

THE CRIMSON

office/retail service space for lease



Professionally Managed By:



601 W. 86th Street | Sioux Falls, SD

THE PROPERTY

Located near the cross streets of 85th Street and Minnesota Avenue the Crimson is in the heart of one of the fastest growing areas in Sioux Falls. This upscale mixed-use building offers office/service suites beneath three levels of residential living spaces (105 units). The site has direct visibility & access to Walmart shoppers with exposure to Veterans Parkway. The Crimson is positioned in the heart of southern Sioux Falls in an area of abundant growth, high traffic volume, and above average consumer spending trends.

Co-tenants include Ellie Stone Bride, State Farm, and Old Republic Surety Company. Large parking lot includes 220 surface stalls. Neighboring tenants include, but are not limited to Walmart, Starbucks, Aldi, Scooters, Burger King, Orange Theory, SolidCore, Safe Splash Swim School, Urban Chislic, Silverstar Car Wash, Reliabank, and Little Caesar's Pizza.

Suites to be delivered in built-out condition with an estimated construction completion date of March 2026.





2025 Estimated NNN Information

| NNN | Paid By: | Cost (\$/SF) |
|-------------------------|----------------------------------|---------------|
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$3.10 |
| Property Insurance | Paid by LL, Reimbursed by Tenant | \$0.20 |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$3.95 |
| Total | - | \$7.25 |

CAM includes the following utilities: Water & Sewer, Trash, and Common Area Utilities

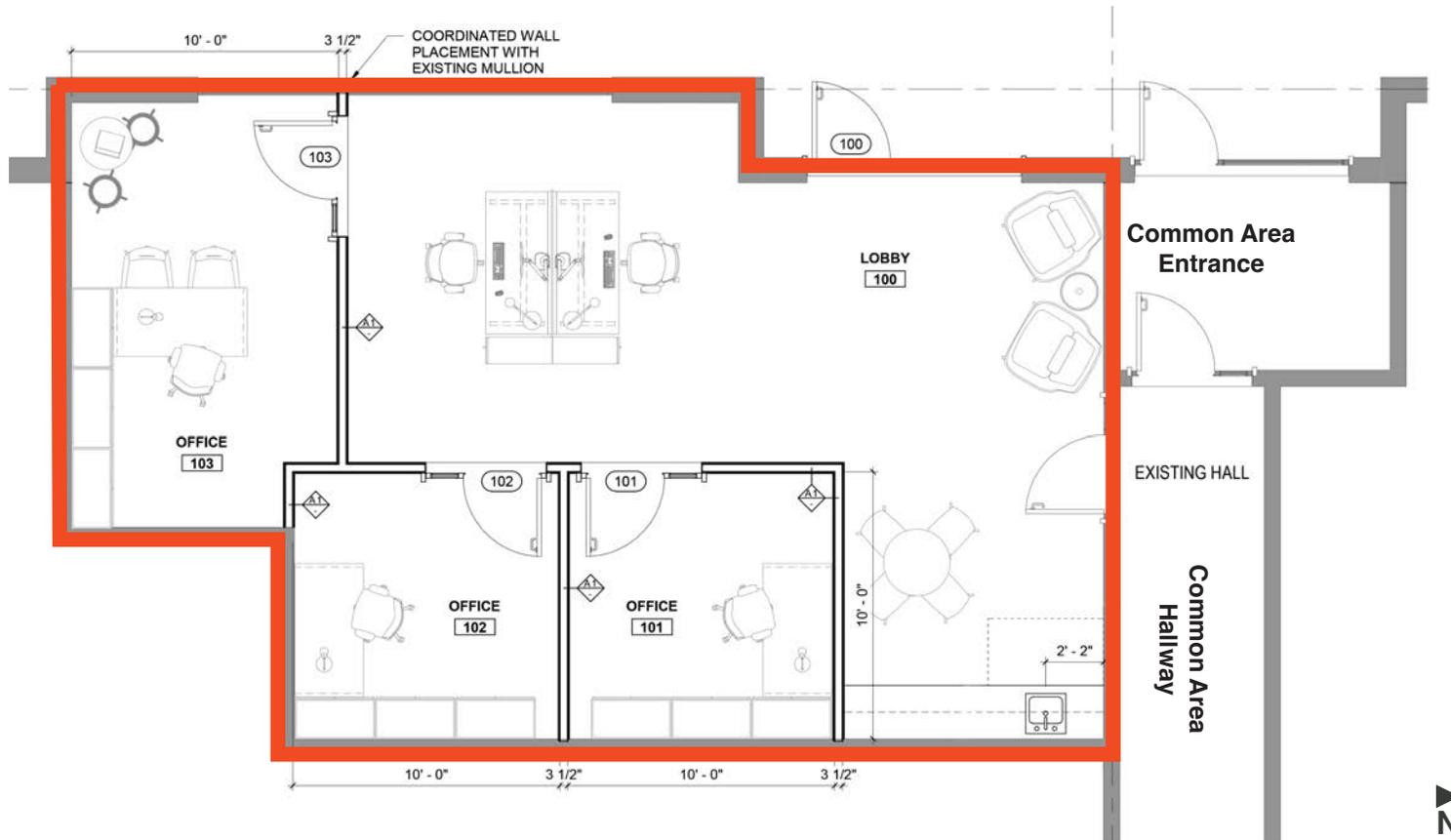
*These numbers are based on estimates and are not guaranteed.

