

THE
STEEL
DISTRICT



OFFICE / RETAIL / HOTEL & CONVENTION CENTER / RESIDENTIAL LIVING



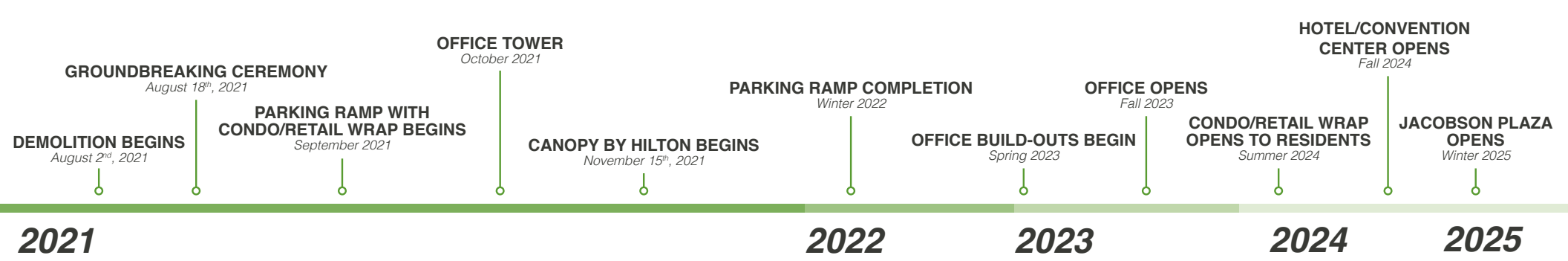
ABOUT THE PROJECT

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, will feature office, retail, restaurant, condo, hotel, and convention space providing an all-inclusive experience.



TheSteelDistrict.com







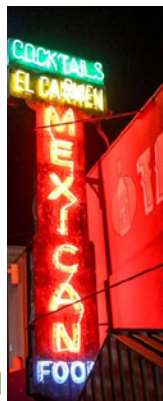
// **DESIGNED FOR CONNECTION & COLLABORATION**



RETAIL

Experience the best shopping and dining destination that Sioux Falls has to offer. Office tenants will appreciate the convenient, upbeat dining areas that will present various locations to meet with colleagues, clients, and friends for lunch, happy hours, and meetings alike.

- Seating for more than 500 people within these restaurants
- Cuisine including seafood, Italian, tacos & tequila, tapas, and burgers & beer

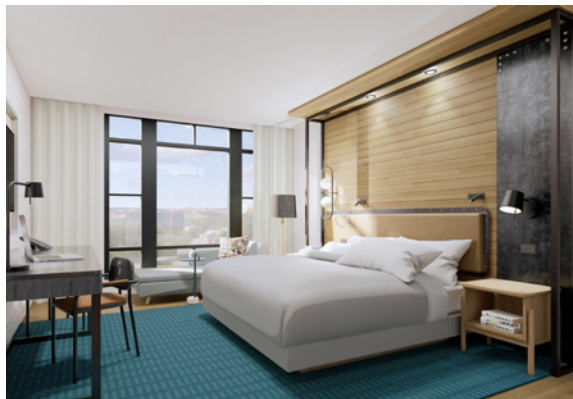


*Concepts only; Subject to change

// DESIGNED FOR COMFORT & RELAXATION



canopy™
BY HILTON



HOTEL

Whether hosting a large conference or just a small gathering, the Canopy by Hilton & convention center will accommodate 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*
- *Ground-floor Italian Restaurant*



// **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



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 will 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



COURTYARD



JACOBSON PLAZA



RIVER GREENWAY

Sioux Falls Downtown River Greenway Phase 3

CONCEPT

OUTDOOR SPACES

LLOYD LANDING

The newly built plaza will be called Lloyd Landing and include 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 is planned 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.



