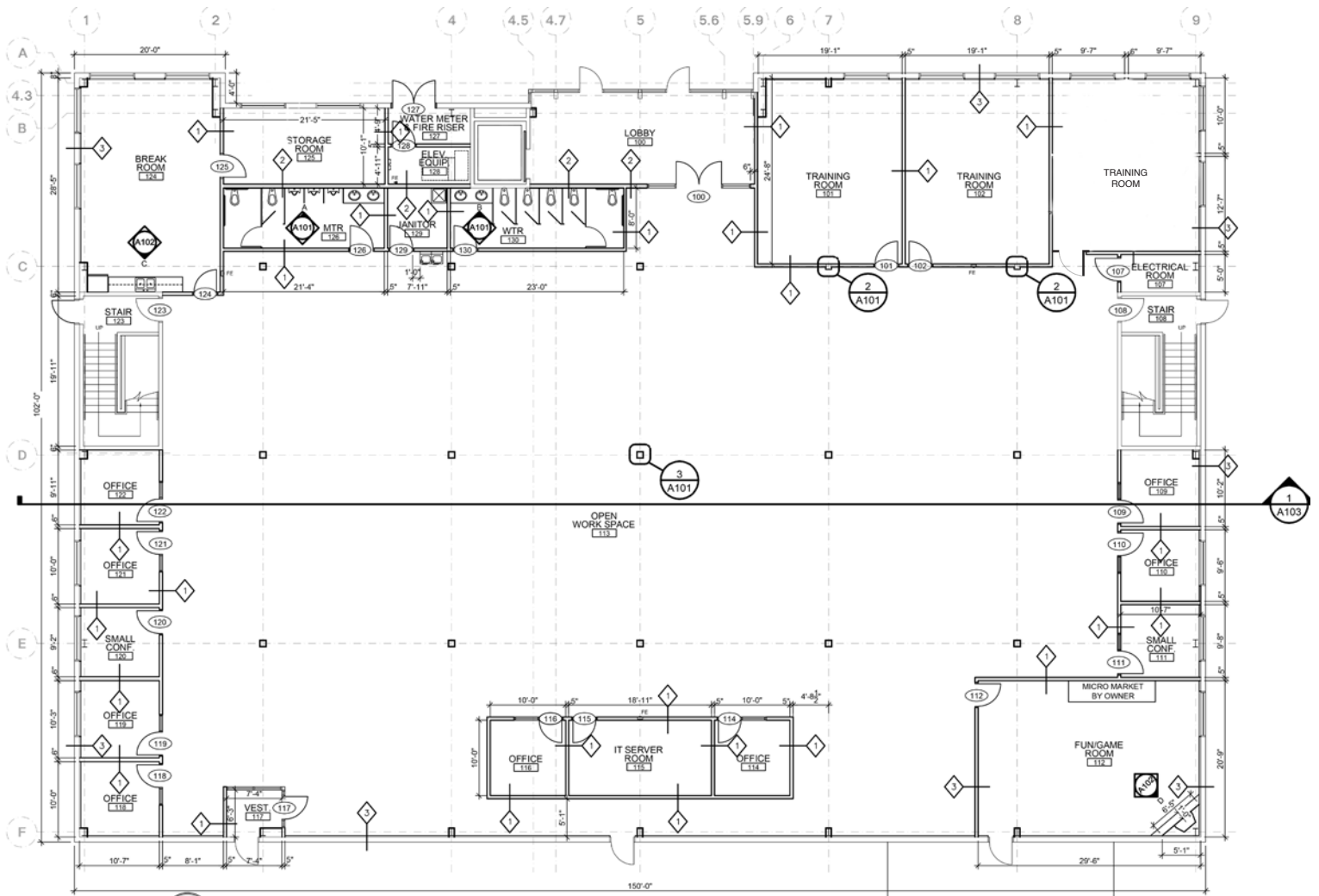
DESCRIPTION

- First level floor plan offers 10 private offices, 3 training rooms, 2 conference rooms, open workspace (~140 employees), kitchen/employee lounge, break area, mother's room, and restrooms
- Second level floor plan offers first generation shell space
- *Tenant Improvement Allowance (TIA) of up to \$40 / SF is offered, subject to suite location, lease terms, and scope of improvements. Actual allowance to be determined based on final deal structure.*
- Use required to be research oriented
- 114 parking stalls; 5 ADA parking stalls
- Contact Broker for covenants, conditions, and restrictions, and purchase options
- Available now

