

# INNOVATION SPEC BUILDING

OFFICE SPACE AVAILABLE



2324 Research Parkway  
Brookings, SD 57006



1,875 - 30,000 SF



\$16.75 / SF NNN  
\$60 per SF Build-Out Allowance

## LOCATION

Great opportunity to bring your business to Brookings, South Dakota! Prominently located with I-29 visibility, well-positioned access to two I-29 interchanges, and positioned near the SDSU campus, Walmart, Lowe's and more.

## DESCRIPTION

- First floor layout includes 3 training rooms, 10 private offices, 2 conference rooms, open workspace (enough for ~140 employees), in-suite bathrooms, nursing/wellness room, kitchen/employee lounge, and break area with fireplace
- First floor suite has recently updated carpet
- First generation space available on the second floor
- Use required to be research oriented
- Building has great exposure from I-29
- Located within SDSU's Innovation Campus adjacent to South Dakota State University
- Contact Broker to schedule showing
- 114 parking stalls; 5 handicap parking stalls

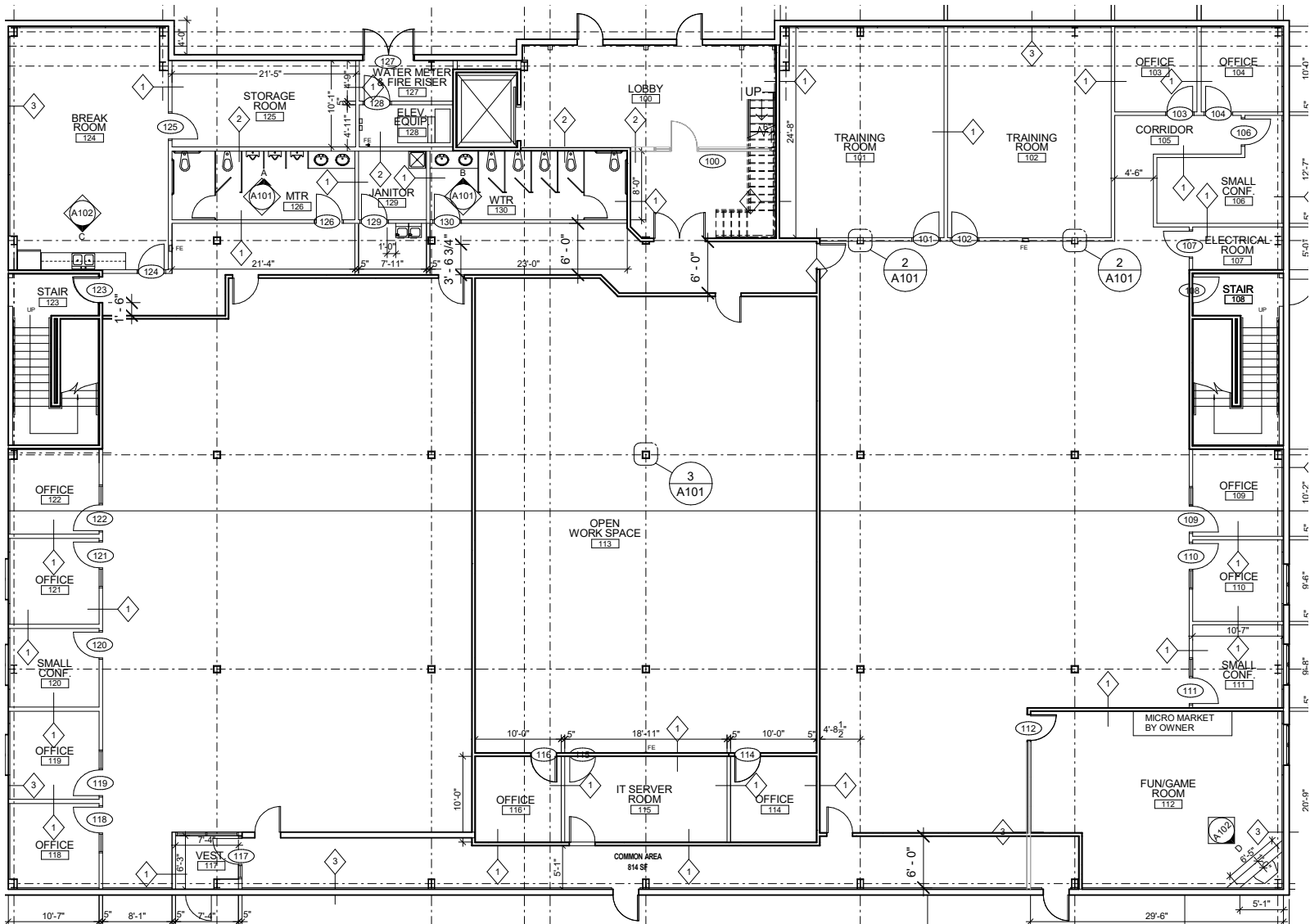
**SCOTT BLOUNT**

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

## FIRST LEVEL FLOOR PLAN

Concept only; subject to change



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## FIRST LEVEL INTERIOR



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## SECOND LEVEL FLOOR PLAN

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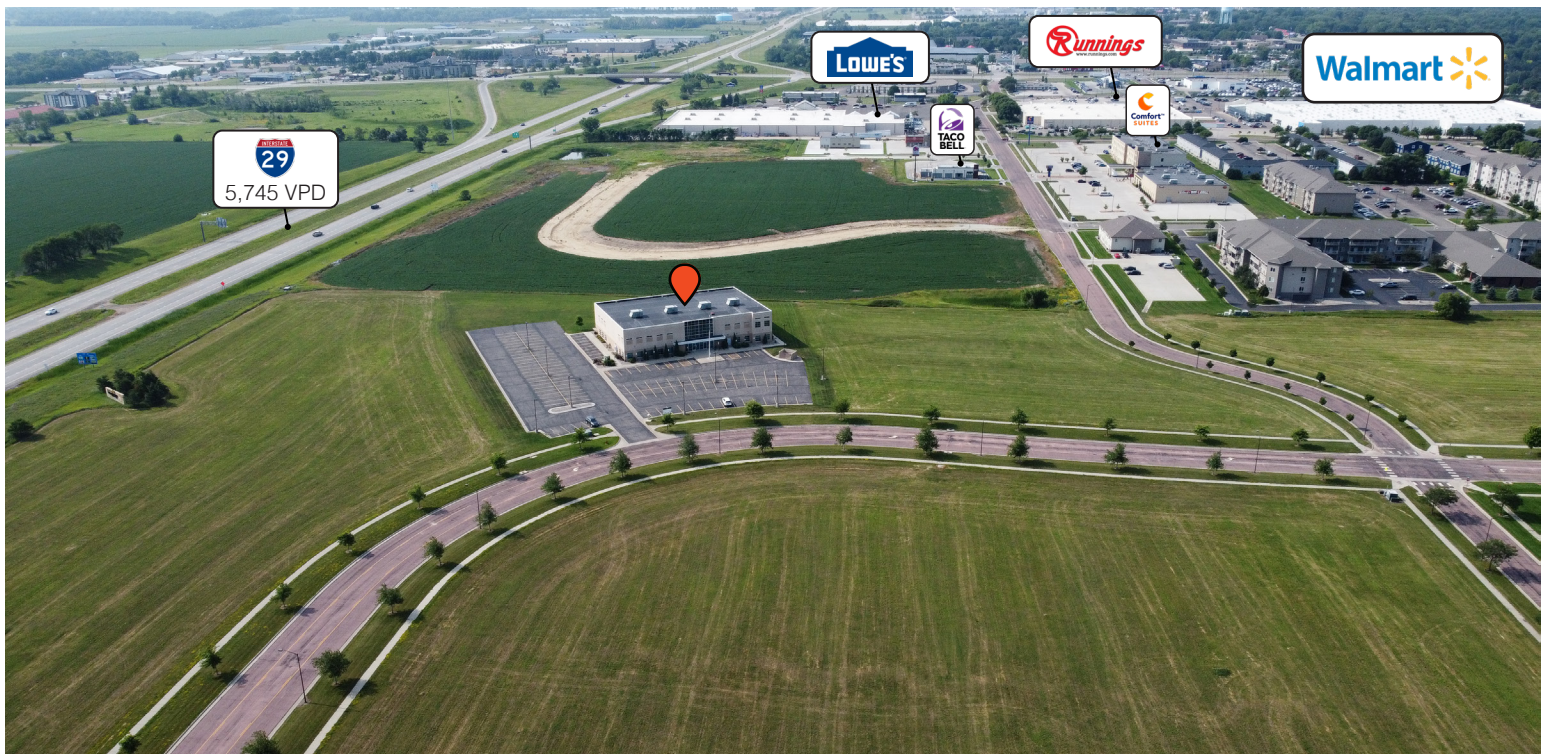
## SECOND LEVEL INTERIOR