URBAN FINISHES & CLEAN INTERIORS

Custom office spaces to meet your company's needs



LOCATION

Highly desired downtown location on the river



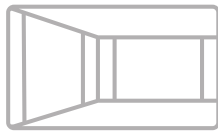
PARKING DETAILS

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



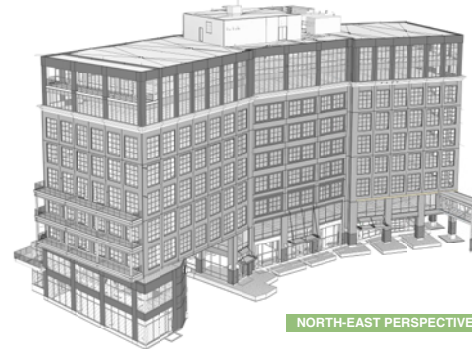
ACCESS TO CONVENTION SPACE

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:

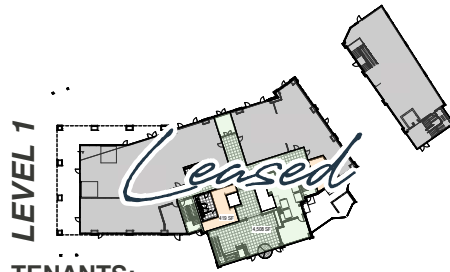
- Big Sioux Burger (Coming Fall 2024)
- Dahlia Kitchen & Bar (Coming Fall 2024)
- Ironwood (Coming Fall 2024)

Canopy by Hilton hotel:

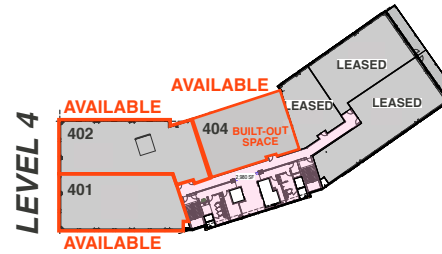
- Torrent Coffee Bar (Coming Fall 2024)
- Cascata Italian Cuisine (Coming Fall 2024)

Retail Wrap:

- Jack Rose Social Club (Coming Spring 2025)



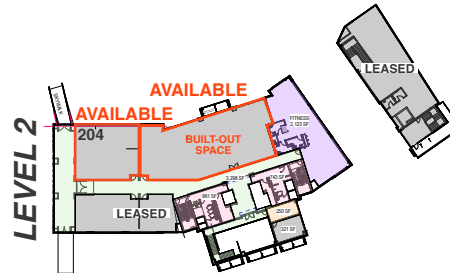
- TENANTS:**
- Dahlia Kitchen & Bar
 - Big Sioux Burger
 - Ironwood



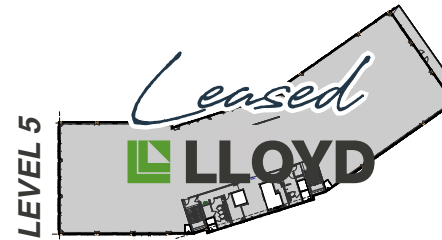
- TENANTS:**
- Holmes Murphy
 - Vavoza
 - IRAR Trust Company



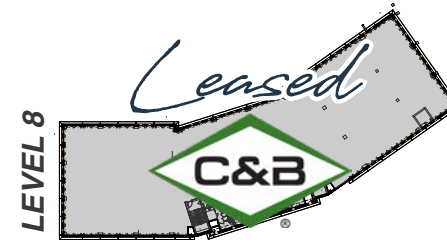
- TENANTS:**
- Robins Kaplan LLP



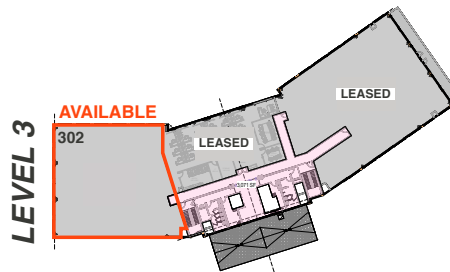
- TENANTS:**
- Brioux Falls
 - IFAM Capital
 - Ironwood