Utility Information

| Utility | Paid By | Provider | Part of CAM | Separately Metered | Notes |
|-----------------------|-------------------------------------|--|-------------|--------------------|--|
| Gas | Paid by Tenant directly to provider | Mid-American Energy | No | Yes | Based on Tenant's usage in Tenant's Suite |
| Electricity | Paid by Tenant directly to provider | Xcel Energy | No | Yes | Based on Tenant's usage in Tenant's Suite |
| Water & 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 bldg. |
| 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 bldg. |
| Common Area Utilities | Paid by LL, Reimbursed by Tenant | Providers listed above | Yes | N/A | Based on Tenant's Space Size as a pro-rata share of the entire bldg. |
| Phone/Cable/Internet | Paid by Tenant directly to provider | Tenant can select their preferred provider | No | N/A | N/A |

SUITE 'A'

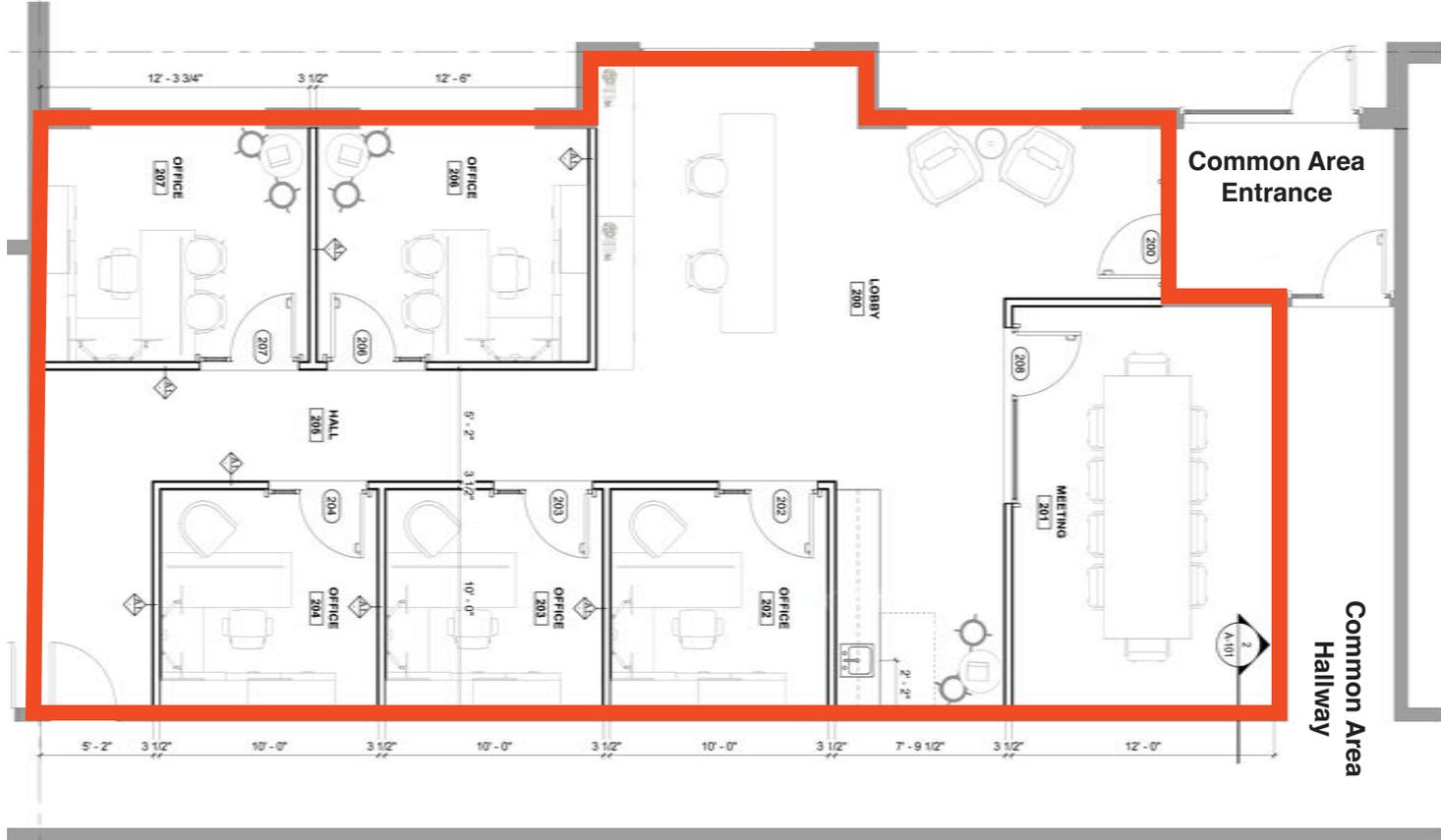
861 USF +/-
1,005 RSF +/-



| Unit | Space Condition | Usable SF (Approximately) | Load Factor | Rentable SF (Approximately) | Base Rent | NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|------|-----------------|---------------------------|-------------|-----------------------------|----------------|----------|-------------------------|-------------------|--------------------|
| A | Built-Out | 861 SF | 1.167 | 1,005 SF | \$18.00/SF NNN | \$7.25 | \$25.25 | \$25,376.25 | \$2,114.69 |

SUITE 'C'

