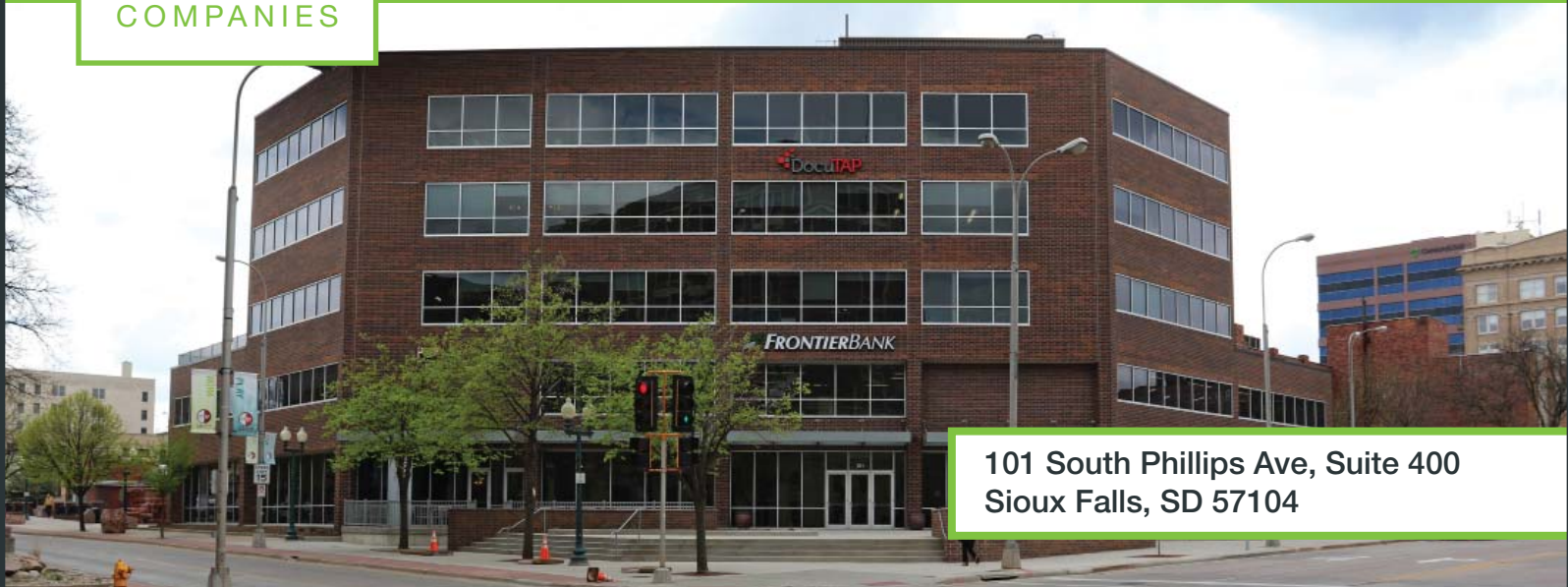


THE PLAZA

SUITE 400



FOR LEASE

\$15.45 / SF NNN
12,964 RSF

SIZE

- 12,004 USF
- 12,964 RSF

PRICE

- \$15.45 / SF NNN
- Estimated NNN: \$4.06 / SF

LOCATION

- Dynamic location on the corner of Phillips Avenue and 9th Street in Downtown Sioux Falls.