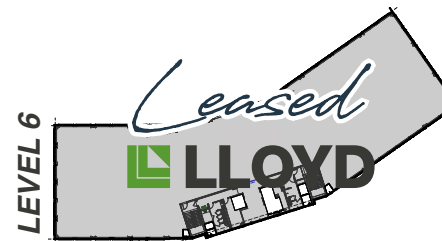
- TENANTS:**
- Lloyd Companies



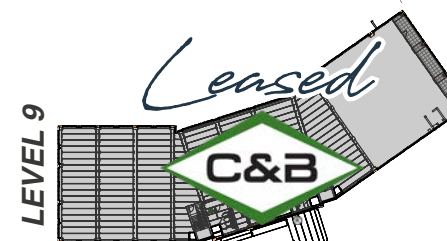
- TENANTS:**
- C&B Operations



- TENANTS:**
- Philadelphia Insurance
 - Holmes Murphy



- TENANTS:**
- Lloyd Companies



- TENANTS:**
- C&B Operations

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	Available	1,658 USF	29.10%	2,141 RSF	\$27.00	\$7.82/SF	\$34.82	\$74,549.62	\$6,212.47	\$50.00
206	2	Available - Turnkey Built-Out <i>See Pg15 for floor plan & details</i>	3,604 USF	29.18%	4,654 RSF	\$30.00	\$7.82/SF	\$37.82	\$176,014.28	\$14,667.86	-
302	3	Available	5,718 USF	26.00%	7,207 RSF	\$25.00	\$7.82/SF	\$32.82	\$236,533.74	\$19,711.15	\$50.00
304	3	Philadelphia Insurance	3,194 USF	-	4,026 RSF	-	-	-	-	-	-
306	3	Holmes Murphy	7,517 USF	-	9,475 RSF	-	-	-	-	-	-
401	4	Available	3,147 USF	25.40%	3,946 RSF	\$25.00	\$7.82/SF	\$32.82	\$129,507.72	\$10,792.31	\$50.00
402	4	Available	3,503 USF	25.40%	4,392 RSF	\$25.00	\$7.82/SF	\$32.82	\$144,145.44	\$12,012.12	\$50.00
404	4	Available - Turnkey Built-Out <i>See Pg19 for floor plan & details</i>	2,606 USF	24.32%	3,240 RSF	\$30.00	\$7.82/SF	\$37.82	\$122,536.80	\$10,211.40	-
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	-	-	-	-	-	-
702	7	Available	6,228 USF	24.70%	7,765 RSF	\$25.00	\$7.82/SF	\$32.82	\$254,847.30	\$21,237.28	\$50.00
704	7	Robins Kaplan	3,982 USF	-	4,965 RSF	-	-	-	-	-	-
706	7	Available	5,977 USF	24.70%	7,452 RSF	\$25.00	\$7.82/SF	\$32.82	\$244,574.64	\$20,381.22	\$50.00
800	8	C&B Operations	18,905 USF	-	20,295 RSF	-	-	-	-	-	-
900	9	C&B Operations	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.



2024 ESTIMATED NNN INFORMATION

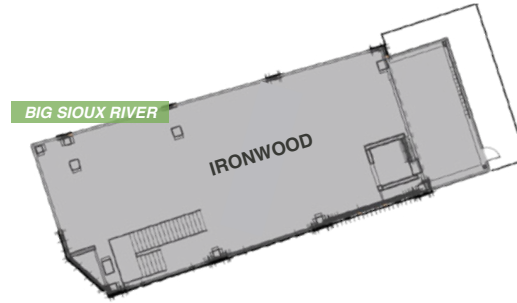
NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.56*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.22*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.04*
Total	-	\$7.82
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

*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 2



TURNKEY BUILT-OUT OFFICE SPACE

LEASE RATE:

\$30.00 / RSF NNN
Est NNN: \$7.82 / SF
Annual Rent Escalator: 2%
Initial Term Expires: 11/30/2028

PARKING RAMP:

\$65 / mo. per space

FLOOR PLAN:

- 9 private offices
- Large conference room
- Break room
- Open space for flexible work stations

FF&E:

All existing furniture, fixtures, and equipment is negotiable.