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## EXTERIOR

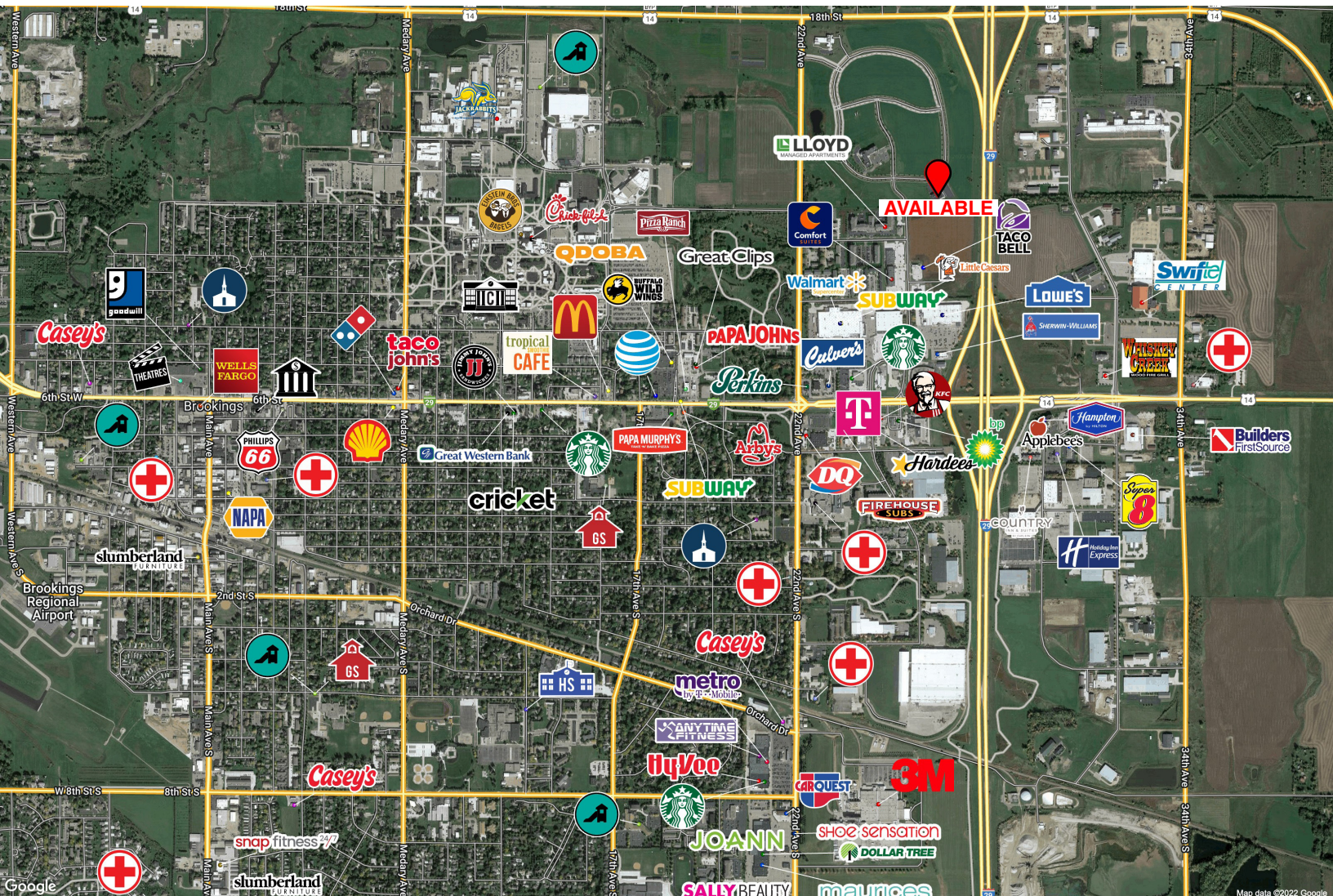


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### AREA MAP



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## BROOKINGS ECONOMIC DEVELOPMENT

Brookings, SD stands as an ideal hub for entrepreneurs, expanding enterprises, and families alike. Situated strategically, it takes just 50 minutes to reach Sioux Falls, a mere 3 hours to Fargo, and around 3 ½ hours to both Omaha and the Minneapolis/St. Paul area. Additionally, the drive is approximately 5 hours to Des Moines and 6 ½ hours to Kansas City. This proximity to major metropolitan centers allows manufacturing firms to seamlessly transport goods while benefiting from the affordability of small-town real estate prices.

