



OFFICE / RETAIL / HOTEL & CONVENTION CENTER / RESIDENTIAL LIVING





## ABOUT THE PROJECT

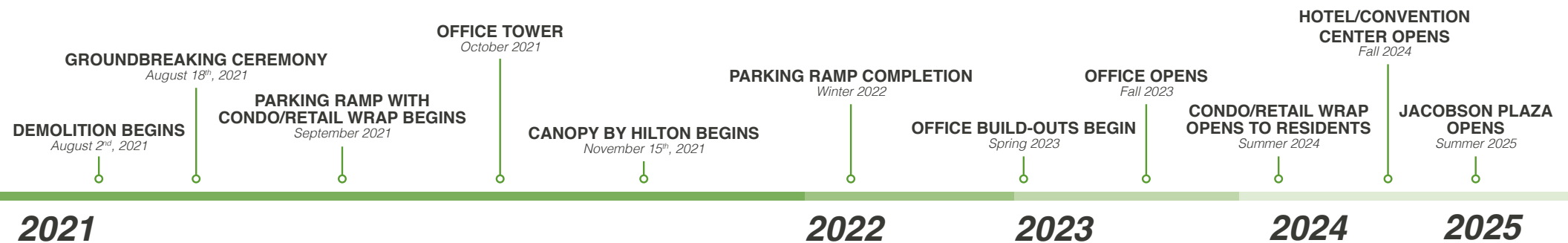
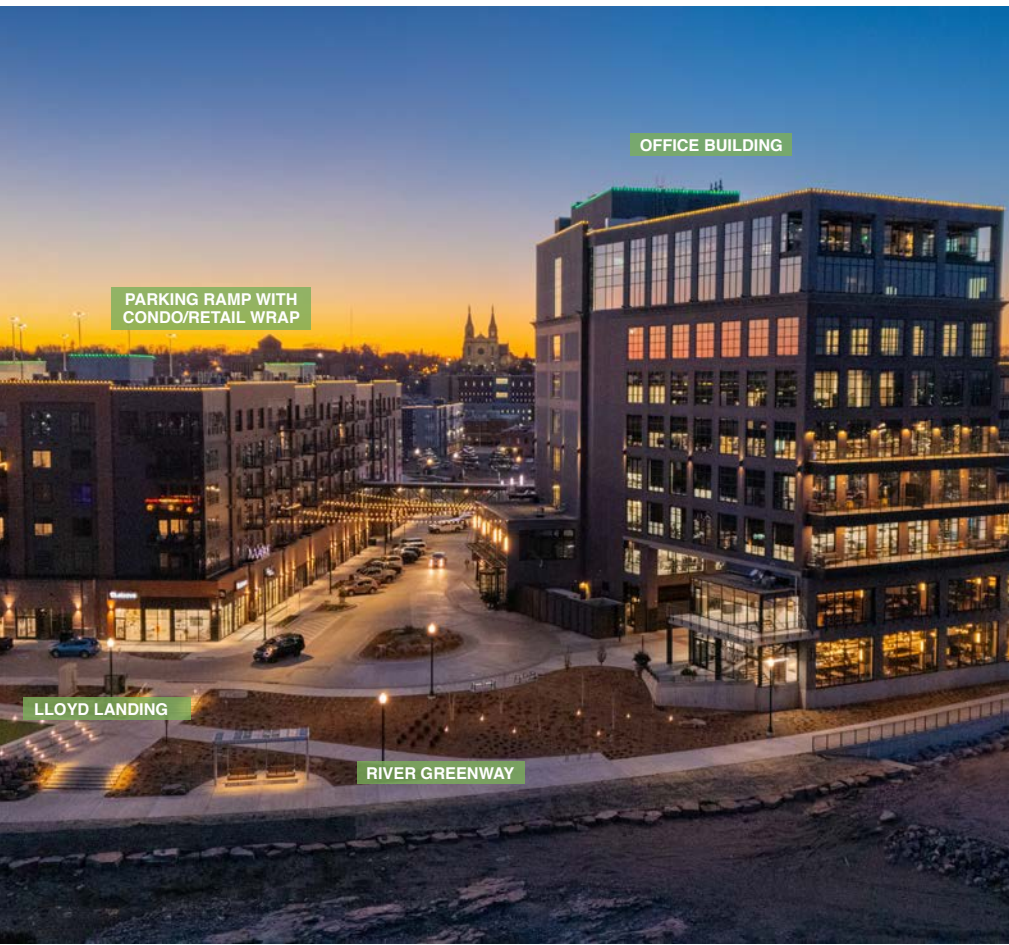
The Steel District is a fully-integrated *live, work, play, stay* development thoughtfully designed to build upon the number one ranking city for young professionals, Sioux Falls, and its lively downtown scene. The riverfront destination, bolted to the Big Sioux River, features office, retail, restaurant, condo, hotel, and convention space providing an all-inclusive experience.