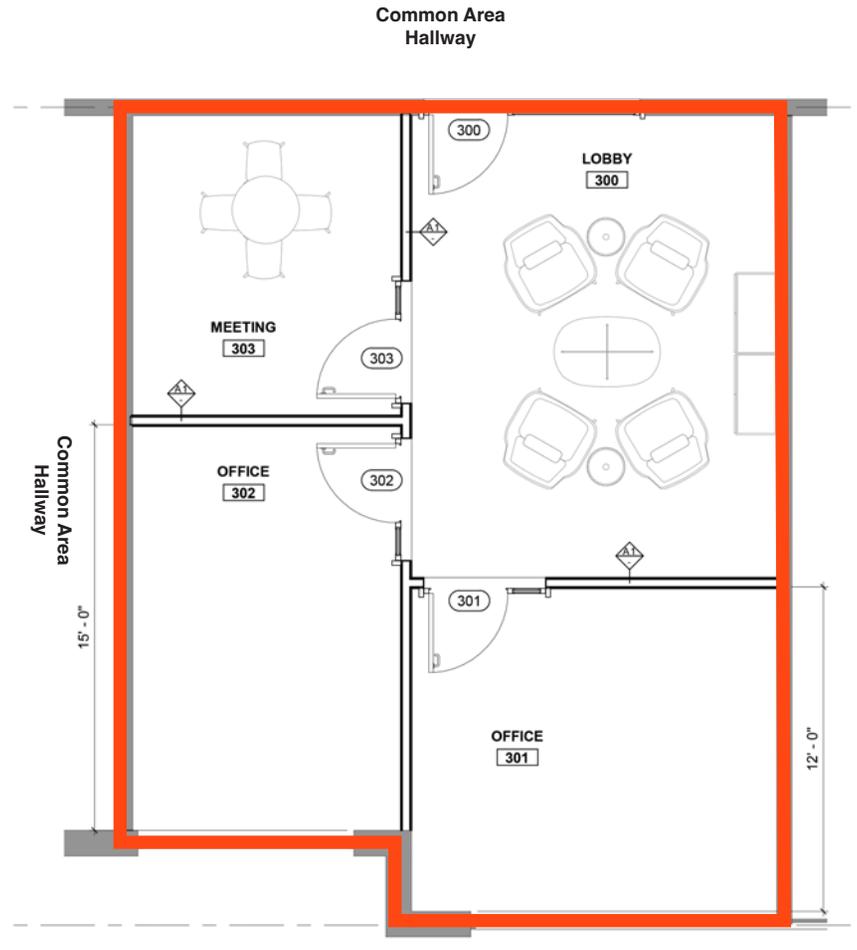
1,473 USF +/-
1,719 RSF +/-



| Unit | Space Condition | Usable SF (Approximately) | Load Factor | Rentable SF (Approximately) | Base Rent | NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|------|-----------------|---------------------------|-------------|-----------------------------|----------------|----------|-------------------------|-------------------|--------------------|
| C | Built-Out | 1,473 SF | 1.167 | 1,719 SF | \$18.00/SF NNN | \$7.25 | \$25.25 | \$43,404.75 | \$3,617.06 |