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FIRST LEVEL FLOOR PLAN

Concept only; subject to change



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FIRST LEVEL INTERIOR PHOTOS

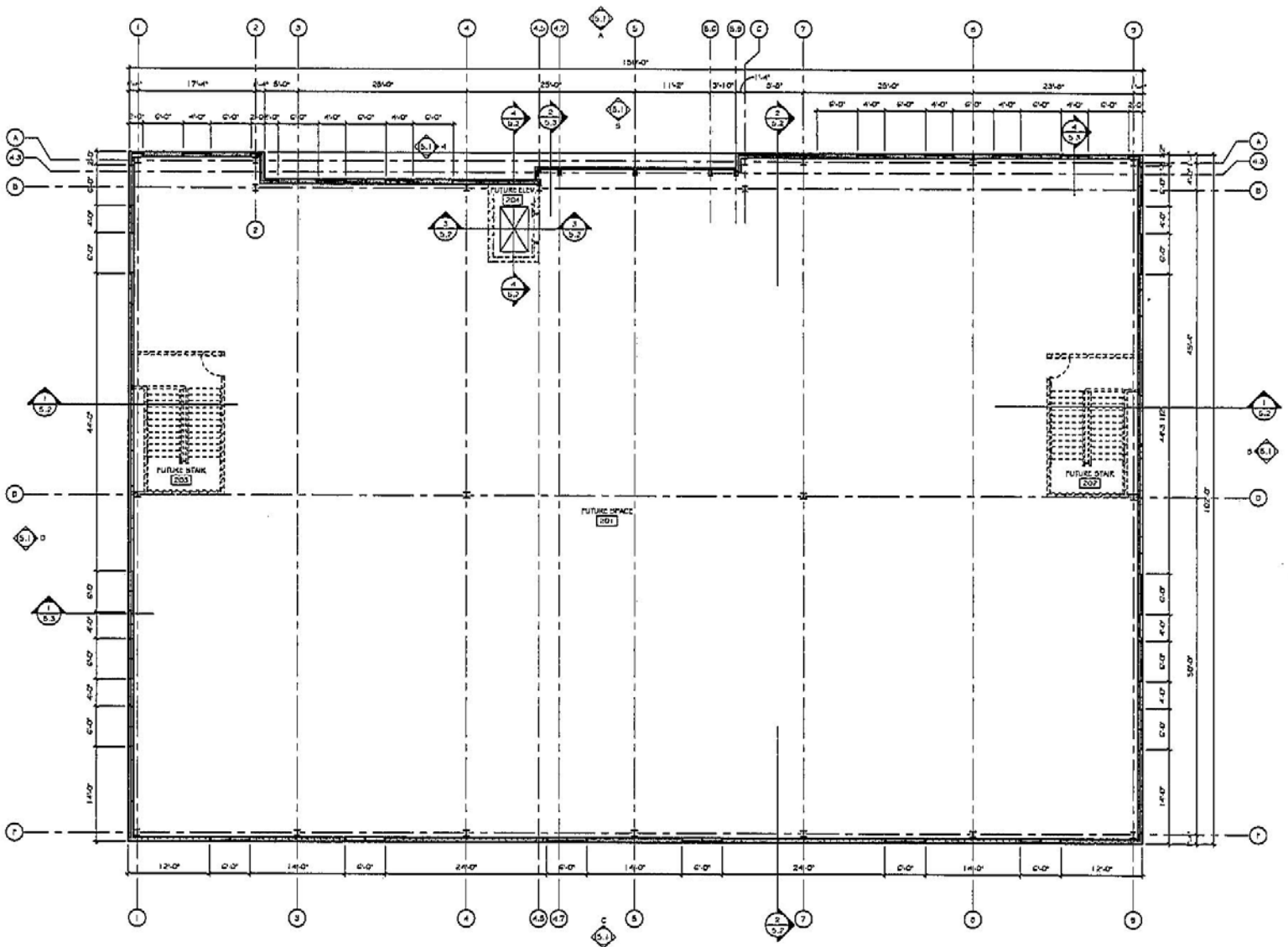


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SECOND LEVEL FLOOR PLAN

Concept only; subject to change

The second-floor space is currently in shell condition. Layout and interior improvements are subject to tenant build-out and owner approval. The owner is open to subdividing the floor plan to accommodate tenant or owner-occupant specifications, subject to final design and municipal approvals.



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SECOND LEVEL INTERIOR PHOTOS

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EXTERIOR PHOTOS



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AERIAL



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ABOUT THE RESEARCH PARK

The Research Park at South Dakota State University is a 125-acre campus dedicated to innovation, research, and industry collaboration. Located in Brookings, South Dakota, the Park was established to connect private businesses with the research strengths and talent pipeline of SDSU. It offers 32 leasable lots for businesses to build or lease space from private developers.

At the heart of the campus is the 30,000-square-foot Innovation Center, providing customizable office and lab space for startups, entrepreneurs, and growing companies. The POET Bioproducts Center, completed in 2023, enhances the Park's position as a hub for cutting-edge research in biosciences and sustainable technology. The Park also includes the Young Brothers Seed Technology Laboratory, a key resource for crop-based food science and agronomy research supporting SDSU's agricultural programs.

Created through a public-private partnership and led by the SDSU Growth Partnership, the Park's mission is to attract, develop, and retain companies aligned with SDSU's core research strengths. Tenants benefit from shared amenities such as conference rooms, access to business support services, and a collaborative environment built for growth.

BUSINESSES WITHIN THE PARK*



*This is not a comprehensive list of all businesses located within The Research Park at SDSU. Tenant mix is subject to change. For a current directory or more detailed information, please contact the Research Park directly.

