

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 are delivered in built-out condition.





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

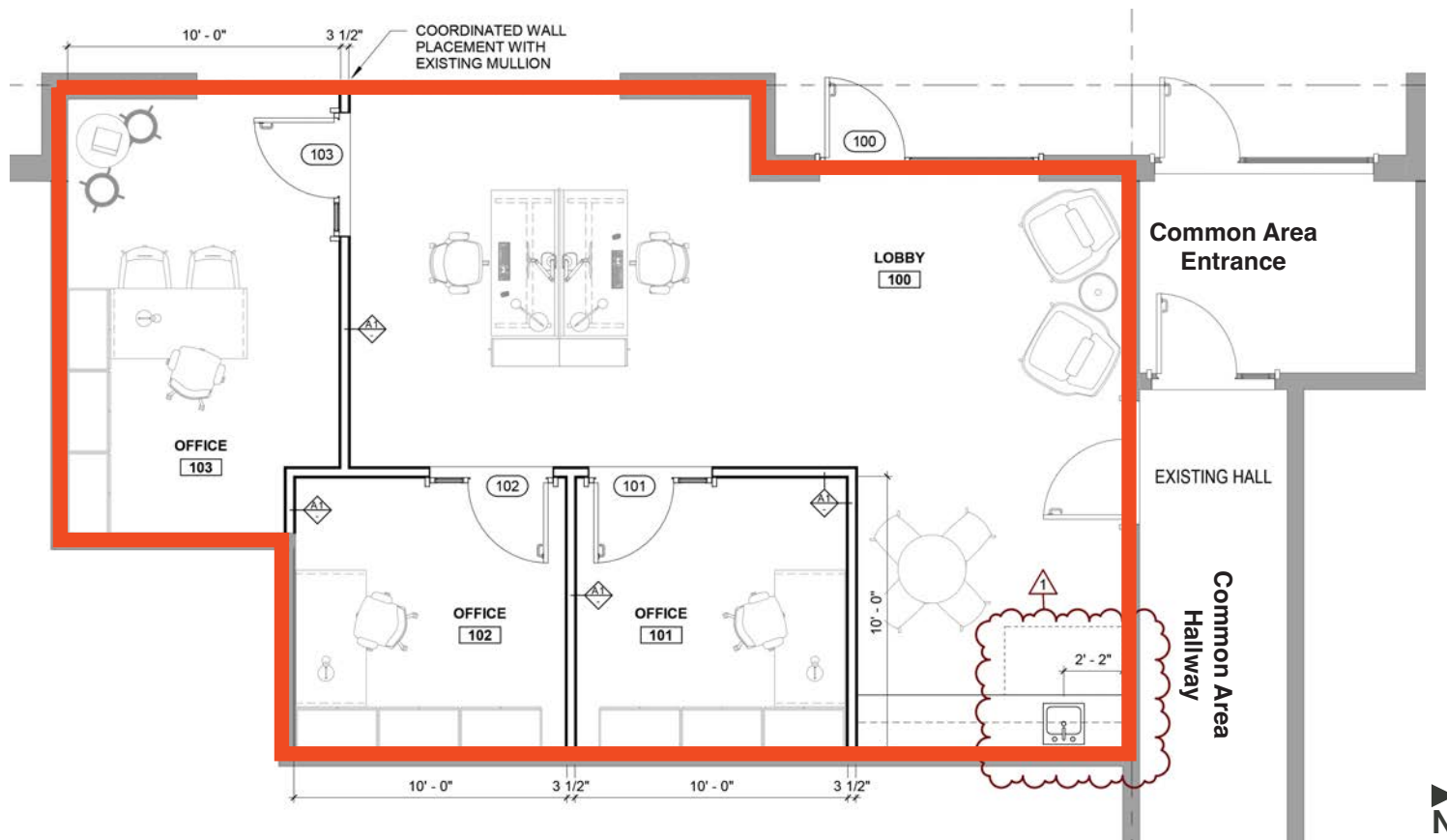
*These numbers are based on estimates and are not guaranteed.