SUITE 'D'

695 USF +/-
811 RSF +/-



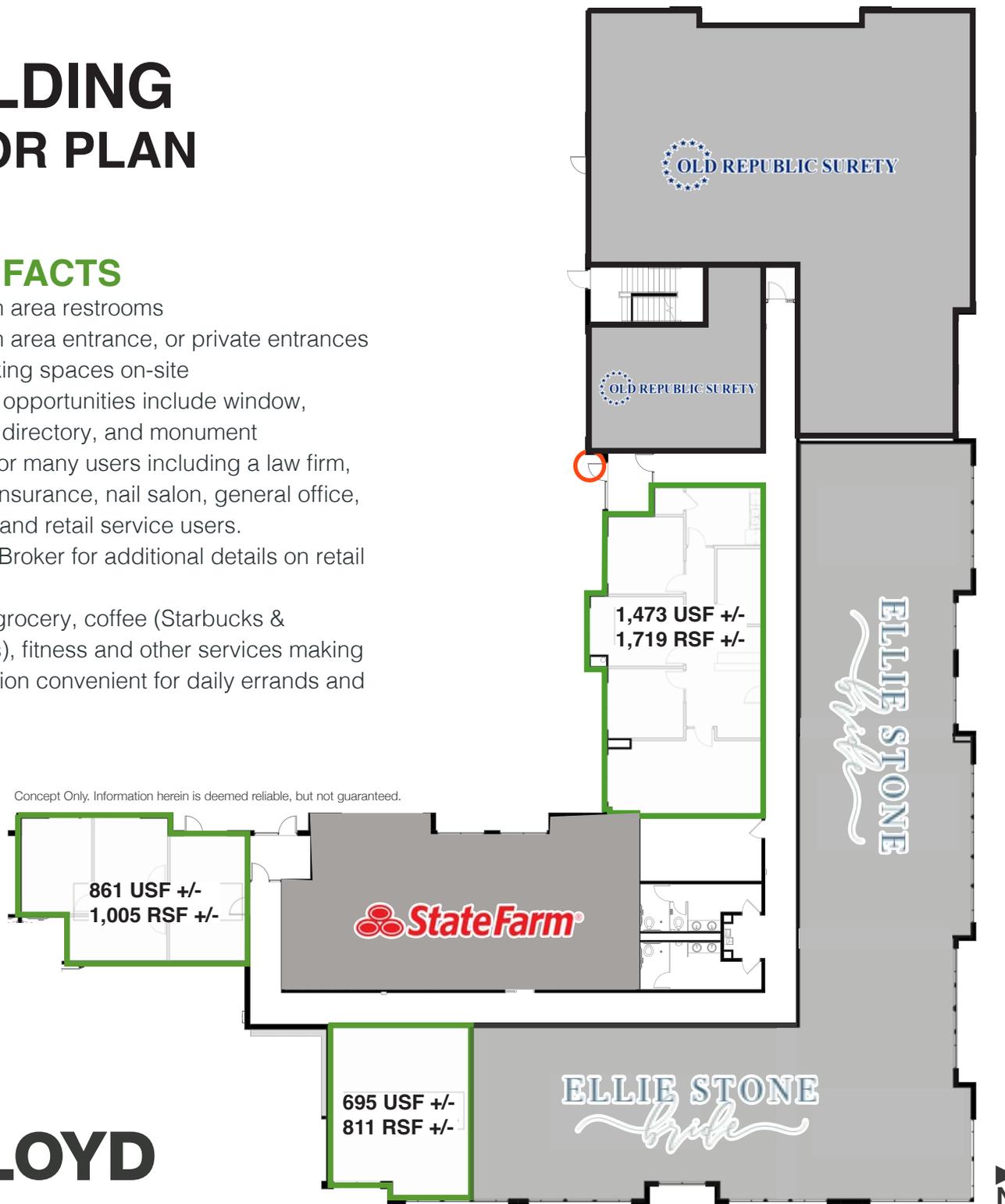
| Unit | Space Condition | Usable SF (Approximately) | Load Factor | Rentable SF (Approximately) | Base Rent | NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|------|-----------------|---------------------------|-------------|-----------------------------|----------------|----------|-------------------------|-------------------|--------------------|
| D | Built-Out | 695 SF | 1.167 | 811 SF | \$18.00/SF NNN | \$7.25 | \$25.25 | \$20,477.75 | \$1,706.48 |