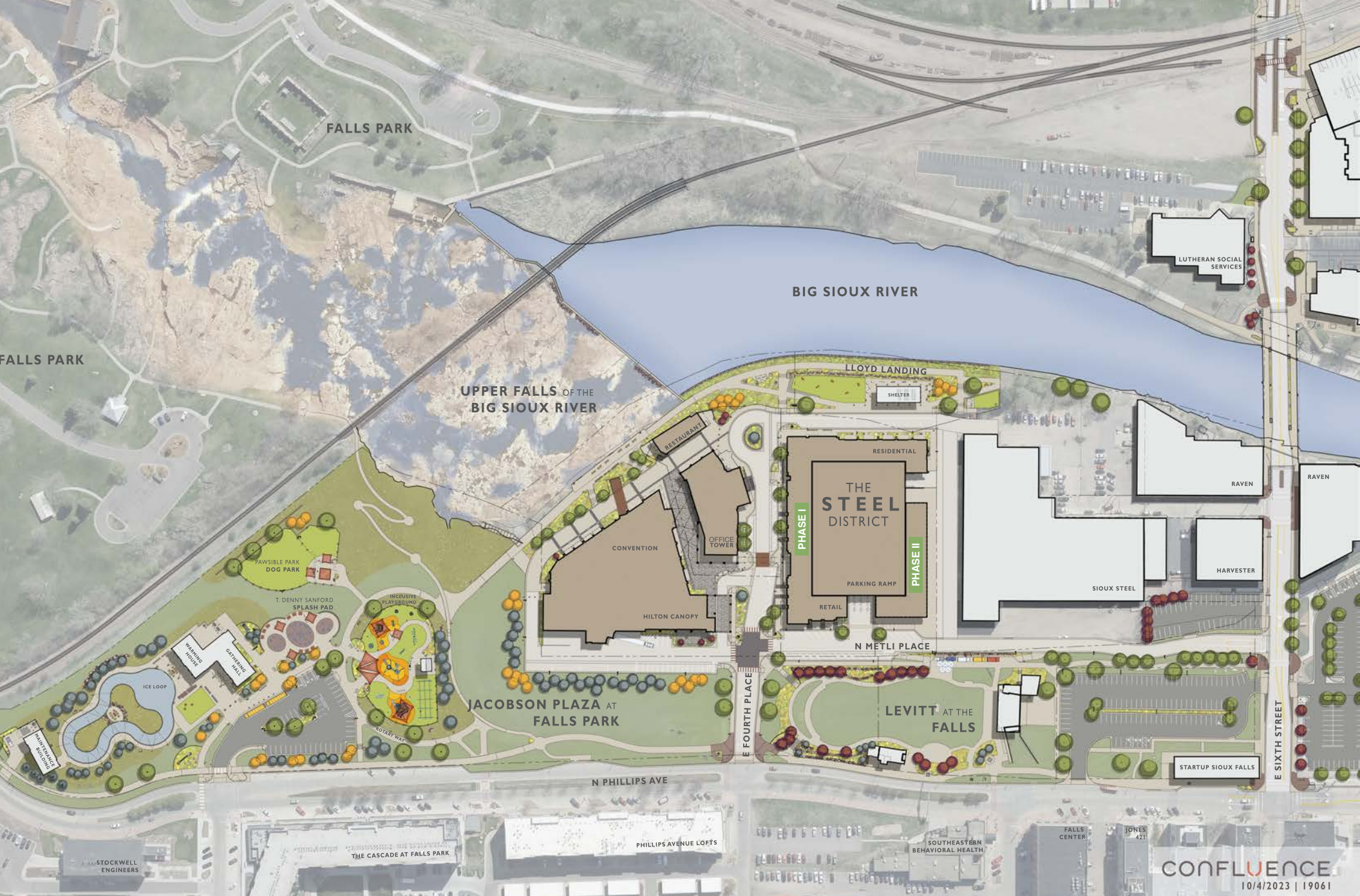
[TheSteelDistrict.com](http://TheSteelDistrict.com)













## // DESIGNED FOR CONNECTION & COLLABORATION



## RETAIL

Explore Sioux Falls' newest premier shopping destination, where local charm meets modern style. Our retail spaces showcase a curated selection of local gems, including Alcove, Brioux Falls, and Pasque Boutique, all open now. Soon, Jack Rose Social Club & Casino will join the lineup, bringing even more excitement to the retail wrap. The Steel District offers somewhere to shop, socialize, and discover something new.