DESCRIPTION

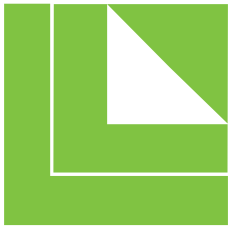
- Floor plan currently consists of 10 private offices, 2 conference rooms, large open areas for cubicles (floor plan currently has 138 cubes), large break room, kitchenette with sink, en-suite restrooms, IT and mechanical.
- FF&E is negotiable
- Contact Broker for additional information.
- Great natural light and downtown views
- Fourth floor space available for sublease! Join the professional tenant mix of DocuTAP, Frontier Bank, Philadelphia Insurance, Woodgrain Brewery, Bluestem Capital, 360 Headhunters, and Sterling Trustees
- Owner is a South Dakota licensed Real Estate Broker

Find out more at lloydcompanies.com

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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

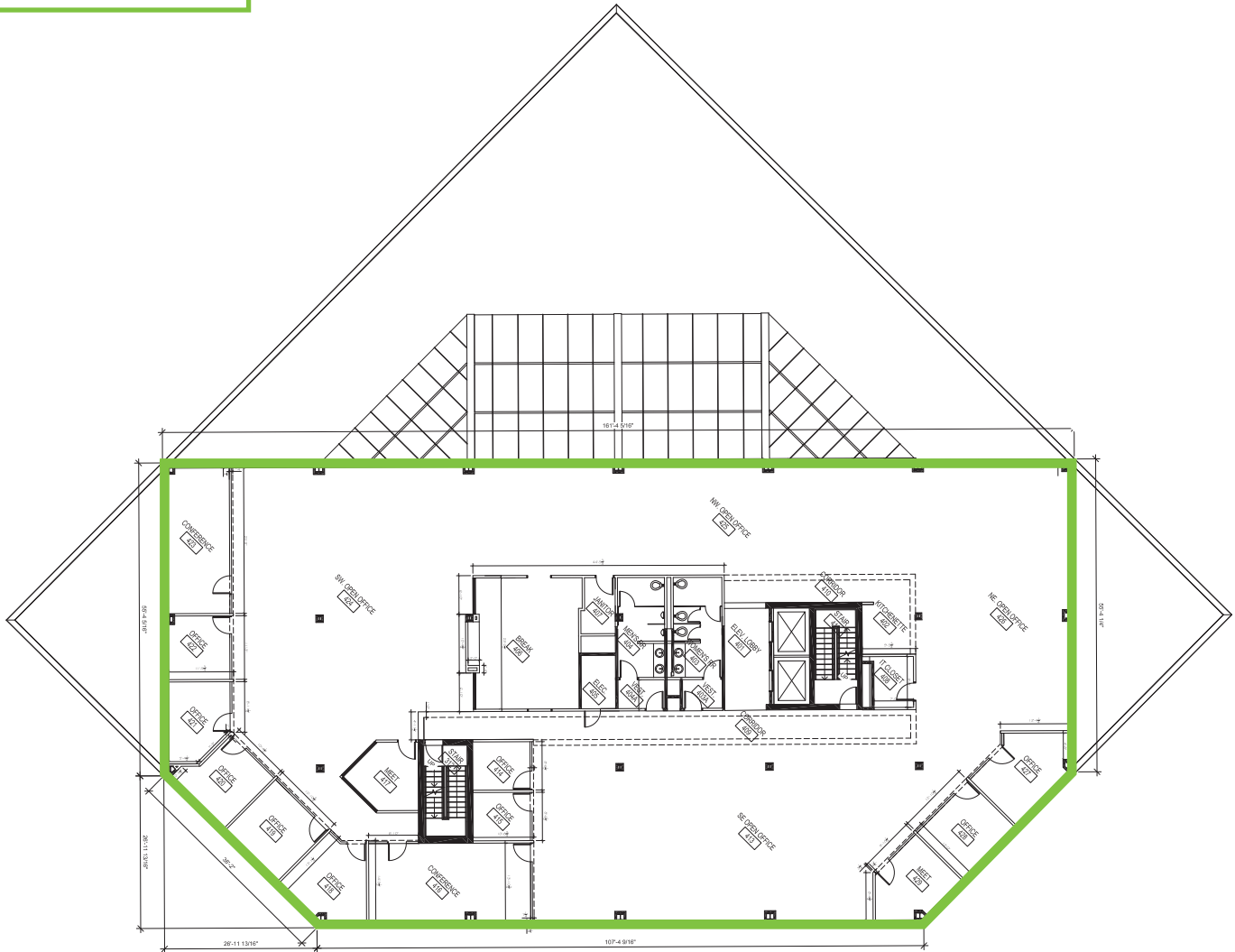
Information deemed reliable, but not guaranteed.