BUILDING FLOOR PLAN

QUICK FACTS

- Common area restrooms
- Common area entrance, or private entrances
- 220 parking spaces on-site
- Signage opportunities include window, building, directory, and monument
- Perfect for many users including a law firm, dentist, insurance, nail salon, general office, medical and retail service users.
- Contact Broker for additional details on retail uses.
- Nearby grocery, coffee (Starbucks & Scooters), fitness and other services making the location convenient for daily errands and

Concept Only. Information herein is deemed reliable, but not guaranteed.

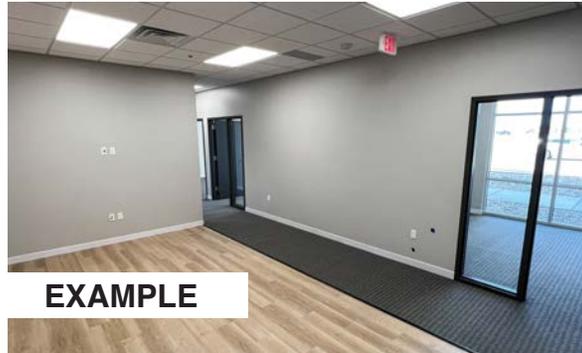


-  Leased
-  Available built-out space(s)
-  Lockbox

INTERIOR PHOTOS



EXAMPLE



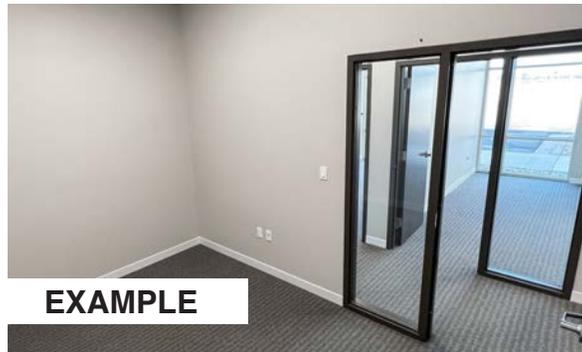
EXAMPLE



SUITE 'A' PRE BUILD-OUT



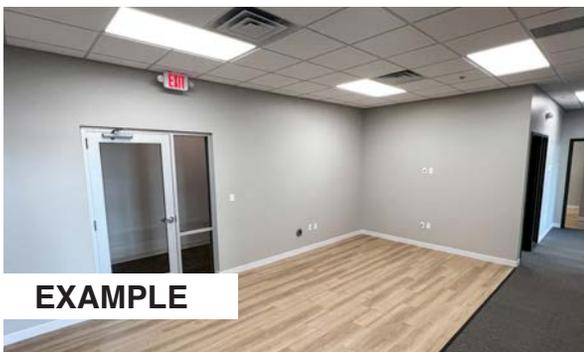
EXAMPLE



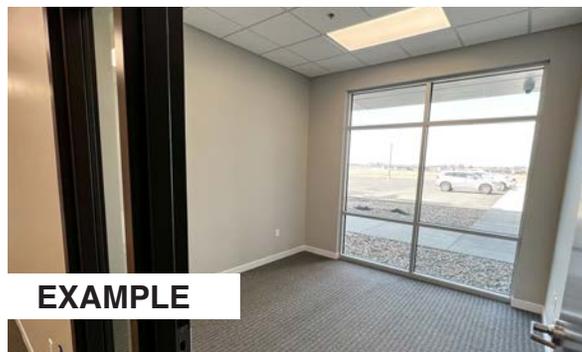
EXAMPLE



SUITE 'C' PRE BUILD-OUT



EXAMPLE



EXAMPLE



SUITE 'D' PRE BUILD-OUT

PARKING PLAN

Total Surface Parking Stalls: 220 (214 Regular, 6 ADA)