AMENITIES:

- Level 2 fitness facility
- Adjacent Canopy by Hilton hotel contains available conference space for groups from small teams to 800

LEVEL 2

CO-TENANTS:

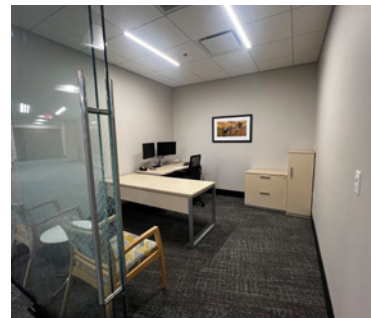
- Brioux Falls
- IFAM Capital



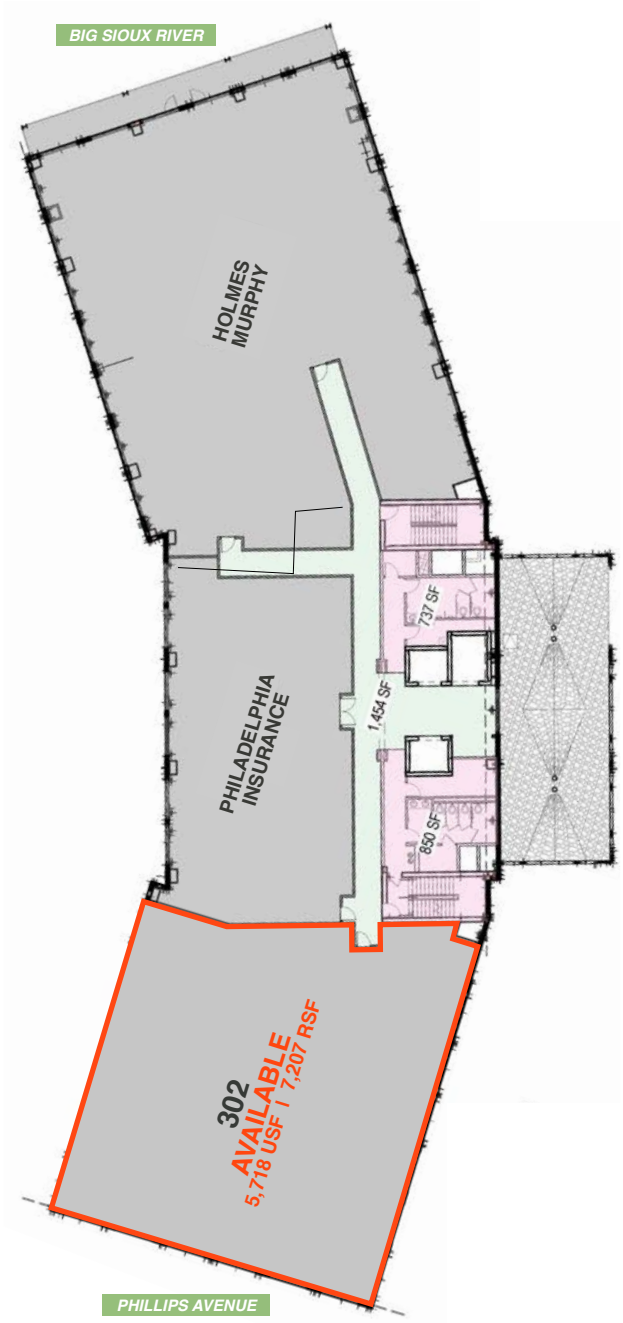
Suite may be expanded, as needed. See pg6.