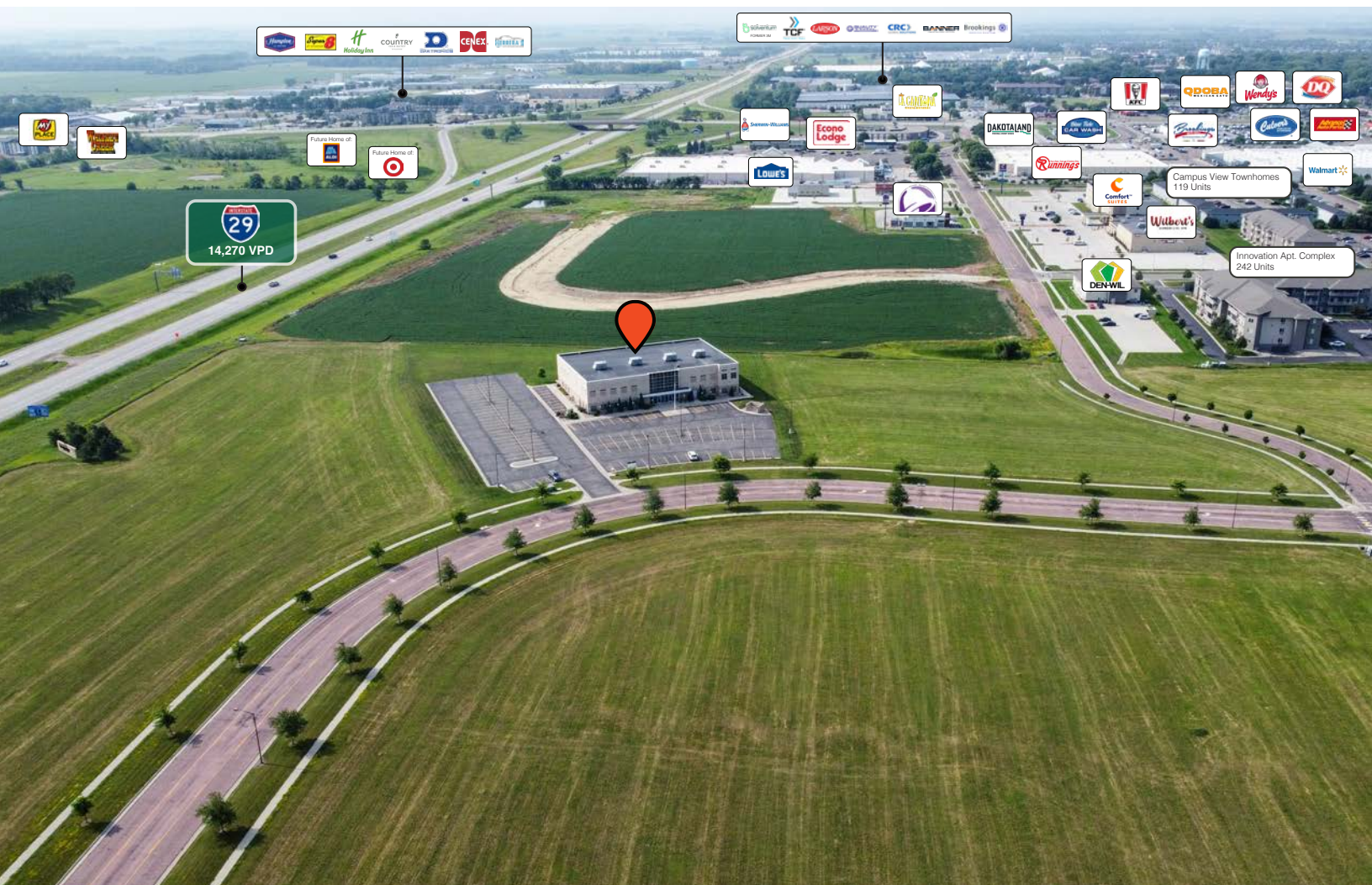
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NEIGHBORING BUSINESSES



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CITY MAP



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ECONOMIC DRIVERS



Daktronics was founded by two SDSU engineering professors in 1968, building its current HQ in Brookings as a result of the local economy and workforce. Now a global leader in electronic billboards and LED display systems, Daktronics operates out of 1M+ square feet of manufacturing space.



1,500+ Employees



Established in 1881, SDSU is South Dakota's largest higher-education institution, educating students from across 47 states & 77 countries. The university spans 400+ acres and plays a key role in workplace development, research, and innovation.