NEIGHBORHOOD



AREA MAP

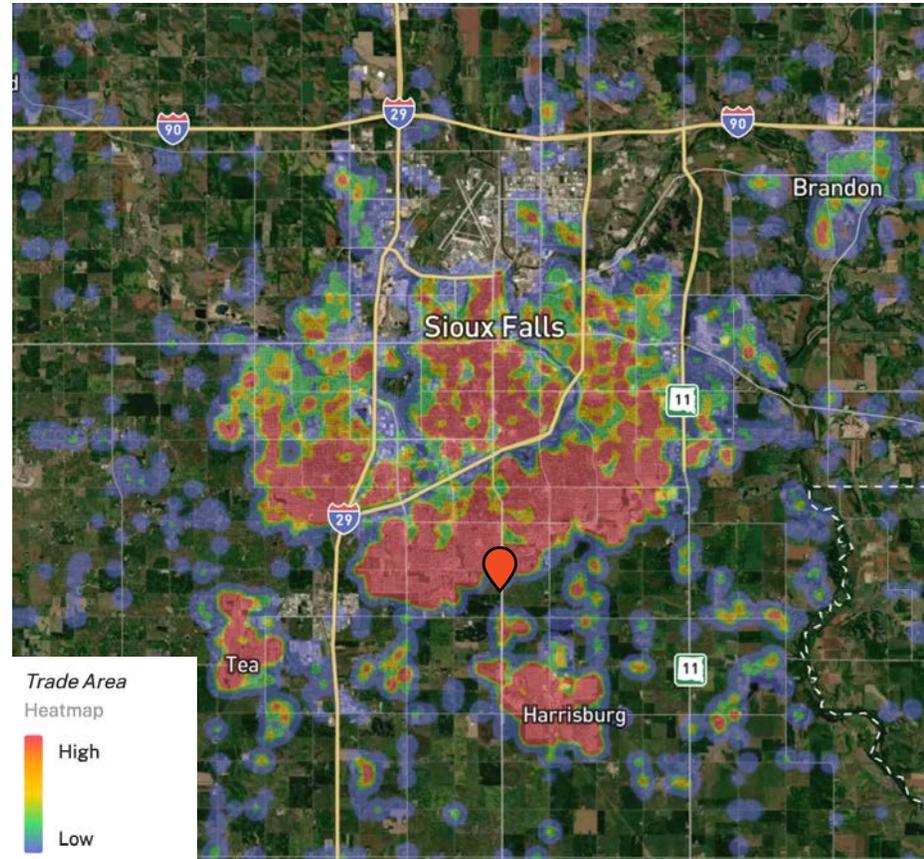


85TH & MINNESOTA VISITOR DATA

4.5M
visits in the past
12 months

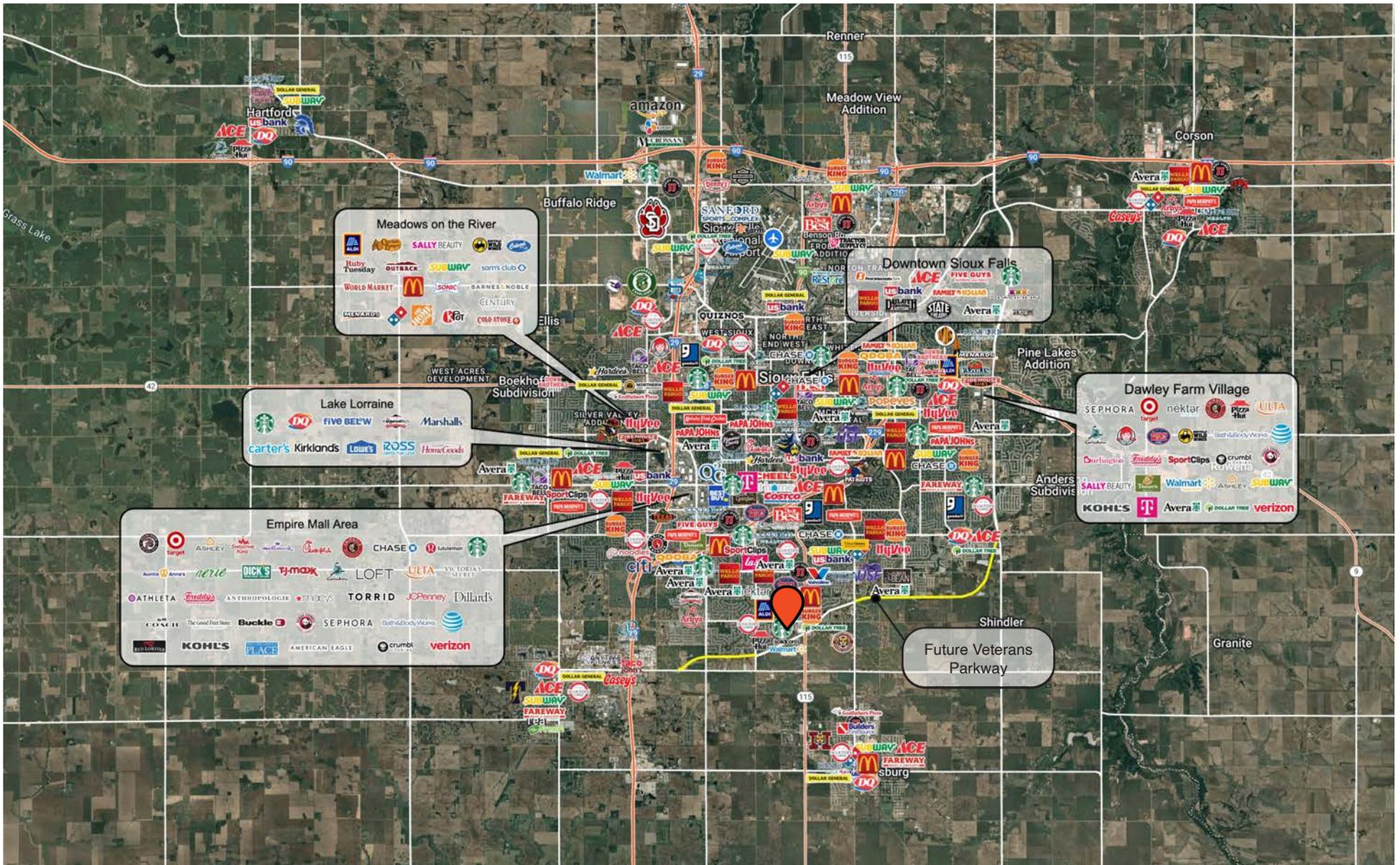
421K
visitors in the past
12 months

+17.5%
visits Yo2Y



| 2025 | 1-mile | 3-mile | 5-mile |
|-------------------------|-----------|-----------|----------|
| Population | 6,464 | 45,942 | 132,910 |
| Daytime Population | 5,561 | 46,576 | 143,058 |
| Median Household Income | \$125,922 | \$101,414 | \$81,942 |

CITY MAP



SIoux FALLS OVERVIEW

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 |
| 2025 | 224,676* | 314,596 |
| 2030 | 235,786 | 341,319 |

*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)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

For Lease

THE CRIMSON

601 W. 86th Street | Sioux Falls



Professionally Managed By:



RAQUEL BLOUNT, SIOR
VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

150 E 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.323.2820

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