LLOYD
COMPANIES

THE PLAZA

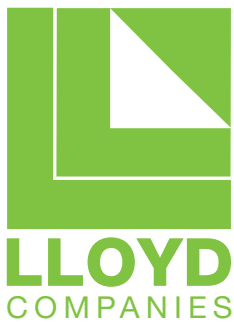
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FLOOR PLAN

Concept Plan Only;
Subject to Change

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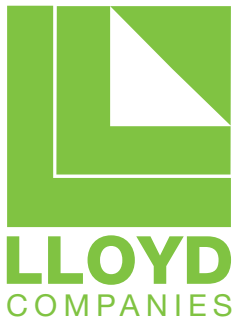


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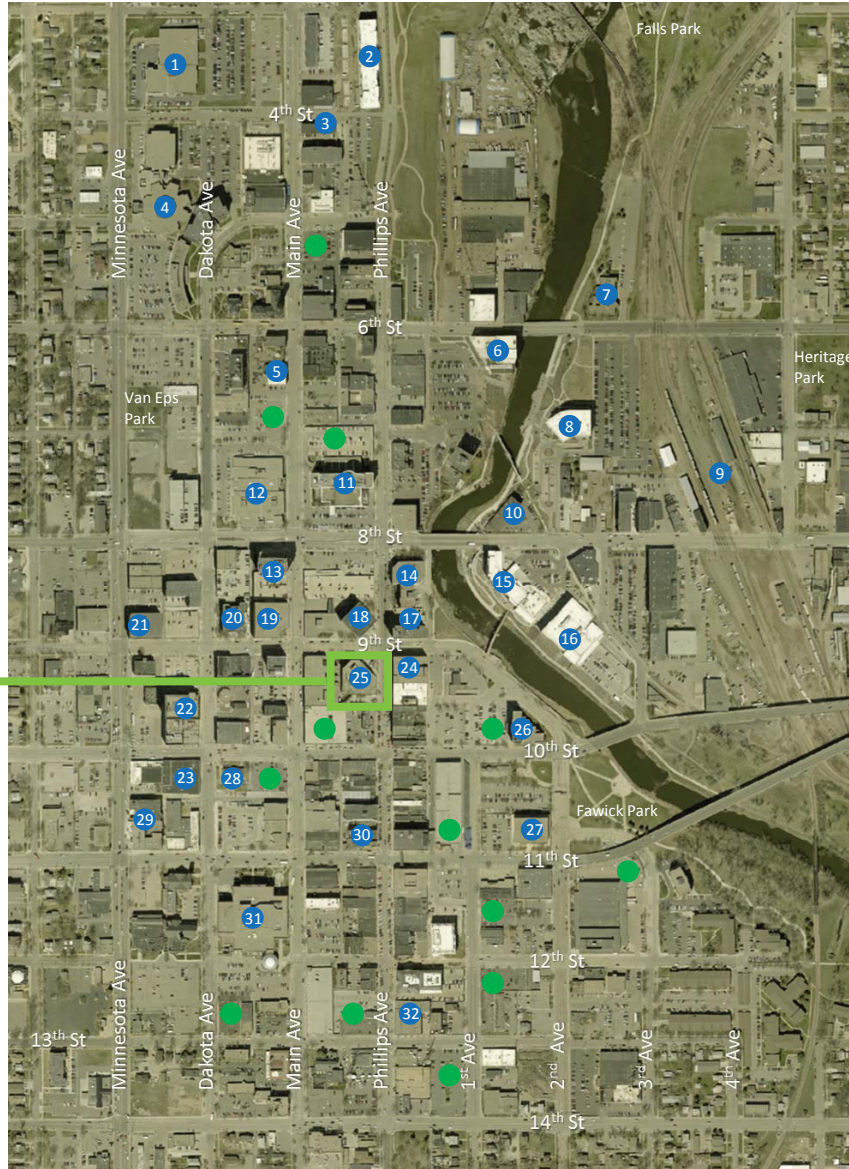
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AVAILABLE