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 105 FLOOR PLAN & COSTS

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



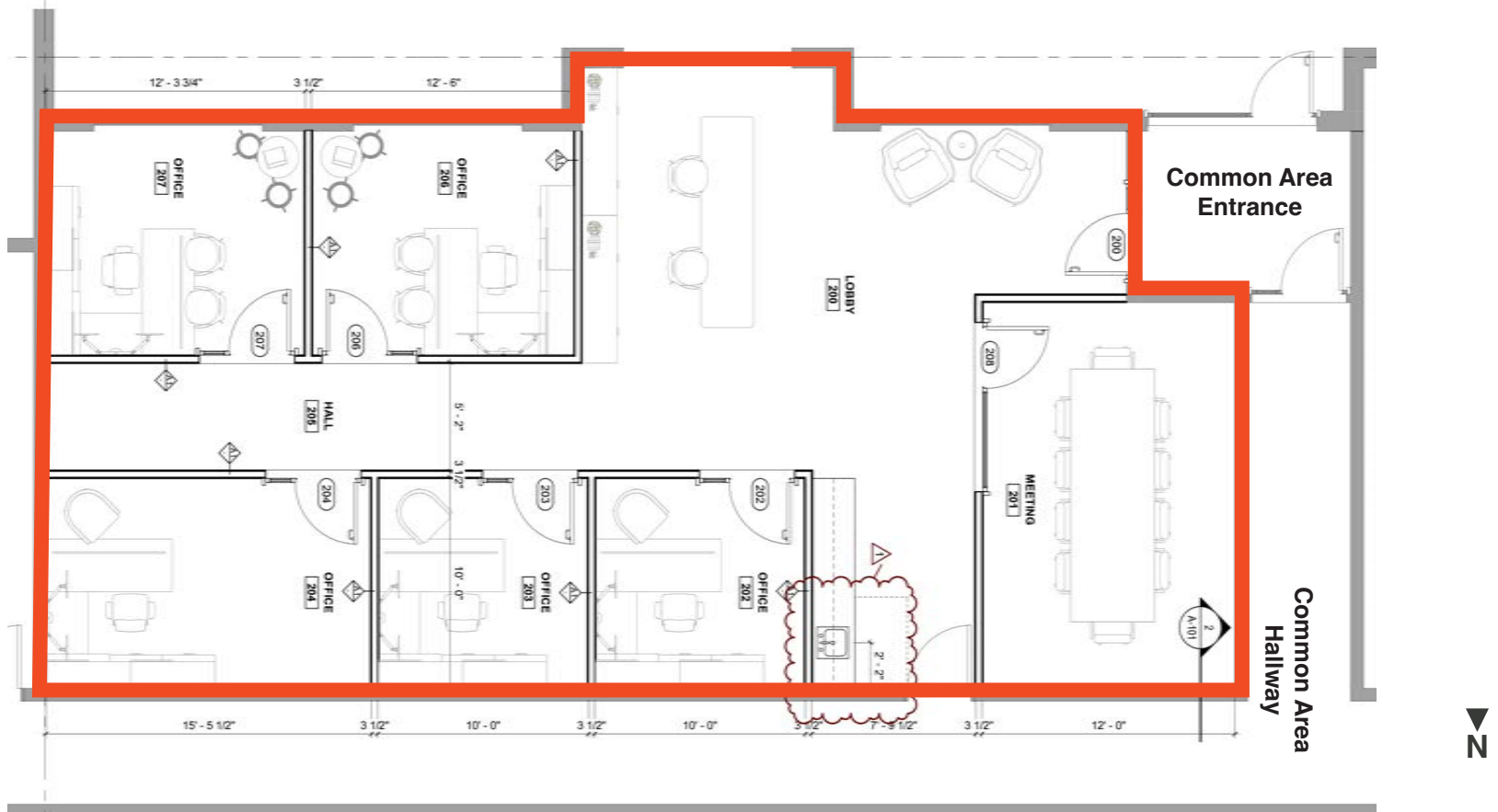
Unit	Space Condition	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
105	Built-Out	861 SF	1.167	1,005 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$25,376.25	\$2,114.69

SUITE 105 INTERIOR PHOTOS



SUITE 111 FLOOR PLAN & COSTS

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.
111	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 111 INTERIOR PHOTOS



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 client meetings.