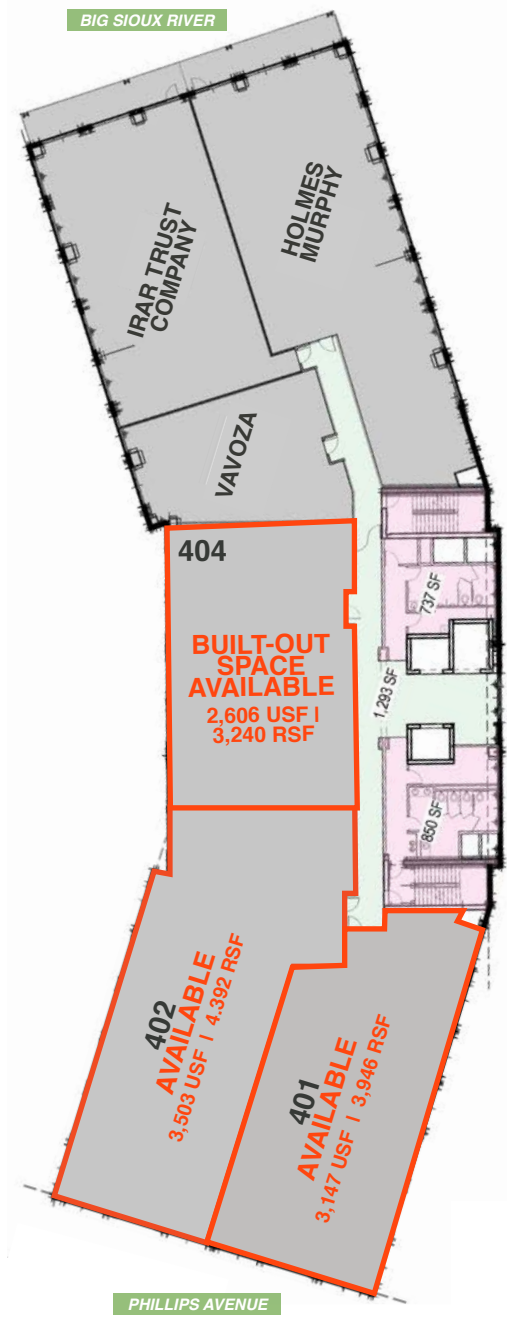
INTERIOR PHOTOS



// OFFICE SPACE - LEVEL 3



// OFFICE SPACE - LEVEL 4



TURNKEY BUILT-OUT OFFICE SPACE

LEASE RATE:
\$30.00 / RSF NNN
Est NNN: \$7.82 / SF

PARKING RAMP:
\$65 / mo. per space

FLOOR PLAN:

- 6 private offices
- 1 large conference room
- Open space for flexible work stations
- Workroom
- Storage room

FF&E:

All existing furniture, fixtures, and equipment is negotiable.

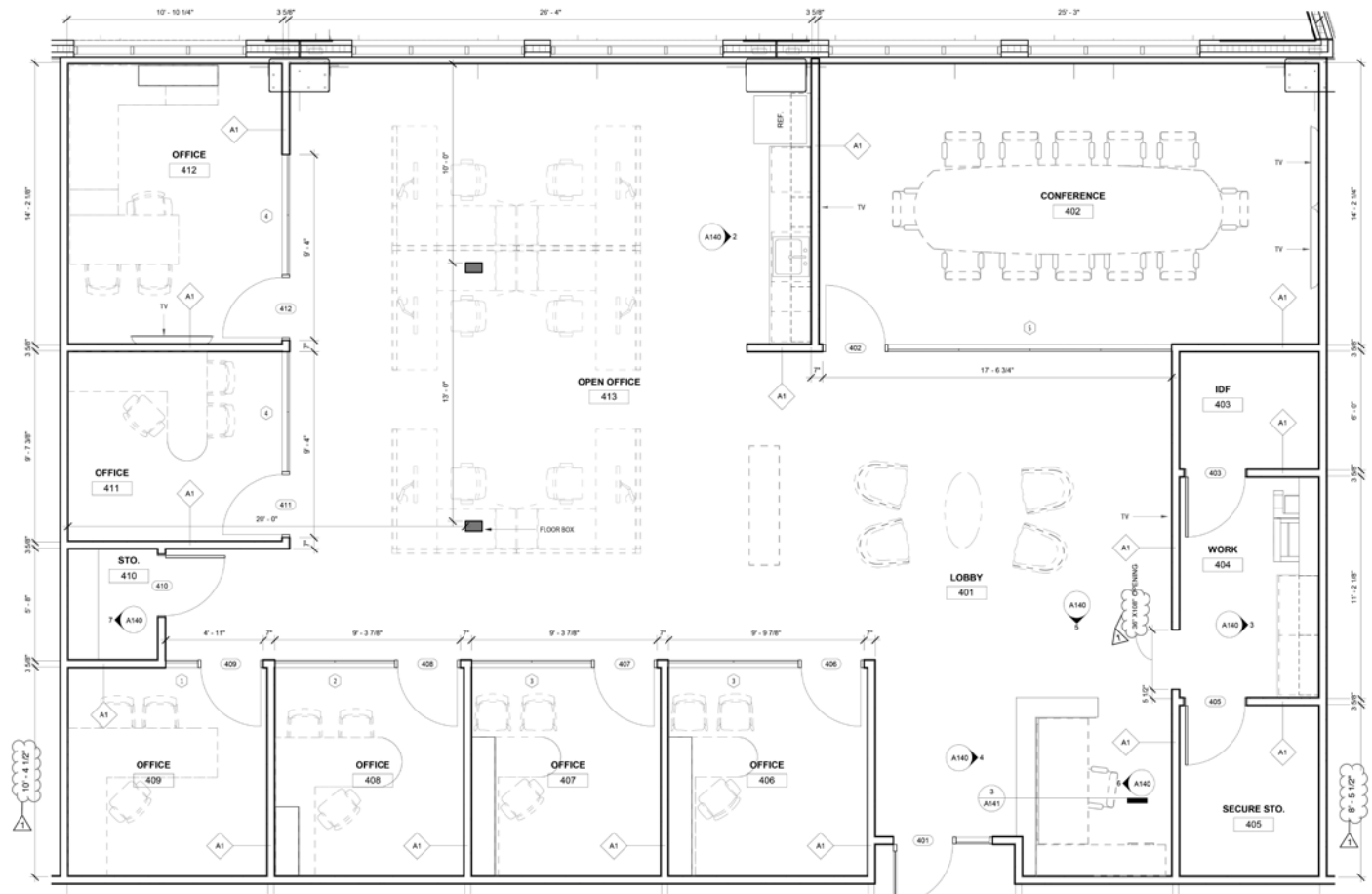
AMENITIES:

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

LEVEL 4 CO-TENANTS:

- Holmes Murphy
- Vavoza
- IRAR Trust Company

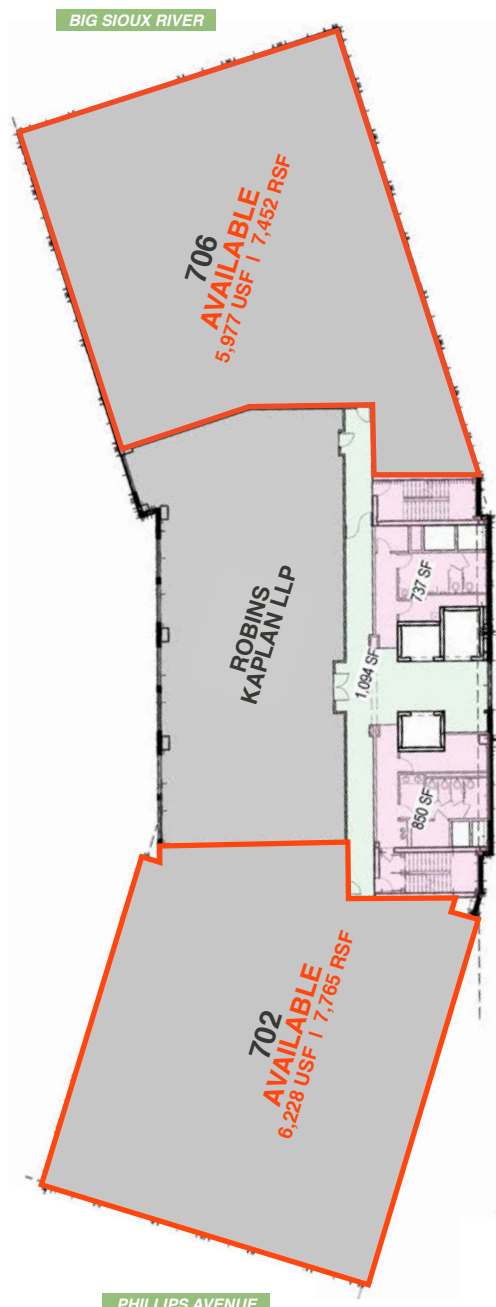
LEVEL 4



INTERIOR PHOTOS



// OFFICE SPACE - LEVEL 7



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.