BRIOUX FALLS

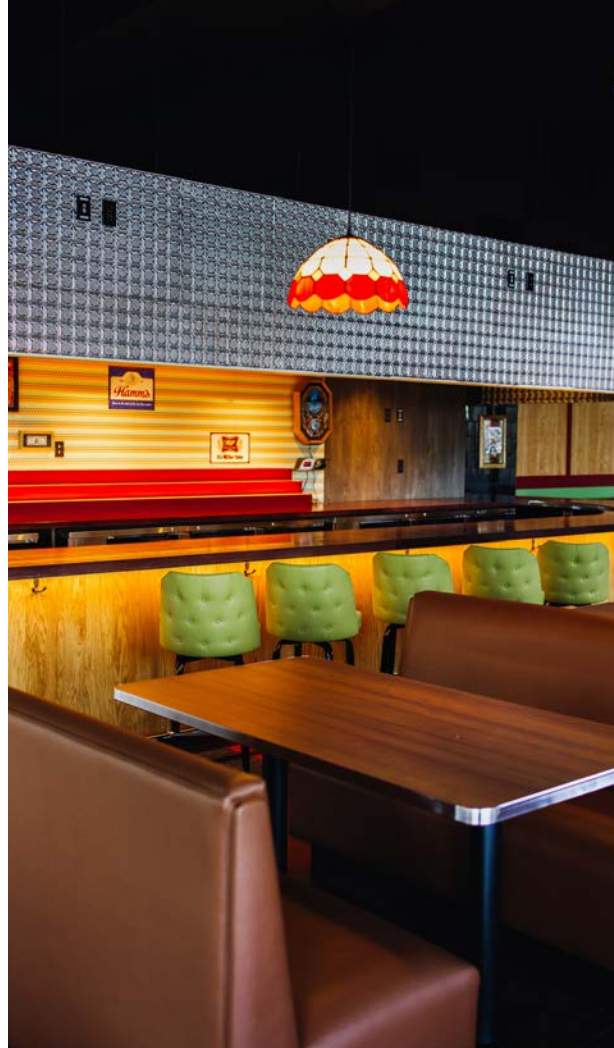


ALCOVE



PASQUE BOUTIQUE





## RESTAURANTS

The Steel District offers an array of dining experiences. Grab a premium coffee at Brioux Falls, savor burgers at Big Sioux Burger, enjoy top-notch steak and seafood at Ironwood, or dive into Mexican flavors at Dahlia Kitchen & Bar. A future favorite includes Jack Rose Social Club, a gastropub with an elevated cocktail selection.

The Canopy by Hilton features Torrent Coffee Bar and Cascata Italian Cuisine, both open now.

- **Big Sioux Burger:** Seats up to 79
- **Dahlia Kitchen & Bar:** Indoor seating for 128, outdoor seating for 76
- **Ironwood:** two story restaurant with indoor seating for 129, outdoor seating for 28





## // DESIGNED FOR COMFORT & RELAXATION



canopy<sup>TM</sup>  
BY HILTON



## HOTEL

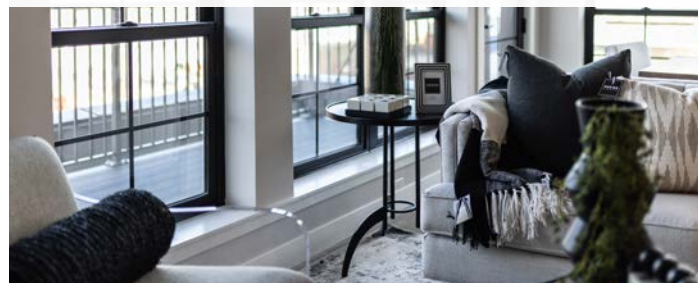
Whether hosting a large conference or just a small gathering, the Canopy by Hilton & convention center accommodates your guests' every need. The live, work, play, stay modeled development allows office tenants the perfect opportunity to entertain clients or employees for any event or occurrence while guaranteeing their utmost hospitality.

- Hotel: 216 Guestrooms
- Convention: 1,000+/- Occupancy
- 5 – 10 meeting rooms/ballrooms (depending on event's configuration)
- Ground-floor bar
- Cascata Italian Cuisine
- Torrent Coffee Bar





// DESIGNED FOR BALANCE & DISCOVERY



## LIVE

The Steel District Lofts redefine luxury living in a mix of condos available for purchase and stunning apartments available for rent, all with spectacular views of Downtown Sioux Falls. The Steel District Lofts are designed with tenants and owners in mind, understanding the importance of ending the day in a relaxing and welcoming atmosphere. Interiors include blonde cabinets, quartz countertops, oversized windows, polished concrete floors, and patios with a view. Upgraded lofts showcase tiled fireplaces, a tiled backlit wine bar, and heated bathroom floors.

- 98 Luxury Lofts
- Two-story condos on the ground level overlooking the riverfront
- Single-story condos on the 6th floor overlooking downtown and Upper Falls
- Community Room & Patio overlooking the Levitt



[TheDistrictLoftsSF.com](http://TheDistrictLoftsSF.com)



## OUTDOOR SPACES

### LEVITT AT THE FALLS

Be a part of the culture and action happening at Levitt at the Falls, an outdoor amphitheater venue presenting over 50 free events for the community including concerts, fitness activities, workshops, and more.

### FALLS PARK/GREENWAY

Office tenants can enjoy the view of the famous Falls Park, a serene oasis with vast waterfalls, green space, and bike/walking paths, and the planned greenway. A great place for all guests and employees to enjoy and unwind between meetings and work, offering the ideal work/life balance advantage.

### JACOBSON PLAZA AT FALLS PARK

Just overlooking Jacobson Plaza, a community space complete with an ice ribbon in the winter all-abilities playground in the summer, your employees and guests are sure to have a multitude of activities and spaces to relax.

### COURTYARD

The Steel District courtyard, at the intersection of the development's restaurant patio spaces, offers the tenant employees and guests yet another opportunity for off-site meetings, relaxation, and socialization.



LEVITT AT THE FALLS



JACOBSON PLAZA



COURTYARD



RIVER GREENWAY



## OUTDOOR SPACES

### LLOYD LANDING

The newly built plaza is named Lloyd Landing and includes multiuse public space – a shelter for picnics or other gatherings, a multipurpose synthetic turf lawn, a small dog run, seating and a photo station. The area also has plans for new public art and future activities including outdoor fitness, food trucks and live music.