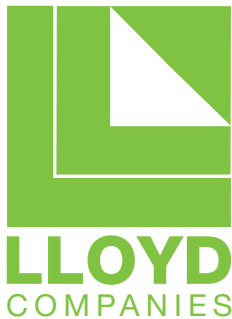


- | | | | |
|---|--|--|-------------------------------|
| 1. Law Enforcement Center | 9. Burlington Northern Santa Fe (BNSF) Railway | 18. Wells Fargo | 28. Carnegie Town Hall |
| 2. Phillips Avenue Lofts | 10. Country Inn & Suites | 19. First Dakota National Bank | 29. YMCA |
| 3. Uptown Exchange Lofts | 11. Holiday Inn | 20. City Hall | 30. Home Federal |
| 4. Minnehaha County Courthouse & Administration | 12. Library | 21. First Bank & Trust | 31. Washington Pavilion |
| 5. Orpheum Theater | 13. U.S. Bank | 22. Century Link | 32. U.S. Federal Court House |
| 6. Raven Industries | 14. Pioneer Square | 23. Argus Leader | |
| 7. Killian Community College | 15. Hilton Garden Inn | 24. First National Bank in Sioux Falls | ● = Public Parking Lots |
| 8. Cherapa Place | 16. Lumber Exchange - CNA Surety | 25. The Plaza - DocuTAP | # = Major Downtown Businesses |
| | 17. Great Western Bank | 26. Great Western Bank | |
| | | 27. Avera | |

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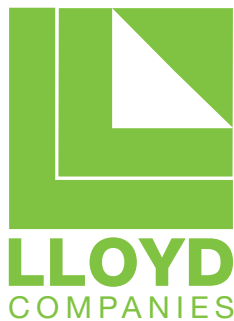


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Sioux Falls MSA Demographics		
POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	162,300	241,300
2016	173,300	256,250
*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.		
PROJECTED POPULATION		
YEAR	SIoux FALLS	
2020	177,500	
2025	189,000	
2030	201,300	
2035	214,400	
2040	228,400	
AGE DISTRIBUTION		
AGE (YEARS)	SIoux FALLS	MSA*
0-14	33,764	49,987
15-44	68,852	95,706
45-64	38,973	57,934
65+	18,403	24,706
RETAIL SALES		
As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.6 percent of the metro labor force, the retail sector has a primary market area of 570,000 consumers and draws shoppers from a four state area. http://www.siouxfallsdevelopment.com/demographics.cfm		

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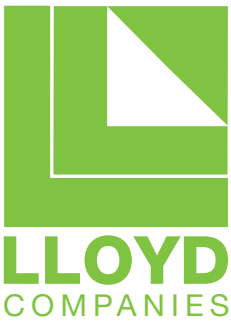
Market Profile