PROGRESS PHOTOS





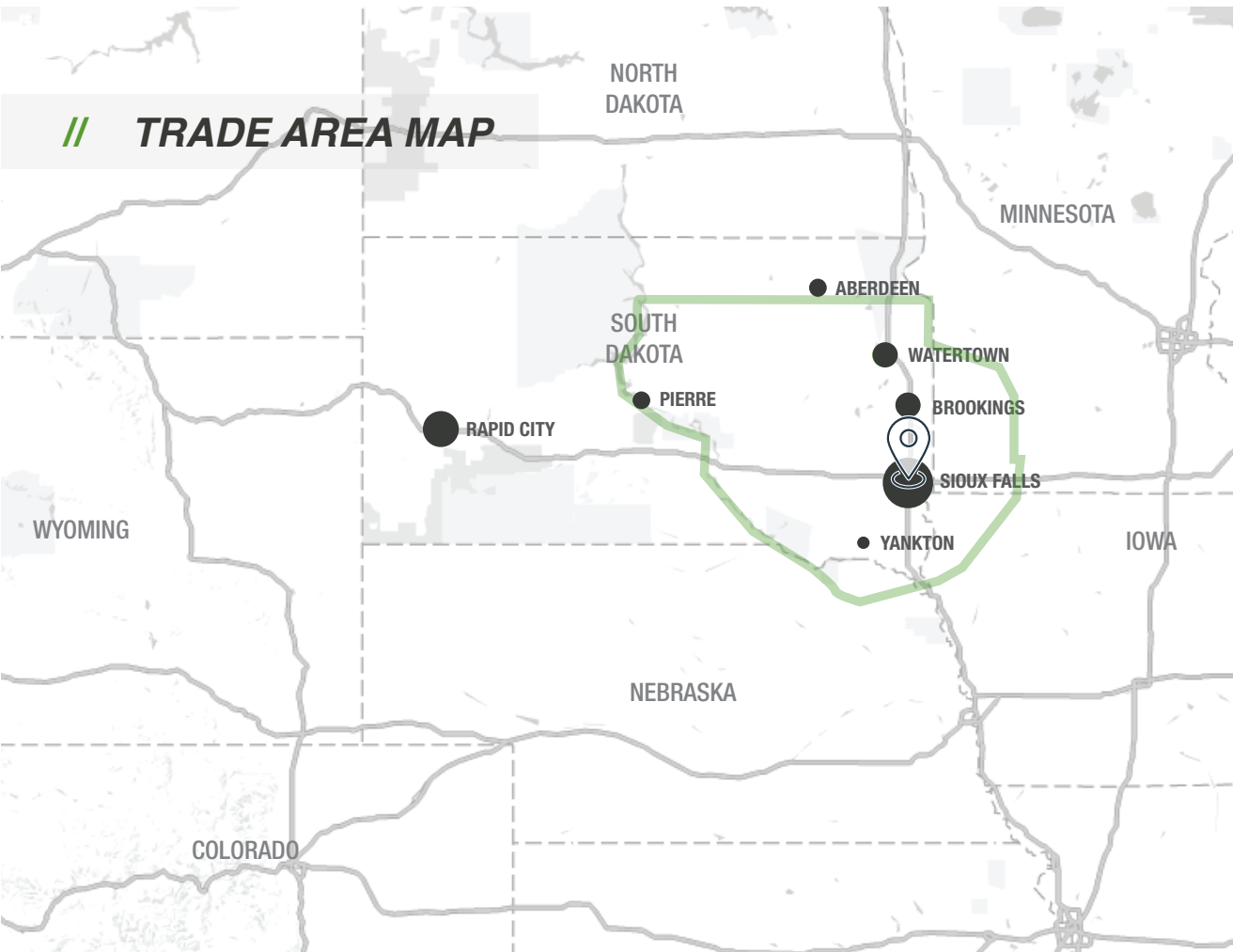
AREA DINING, RETAIL & DEVELOPMENTS

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

SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbe's The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

// TRADE AREA MAP



POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

FAST FACTS



Lincoln Country - One of the Fastest Growing Counties in U.S. (City of SF 2020)



Best City for Young Professionals (SmartAsset 2021)



Top Ten for Financial Independence (Choose Fi 2021)



Top Five Hottest Job Market (ZipRecruiter 2020)



Top City for Millennials Buying Homes (SmartAsset 2020)



High Economic Strength Rankings (Policom 2020)



Second Best City to Start a Career (Zippia 2020)



Top Six Happiest Cities in America (WalletHub 2020)

TOP EMPLOYERS



11,239



7,888



3,700



3,688



3,050



2,364



Raquel Blount

VP OF COMMERCIAL REAL ESTATE

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605.728.9092



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