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



PARKING PLAN

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



NEIGHBORHOOD

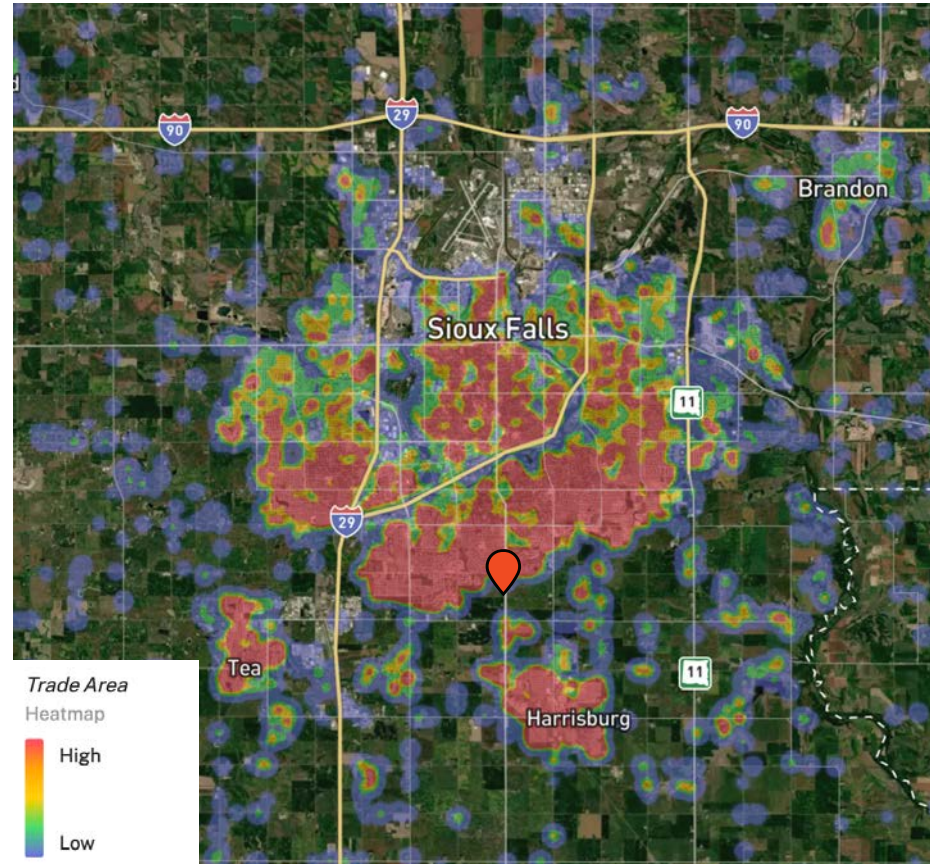


85TH & MINNESOTA VISITOR DATA

4.5M
visits in the past
12 months

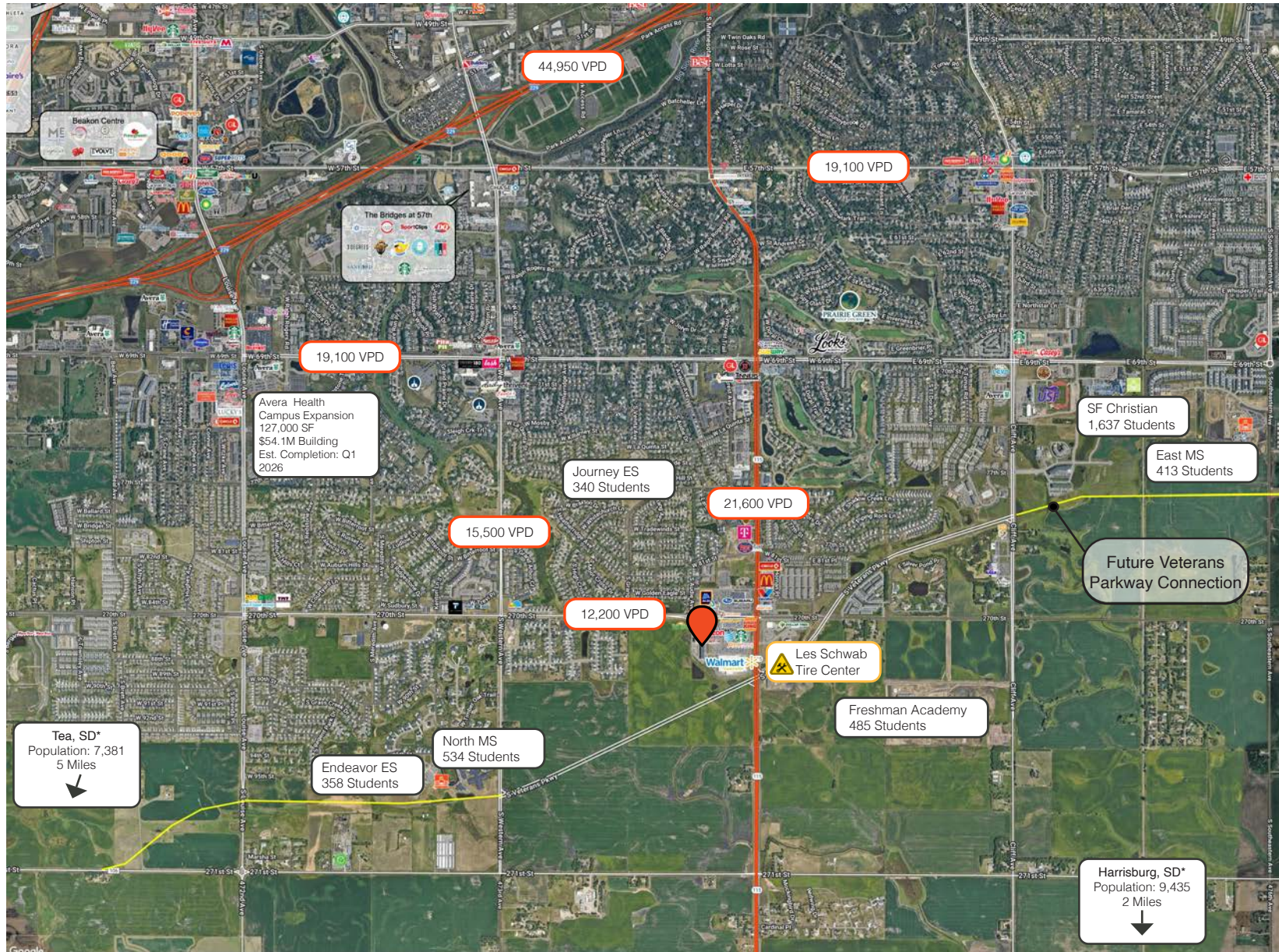
421K
visitors in the past
12 months

+17.5%
visits Yo2Y

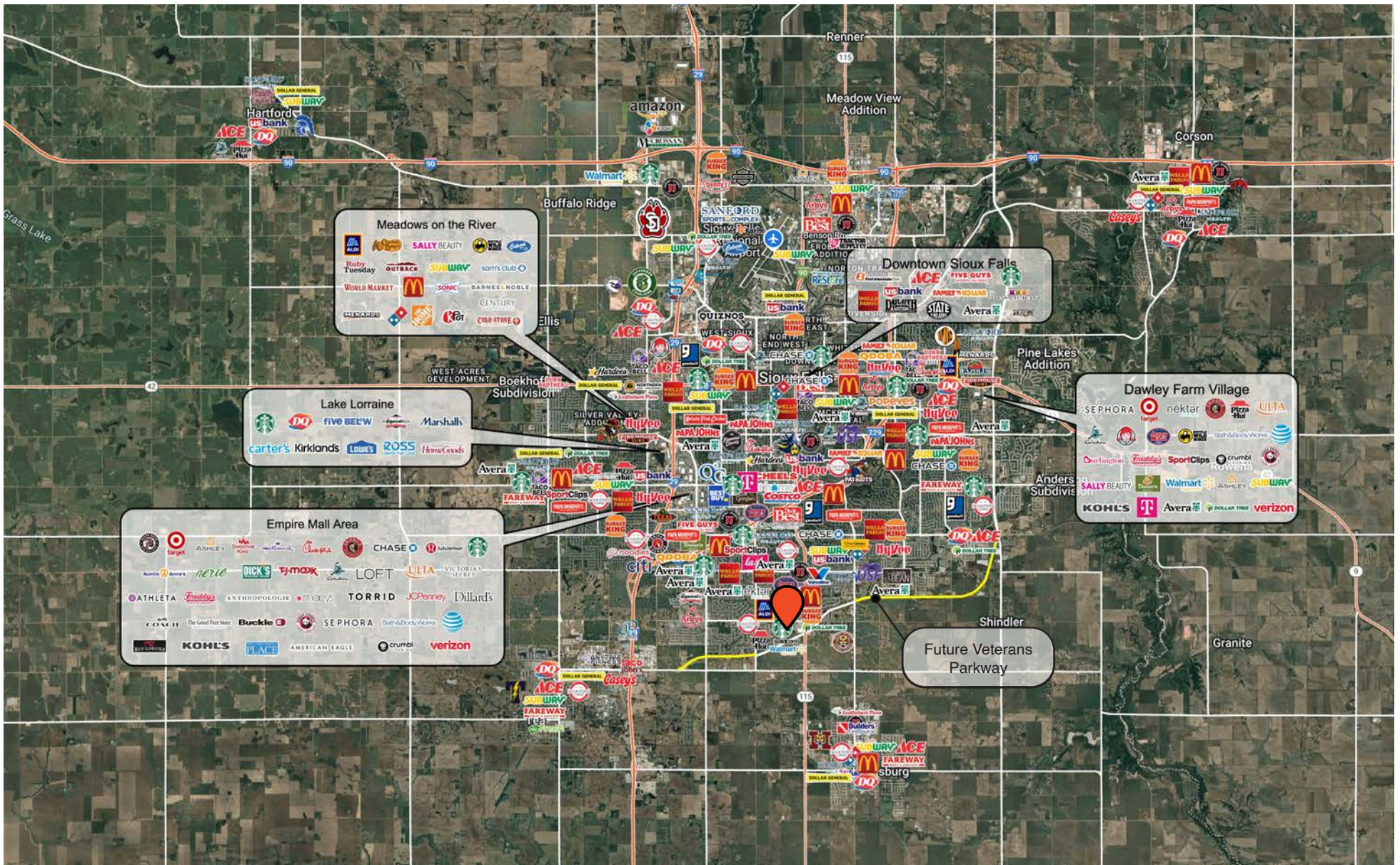


2025	1-mile	3-mile	5-mile
Population	6,464	45,942	132,910
Daytime Population	5,561	46,576	143,058
Median Household Income	\$125,922	\$101,414	\$81,942

AREA MAP



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)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

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

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All prospective buyers are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.