1,998 Employees



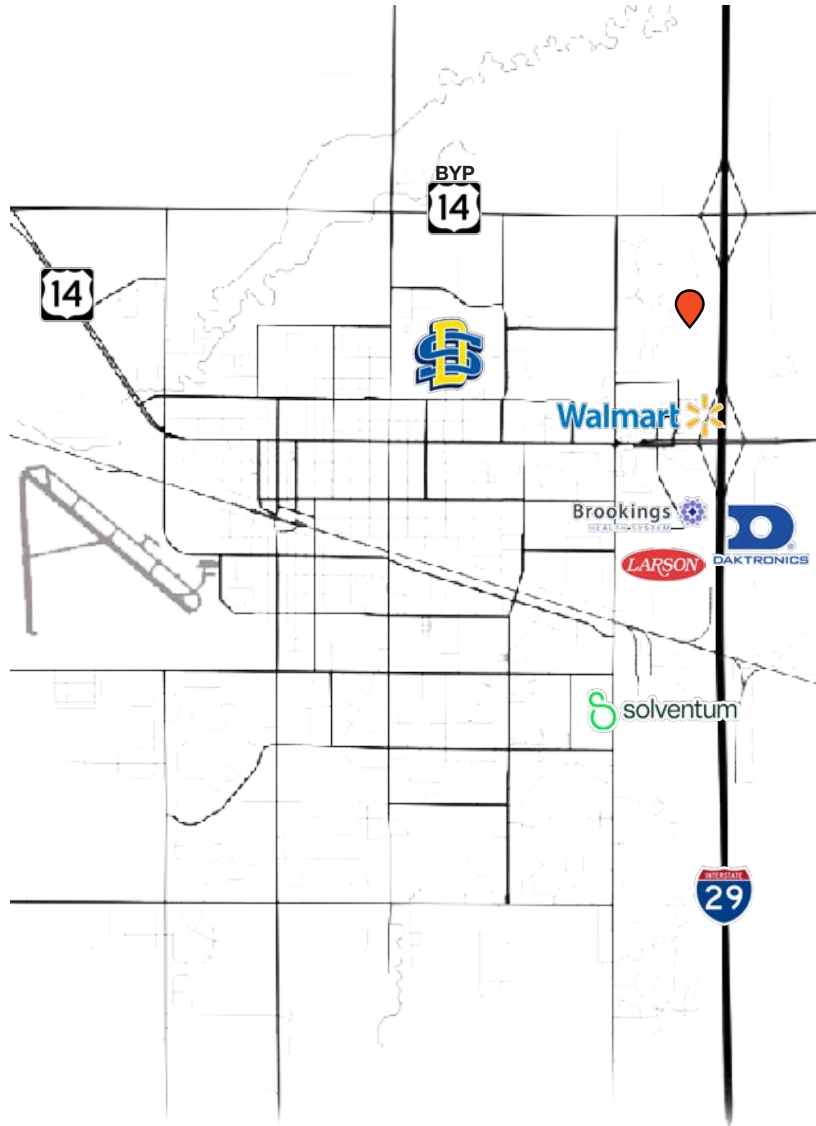
Formerly part of 3M, solventum began operations in Brookings in 1971. Today it is one of the largest healthcare manufacturing facilities in the U.S., running 24 hours a day, 7 days a week. Solventum produces essential medical products for global distribution.



667,000+ SF Production



Brookings Health is an independent, city-owned system with a **49-bed hospital**, **79-bed nursing home**, and **multiple clinics**. A recent expansion added 100,000+ square feet of space to support its regional reach.



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BROOKINGS DEMOGRAPHICS

Brookings, SD is a convenient location for entrepreneurs, growing companies and families. Brookings is located only 50 minutes to Sioux Falls, 3 hours to Fargo, 3 ½ hours to Omaha or Minneapolis/St. Paul, 5 hours to Des Moines, and 6 ½ hours to Kansas City. As the fourth-largest city in South Dakota, Brookings is home to a diverse economy, an educated workforce, and a strong entrepreneurial spirit.

Living here provides the best of both worlds. Residents enjoy the safety and affordability of small-town living with the cultural amenities found in one of America’s Best College Towns, with South Dakota State University (SDSU) being at the center of the community. SDSU is a premier land-grant institution that fuels innovation, workforce development, and research across industries including agriculture, engineering, healthcare, and technology. The university’s presence contributes to a highly skilled labor pool and an energetic, future-focused business environment.

Brookings benefits from excellent transportation access, including direct routes along I-29 and US-14, and a municipal airport that connects businesses to broader regional markets. The city’s collaborative leadership, supportive economic development resources, and investment in modern infrastructure create a welcoming environment for new ventures and expansions alike. From advanced manufacturing and biosciences to retail, hospitality, and education, Brookings offers a mix of stability and growth potential. With a high quality of life, low cost of doing business, and access to a wide range of amenities, Brookings is more than a great place to live; it’s a smart place to do business.

MAJOR EMPLOYERS



FAST FACTS



#9 Top College Town (Midwest)
(RentCafe 2025)



Top 20 Rural Community Hospital
(NRHA 2025)

\$127.1M

Tourism Impact on Brookings Economy in 2024



#2 Safest City in South Dakota
(Safewise 2025)

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