### T. DENNY SANFORD SPLASH PAD

The splash pad is being funded with help from T. Denny Sanford, who will donate up to \$1.75 million. It will be about 15 percent larger than the one recently opened at Hayward Park.

### PAWSIBLE PARK

Pawsible Park at Jacobson Plaza will be a large, turfed area ideal for the growing number of nearby canine neighbors. “When it comes to Sioux Falls, we’re all about what’s possible – or ‘pawsible,’ if you will,” Pat Lloyd said. “We think the name of this park builds on the inspiration of the Arc of Dreams, which symbolizes those who saw and believe in the possibilities Sioux Falls holds for all – and of course, that includes the animals we love as well.”



PAWSIBLE PARK



T. DENNY SANFORD SPLASH PAD



LLOYD LANDING





# OFFICE DETAILS

The Class A office building is the first of its kind in the nation to use ultra-high-performance concrete eliminating the use of columns to allow for complete design customization. The urban-inspired architecture features expansive windows throughout all 9 stories welcoming ample natural light and stunning 360 views of the downtown scene & Big Sioux River. The building contains amenities to allow for employees to live an energized, healthy lifestyle including access to the 24/7 gym & locker room, proximity to bike/walking trails, closeness to clean, natural restaurants, and surrounding outdoor venues/parks. The office tower currently is home to ~300 employees.



## URBAN FINISHES & CLEAN INTERIORS

Custom office spaces to meet your company's needs



## LOCATION

Highly desired downtown location on the river



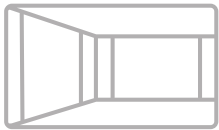
## PARKING DETAILS

Ample covered and non-covered surface spaces



## OUTDOOR SPACES

Surrounded by various outdoor amenities and patio spaces on-site and nearby



## NO COLUMNS

Ultra-high performance concrete for column-less office spaces



## FITNESS CENTER

On-site fitness center & locker room overlooking the Upper Falls



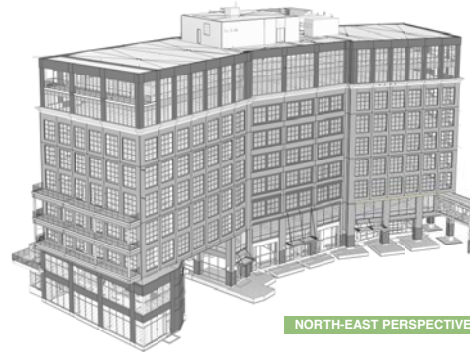
## ACCESS TO CONVENTION SPACE

Located next to the Canopy by Hilton event center accommodating groups from 10-1,000



## FLEXIBLE FLOOR PLANS

Customizable office sizes ranging from a section of a level to multiple floors



NORTH-EAST PERSPECTIVE



SOUTH-WEST PERSPECTIVE





# AVAILABLE OFFICE SPACE

**LEASE RATES:**  
\$25-\$30 / RSF

**PARKING RAMP:**  
\$65 / mo. per space

**SUBDIVISION:**  
Spaces may be subdivided.

**AMENITIES:**  
Fitness facility on-site.  
Adjacent Canopy by Hilton  
hotel contains available  
conference space for groups  
from small teams to 800

## RESTAURANTS:

### Office Tower:

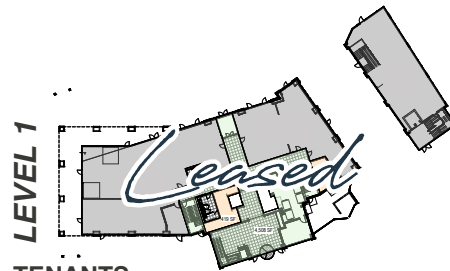
- Big Sioux Burger (Now Open)
- Dahlia Kitchen & Bar (Now Open)
- Ironwood (Now Open)

### Canopy by Hilton hotel:

- Torrent Coffee Bar (Now Open)
- Cascata Italian Cuisine (Now Open)

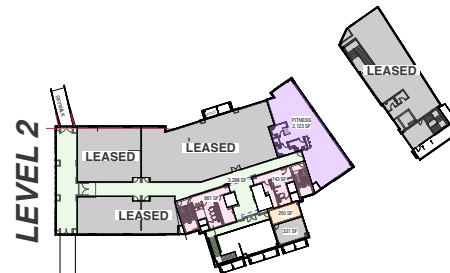
### Retail Wrap:

- Jack Rose Social Club (Coming Spring 2025)



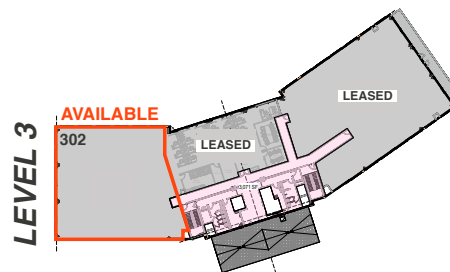
### TENANTS:

- Dahlia Kitchen & Bar
- Big Sioux Burger
- Ironwood



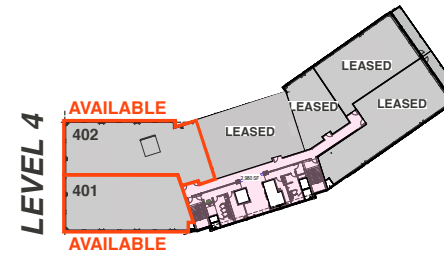
### TENANTS:

- Brioux Falls
- IFAM Capital
- Exit 156 Capital



### TENANTS:

- Philadelphia Insurance
- Holmes Murphy



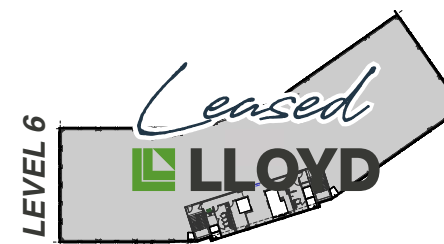
### TENANTS:

- Holmes Murphy
- Vavoza
- IRAR Trust Company
- Saint Joseph Trust Company



### TENANTS:

- Lloyd Companies



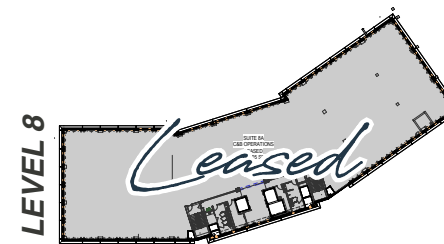
### TENANTS:

- Lloyd Companies



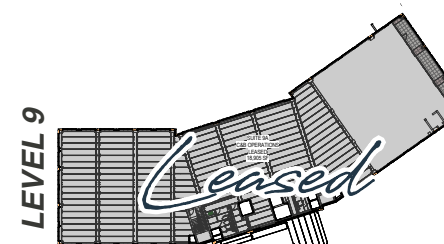
### TENANTS:

- Robins Kaplan LLP
- AARP



### TENANTS:

- Burwell Enterprises



### TENANTS:

- Burwell Enterprises



## BUILDING COSTS

Unit	Level	Availability	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA (per USF)
100	1	Dahlia Kitchen & Bar	5,846 USF	-	6,585 RSF	-	-	-	-	-	-
100	1	Big Sioux Burger	2,875 USF	-	2,875 RSF	-	-	-	-	-	-
100	1	Ironwood	3,139 USF	-	3,139 RSF	-	-	-	-	-	-
201	2	IFAM Capital	1,278 USF	-	1,650 RSF	-	-	-	-	-	-
202	2	Brioux Falls	503 USF	-	650 RSF	-	-	-	-	-	-
204	2	Exit 156 Capital	1,658 USF	-	2,141 RSF	-	-	-	-	-	-
206	2	Leased	3,604 USF	-	4,654 RSF	-	-	-	-	-	-
<b>302</b>	<b>3</b>	<b>Available</b>	<b>5,718 USF</b>	<b>26.00%</b>	<b>7,207 RSF</b>	<b>\$25.00</b>	<b>\$8.89/SF</b>	<b>\$33.89</b>	<b>\$244,245.23</b>	<b>\$20,353.77</b>	<b>\$50.00</b>
304	3	Philadelphia Insurance	3,194 USF	-	4,026 RSF	-	-	-	-	-	-
306	3	Holmes Murphy	7,517 USF	-	9,475 RSF	-	-	-	-	-	-
<b>401</b>	<b>4</b>	<b>Available</b>	<b>3,147 USF</b>	<b>25.40%</b>	<b>3,946 RSF</b>	<b>\$25.00</b>	<b>\$8.89/SF</b>	<b>\$33.89</b>	<b>\$133,729.94</b>	<b>\$11,144.16</b>	<b>\$50.00</b>
<b>402</b>	<b>4</b>	<b>Available</b>	<b>3,503 USF</b>	<b>25.40%</b>	<b>4,392 RSF</b>	<b>\$25.00</b>	<b>\$8.89/SF</b>	<b>\$33.89</b>	<b>\$148,844.88</b>	<b>\$12,403.74</b>	<b>\$50.00</b>
404	4	Saint Joseph Trust Company	2,606 USF	-	3,240 RSF	-	-	-	-	-	-
405	4	Vavoza	1,337 USF	-	1,676 RSF	-	-	-	-	-	-
406	4	IRAR Trust Company	2,651 USF**	-	3,324 RSF	-	-	-	-	-	-
407	4	Holmes Murphy	3,275 USF**	-	4,106 RSF	-	-	-	-	-	-
600	5	Lloyd Companies	19,500 USF	-	20,933 RSF	-	-	-	-	-	-
600	6	Lloyd Companies	18,986 USF	-	20,933 RSF	-	-	-	-	-	-
<b>701</b>	<b>7</b>	<b>Available</b>	<b>1,890 USF</b>	<b>24.70%</b>	<b>2,357 RSF</b>	<b>\$25.00</b>	<b>\$8.89/SF</b>	<b>\$33.89</b>	<b>\$79,878.73</b>	<b>\$6,656.56</b>	<b>\$50.00</b>
702	7	AARP	4,332 USF	-	5,402 RSF	-	-	-	-	-	-
704	7	Robins Kaplan	3,982 USF	-	4,965 RSF	-	-	-	-	-	-
<b>706</b>	<b>7</b>	<b>Available</b>	<b>5,977 USF</b>	<b>24.70%</b>	<b>7,452 RSF</b>	<b>\$25.00</b>	<b>\$8.89/SF</b>	<b>\$33.89</b>	<b>\$252,548.28</b>	<b>\$21,045.69</b>	<b>\$50.00</b>
800	8	Burwell Enterprises	18,905 USF	-	20,295 RSF	-	-	-	-	-	-
900	9	Burwell Enterprises	18,905 USF	-	20,295 RSF	-	-	-	-	-	-

\*These numbers are based on estimates and are not guaranteed. Decks are included in usable square footage. Current asking rent and TIA are based on a lease with a 10-year term. Current asking rent and TIA are subject to change based on duration of lease.





## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.55*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.65*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.69*
Total	-	\$8.89
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

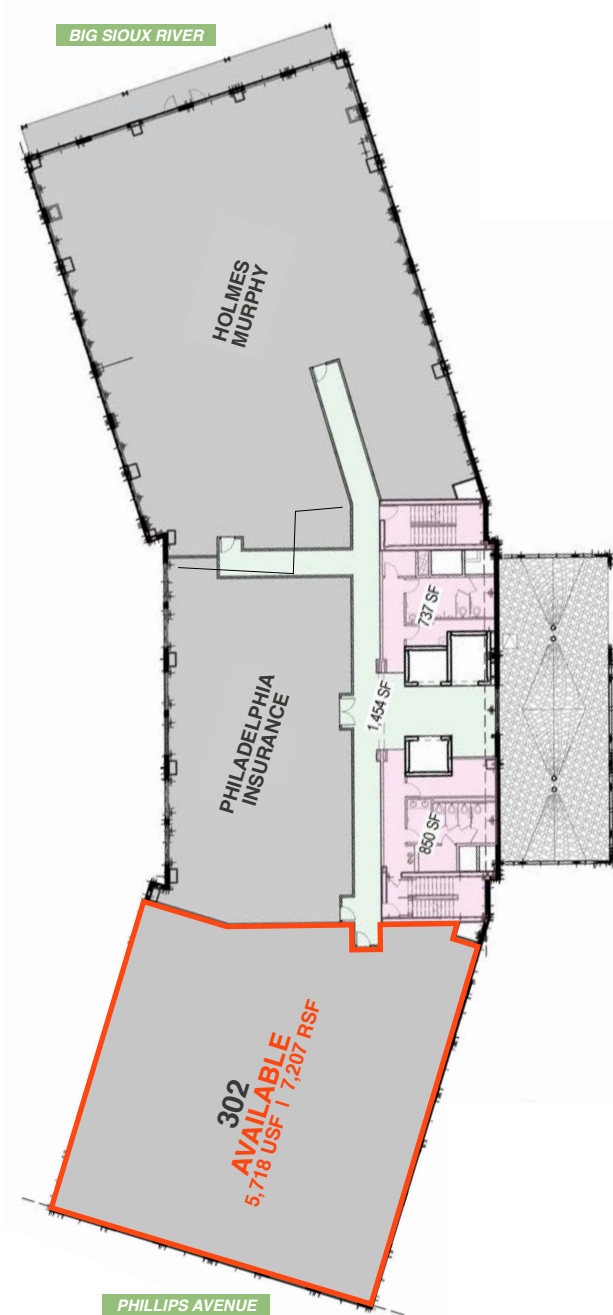
\*These numbers are based on estimates and are not guaranteed.

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Other
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on Tenant's space size as a pro-rata share of floor level.
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	N/A	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A	N/A