Residents and workers revel in the security and cost-effectiveness of a small-town atmosphere, all while relishing the cultural offerings synonymous with one of America's premier college towns. The presence of South Dakota State University infuses Brookings with a dynamic blend of global faculty and students, crafting an atmosphere that's both diverse and forward-looking. This unique fusion transforms Brookings into an exhilarating destination.

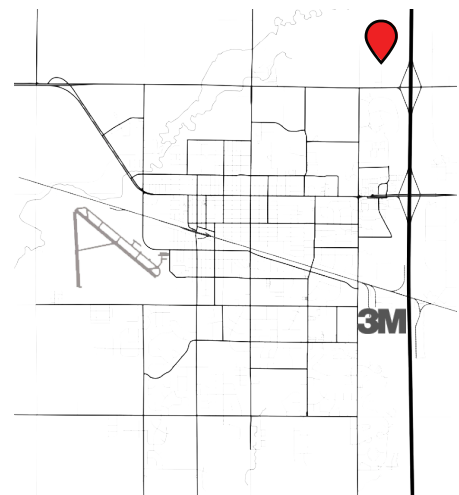
Whether you're a pioneering entrepreneur primed to kickstart a venture or a business in quest of support and a welcoming business environment coupled with favorable tax conditions, look no further than Brookings. Join in and become an integral part of this extraordinary journey.

### 3M EXPANSION

Over the next three years, 3M intends to allocate an investment of up to \$468 million into its Brookings facility.

The initial phase, which involves a \$158 million expenditure, encompasses the construction of 16 additional shipping docks, an expansive warehouse with a capacity for 8,000 slots, 200,000 square feet of added manufacturing space, as well as the inclusion of laboratory and office facilities.

Established in 1969, 3M Brookings stands as the company's inaugural and largest healthcare manufacturing hub. Commencing operations in 1971, the facility has witnessed numerous expansions. Presently encompassing 667,000 square feet, the plant boasts a workforce of over 1,000 individuals dedicated to producing an array of medical and surgical items.



*Brookings, SD*

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With a population of over 23,000, Brookings is the fourth largest city in South Dakota. Home of South Dakota State University, the state's largest higher education institution which continues to fuel the community's growth year over year. Residents enjoy fishing, hunting, watching SDSU Jackrabbit sporting events, exploring the nature park, attending concerts, golfing, and shopping.

## EDUCATION

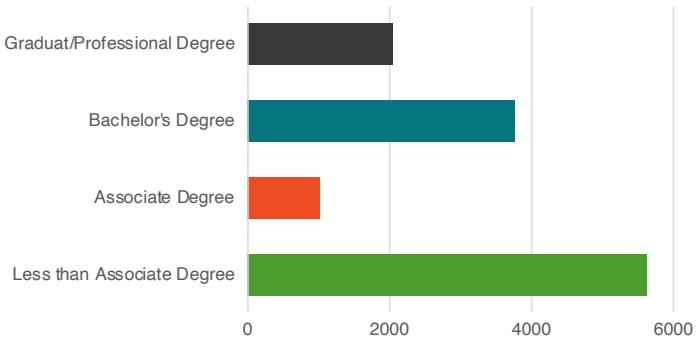


South Dakota State University College of Nursing is the state's nursing education leader with a 100% APRN pass rate and over 640 students in the program each year. Offering BSN, Master's Degrees, Postgraduate Certificate Programs and Doctoral Programs for students with a 90% placement rate.

## POPULATION

	Total Population	Median Household Income
2022	23,566	\$59,651
2027*	23,812	\$63,020

Total Population by Educational Attainment



13%

(1,773)

of employed workforce are in the Healthcare/Social Assistance industry



3%

Unemployment Rate



63%

Workers make up the daytime population

## TOP EMPLOYERS



3,973



1,329



1,156

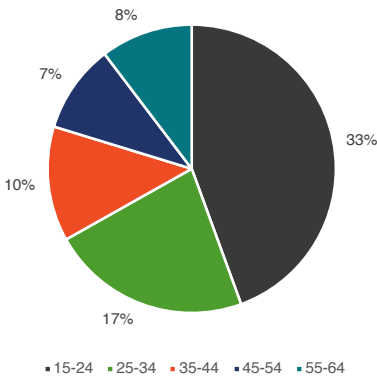


538



496

Total Working Population by Age



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