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,295	76,346	123,758
2010 Total Population	16,686	76,182	141,446
2017 Total Population	18,449	82,008	158,963
2017 Group Quarters	1,315	5,468	6,068
2022 Total Population	19,794	86,808	172,524
2017-2022 Annual Rate	1.42%	1.14%	1.65%
2017 Total Daytime Population	22,931	100,143	195,413
Workers	14,364	63,773	125,016
Residents	8,567	36,370	70,397
Household Summary			
2000 Households	7,847	31,563	49,682
2000 Average Household Size	2.10	2.28	2.39
2010 Households	7,270	31,134	57,037
2010 Average Household Size	2.11	2.27	2.37
2017 Households	8,143	33,710	64,113
2017 Average Household Size	2.10	2.27	2.38
2022 Households	8,811	35,850	69,651
2022 Average Household Size	2.10	2.27	2.39
2017-2022 Annual Rate	1.59%	1.24%	1.67%
2010 Families	3,216	17,057	34,187
2010 Average Family Size	3.05	2.97	3.01
2017 Families	3,467	17,976	37,896
2017 Average Family Size	3.06	2.98	3.03
2022 Families	3,689	18,893	40,948
2022 Average Family Size	3.05	2.99	3.03
2017-2022 Annual Rate	1.25%	1.00%	1.56%
Housing Unit Summary			
2000 Housing Units	8,440	33,020	51,628
Owner Occupied Housing Units	35.1%	54.3%	59.0%
Renter Occupied Housing Units	57.9%	41.3%	37.2%
Vacant Housing Units	7.0%	4.4%	3.8%
2010 Housing Units	8,093	33,673	61,246
Owner Occupied Housing Units	33.8%	51.1%	56.7%
Renter Occupied Housing Units	56.1%	41.4%	36.4%
Vacant Housing Units	10.2%	7.5%	6.9%
2017 Housing Units	9,043	36,440	68,544
Owner Occupied Housing Units	32.1%	49.7%	56.4%
Renter Occupied Housing Units	58.0%	42.8%	37.1%
Vacant Housing Units	10.0%	7.5%	6.5%
2022 Housing Units	9,775	38,713	74,351
Owner Occupied Housing Units	31.6%	49.5%	56.5%
Renter Occupied Housing Units	58.5%	43.1%	37.1%
Vacant Housing Units	9.9%	7.4%	6.3%
Median Household Income			
2017	\$36,120	\$43,494	\$53,321
2022	\$44,337	\$53,275	\$62,004
Median Home Value			
2017	\$102,338	\$130,754	\$167,986
2022	\$116,224	\$147,035	\$191,066
Per Capita Income			
2017	\$22,996	\$26,371	\$30,127
2022	\$27,355	\$30,923	\$34,795
Median Age			
2010	34.0	34.1	34.5
2017	35.2	35.3	35.8
2022	36.0	35.9	36.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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SIoux FALLS HIGHLIGHTS

- Forbes named Sioux Falls #2 Best Small Places for Business and Careers, #20 in Job Growth, #30 in Cost of Doing Business, #41 in Education and #1 in their 2015 top 10 list of Up and Coming Cities for Recent College Grads.
- Forbes has also identified Sioux Falls within the top 5 in the nation for Best Small Metro for Business and Careers for twelve straight years.
- Sioux Falls MSA has the 8th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings in 2015.
- WalletHub ranked Sioux Falls #1 in 2014 for "Wallet Wellness" which gages the connection between physical, financial and emotional health, #4 as best city for families in 2016, #4 as best city in America to find a job in 2015, and #9 for best-run city in America in 2015.
- League of American Bicyclists recognized Sioux Falls with a bronze-level as a bicycle-friendly community.
- Sioux Falls was mentioned as one of 25 happiest, healthiest cities in America by Prevention Magazine, winning the all-around healthiest category due to its highest levels of self-reported health. Easy commutes, low crime and unemployment, and good access to health insurance were also highly recognized. Healthline also recognized Sioux Falls among their top 10 list of Healthiest Small Towns in the U.S. in 2016.
- In 2016, MSN Money listed Sioux Falls #10 in this list of the 25 Most Livable Cities in the U.S.
- Sioux Falls ranked #8 in 2015 for well-being, according to the Gallup-Healthways 2015 Well-Being Index.
- Livability.com recognized Sioux Falls in the top ten for "Best Place to Live in 2015", mentioning its big-city mixture of culture, business and industry.
- MoneyRates.com classified Sioux Falls as #7 for Best Cities for Young Entrepreneurs, in the top 10 nationally for Young Adult Affluence and #2 for Cities with Favorable Business Tax Climates.

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