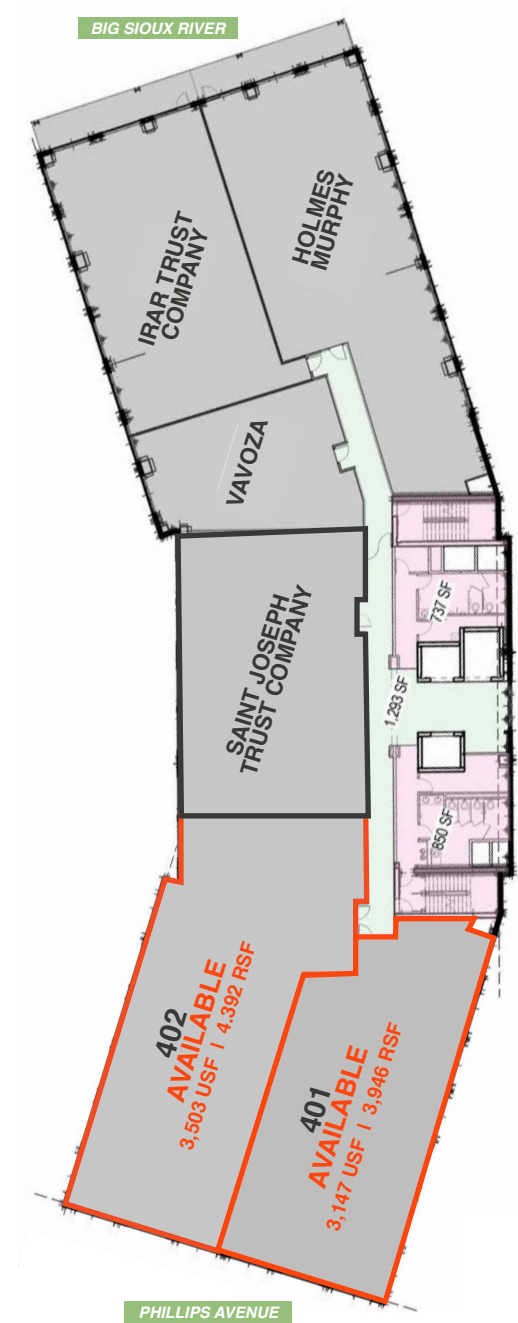


// OFFICE SPACE - LEVEL 3





// OFFICE SPACE - LEVEL 4





// OFFICE SPACE - LEVEL 7



BIG SIOUX RIVER

PHILLIPS AVENUE

# PROPERTY FACT SHEET

**ADDRESS** 150 E. 4th Place

**BUILDING TYPE** Class A

**TOTAL RENTABLE AREA** 171,560 SqFt

*Floor 1: 12,982 Floor 2: 12,652 Floor 3: 20,643 Floor 4: 20,643 Floor 5: 20,933*

*Floor 6: 20,381 Floor 7: 20,127 Floor 8: 20,294 Floor 9: 20,294*

**NUMBER OF FLOORS** 9 floors

**YEAR BUILT** 2023

**PARKING** Within the development: 930 ramp spaces, 70 surface spaces, access to public parking. On-street parking will be managed by the City of Sioux Falls and will be metered in 'zones' with pay stations. The parking ramp will be managed by Lloyd Companies. None of the parking ramp spots are reserved (except for roughly 60 spaces for condo owners). The parking ramp will be available for both transient/guest parking along with long-term contracted parking. The ramp will be free after 5:00 pm and before 7:00 am on weekdays and free on the weekend (subject to availability); spaces will still be reserved for the hotel and residential uses as well as any office tenants who may have employees working outside the 7 am to 5pm time frame. Contracted Parking to the ramp will be accessed by license plate scanner and transient parking to the ramp will be read by pulling a ticket.

**EXTERIOR FINISHES** Insulated precast wall panels

**DECK HEIGHT** Floor-to-floor height will be 14'0". Minimum clear height to be 10'0".

**ULTRA-HIGH PERFORMANCE CONCRETE** Allowing for column-less, flexible floor plans

**ELECTRICAL SYSTEMS** 200 amp subpanel on each floor

**TELECOM** Landlord shall bring service to a demarcation point on the main floor of the building.

**HVAC** The Office Tower is comprised of a 2-pipe hydronic mechanical system with electric, water-cooled heat pumps. Heat pumps are placed throughout the shell spaces at a ratio of 1-ton cooling/350sf. Each heat pump will have an individual thermostat to allow for individual control of each space. Tenants will be able to heat or cool their office spaces at all times of the year. The hydronic system is a central system with evaporative fluid coolers located on the roof and boilers located in the penthouse. Tenants will have the ability to add additional heat pumps with landlords approval. Any required ductwork to be installed by tenant at the tenant's costs. All heat pumps to be connected to the 480V panels on their respective floors.









## AREA DINING, RETAIL & DEVELOPMENTS

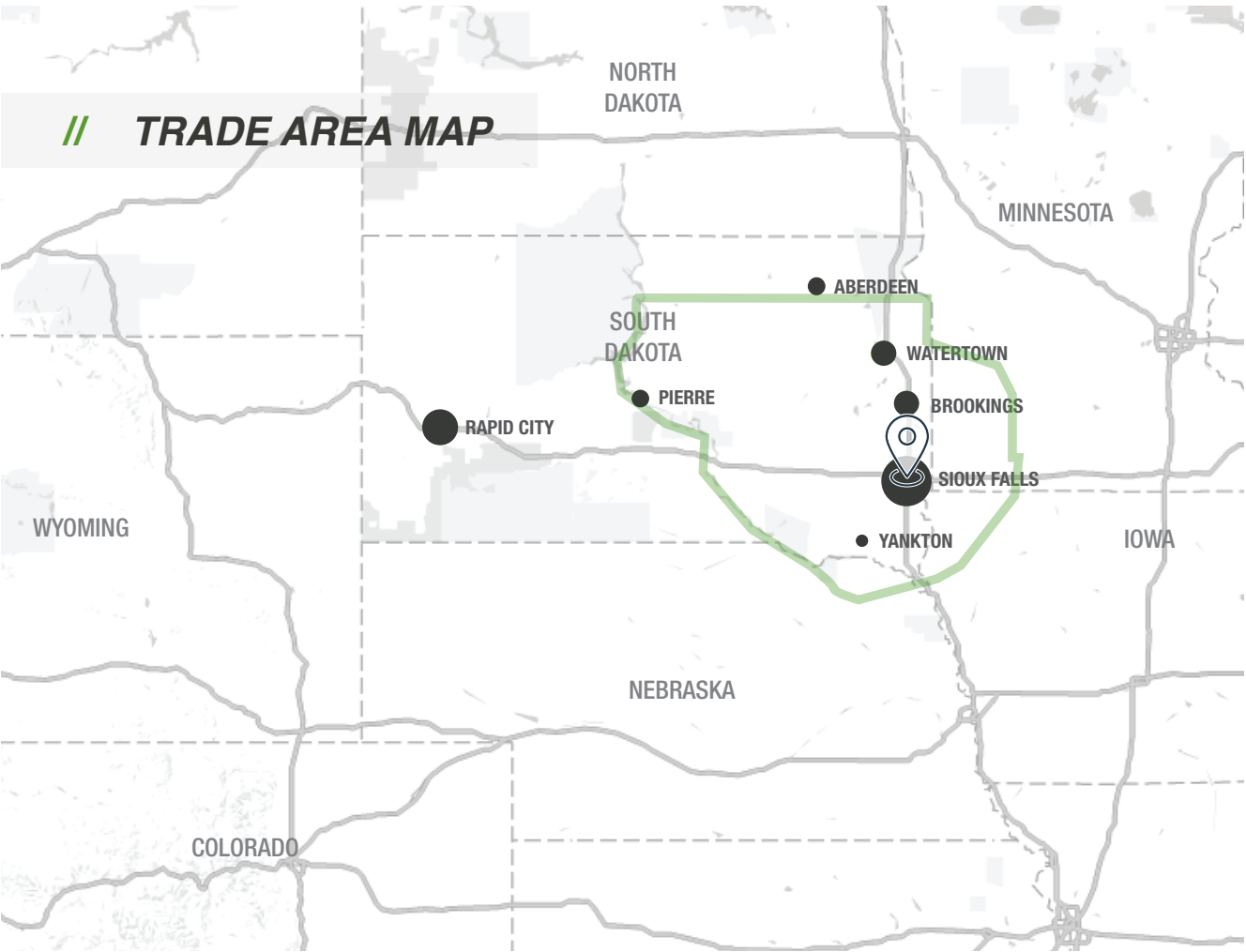
- |   |   |   |   |
|---|---|---|---|
| 1. The Cascade<br>Candy Cloud Factory<br>Mary's Mountain Cookies<br>La Luna Cafe<br>Shenanigans Sports Bar<br>The Maker's Circle<br>Severance Brewing Co. | North End Bakery & Deli<br>The Deku Tree<br>605 Florista<br>Sera Bella<br>Swamp Daddy's<br>The Source Coffee<br>Roasterie & Taproom | Frontier Bank<br>Agua Fresh               | 49. Parker's  |
| 2. Phillips Avenue Lofts  | 13. Icon Lounge   | 28. First National Bank<br>Sioux Falls    | 50. Escape 605 Axe<br>Throwing &<br>Escape Rooms          |
| 3. Larson Square Lofts  | 14. Sioux Falls Parks &<br>Recreation   | 29. Phillips Avenue Diner                 | 51. YMCA Apartments                                       |
| 4. Bread & Circus<br>Sandwich Kitchen   | 15. Wiley's Tavern  | 30. PAve                                  | 52. Century Link  |
| 5. Uptown Exchange Lofts  | 16. 300 Building  | 31. Coffea Roasterie &<br>Espresso Bar    | 53. Mahlander's Appliance<br>& Lighting                   |
| 6. Levitt at the Falls  | 17. The Market  | 32. Mint & Basil Boutique                 | 54. Siouxland Libraries- Down-<br>town                    |
| 7. The Coliseum   | 18. Raven Industries  | 33. Zandbroz Variety                      | 55. Cathedral of Saint Joseph                             |
| 8. Sioux Falls Police<br>Department Law<br>Enforcement Center   | 19. Orpheum Theater Center  | 34. Carpenter Bar                         | 56. River Greenway<br>Improvements                        |
| 9. Minnehaha Court Services   | 20. Holiday Inn Downtown Sioux<br>Falls   | 35. Watch Shop, Coming Soon               | 57. Future Site of The<br>Jacobson Plaza at<br>Falls Park |
| 10. Luciano's North   | 21. River Tower Apartments  | 36. Rehfeld's Art & Framing               |   |
| 11. Old Courthouse Museum   | 22. Commerce Center   | 37. Crawford's Bar & Grill                |   |
| 12. Jones421 Building<br>Bella Rosa Floral<br>Boki European Street Food<br>Dakota Craft Links   | 23. Equity Square   | 38. J.H. & Sons                           |   |
|   | 24. Wells Fargo   | 39. Lucky's                               |   |
|   | 25. Hotel on Phillips   | 40. Marie & Marie Bridal                  |   |
|   | 26. The Treasury  | 41. Minervas Restaurant                   |   |
|   | 27. The Plaza<br>Woodgrain Brewing Co.  | 42. CH Patisserie                         |   |
|   |   | 43. JL Beers                              |   |
|   |   | 44. Duluth Trading Co.                    |   |
|   |   | 45. Fernson Downtown                      |   |
|   |   | 46. Washington Pavilion                   |   |
|   |   | 47. MacKenzie River Pizza,<br>Grill & Pub |   |
|   |   | 48. JLG Architects                        |   |



# SIOUX FALLS DEMOGRAPHICS

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
2024	219,588*	311,500
2029	230,570	336,494

\*Source: The City of Sioux Falls

## FAST FACTS

#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)*

2.2M

# of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*

No Corporate Income Tax

Third City in Economic Strength  
*(Policom 2023)*

## TOP EMPLOYERS

10,750

8,298

3,688

3,600

2,939

2,505



*Raquel Blount*

**VP OF COMMERCIAL REAL ESTATE**

[raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

605.728.9092



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