

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 up to 10 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 which will be a limited access freeway to the south of the property.

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.





2023 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

BUILDING COSTS

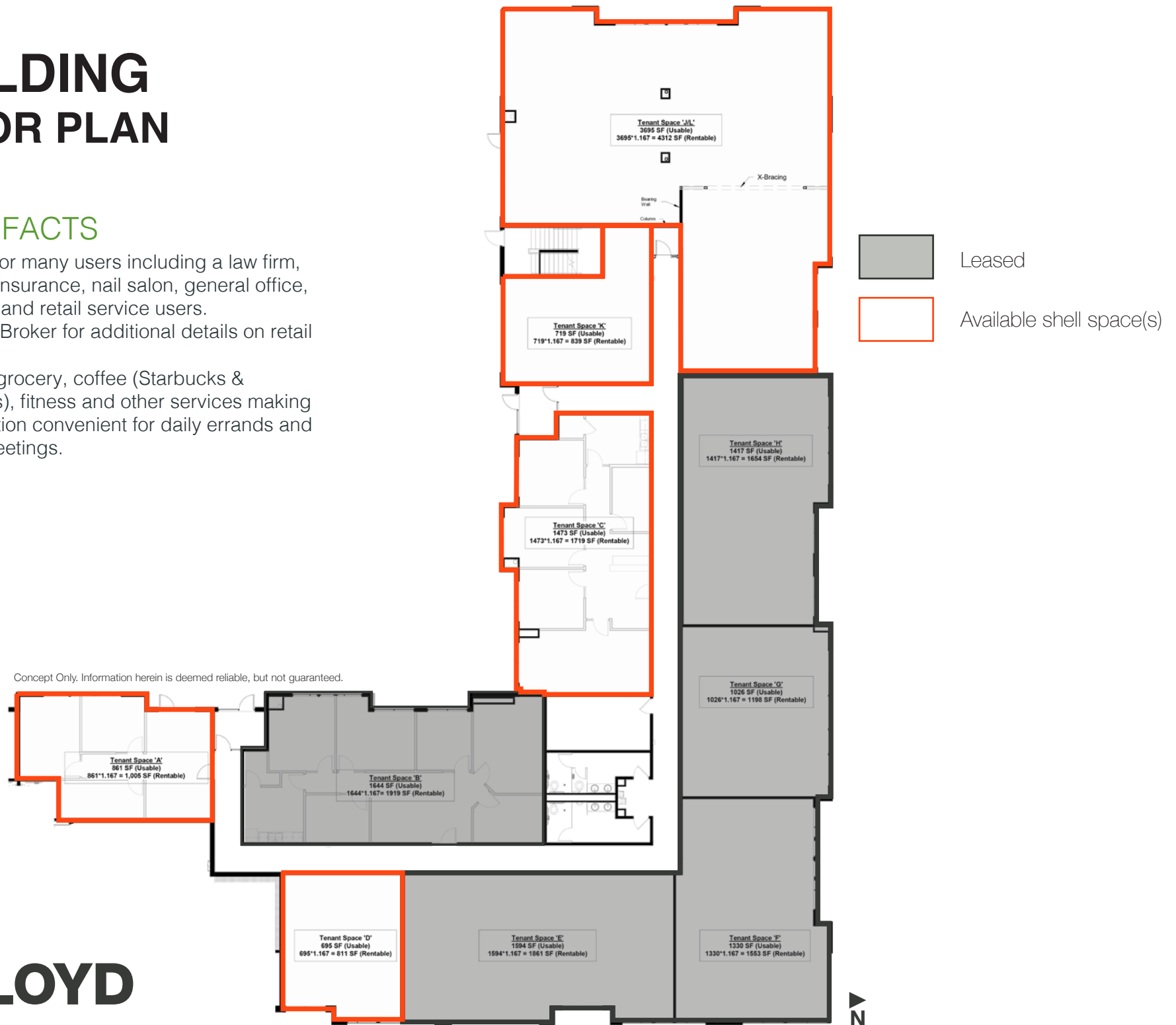
Unit	Space Condition	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
A	Shell Space	861 SF	1.167	1,005 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$25,376.25	\$2,114.69	\$30/SF
B	Leased	1,644 SF	-	-	-	-	-	-	-	-
C	Shell Space	1,473 SF	1.167	1,719 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$43,404.75	\$3,617.06	\$30/SF
D	Shell Space	695 SF	1.167	811 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$20,477.75	\$1,706.48	\$30/SF
E	Leased	1,594 SF	-	-	-	-	-	-	-	-
F	Leased	1,330 SF	-	-	-	-	-	-	-	-
G	Leased	1,026 SF	-	-	-	-	-	-	-	-
H	Leased	1,417 SF	-	-	-	-	-	-	-	-
K	Shell Space	719 SF	1.167	839 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$21,184.75	\$1,765.40	\$30/SF
J/L	Shell Space	3,695 SF	1.167	4,312 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$108,878.00	\$9,073.17	\$30/SF

BUILDING FLOOR PLAN

QUICK FACTS

- 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.



DEMOGRAPHICS



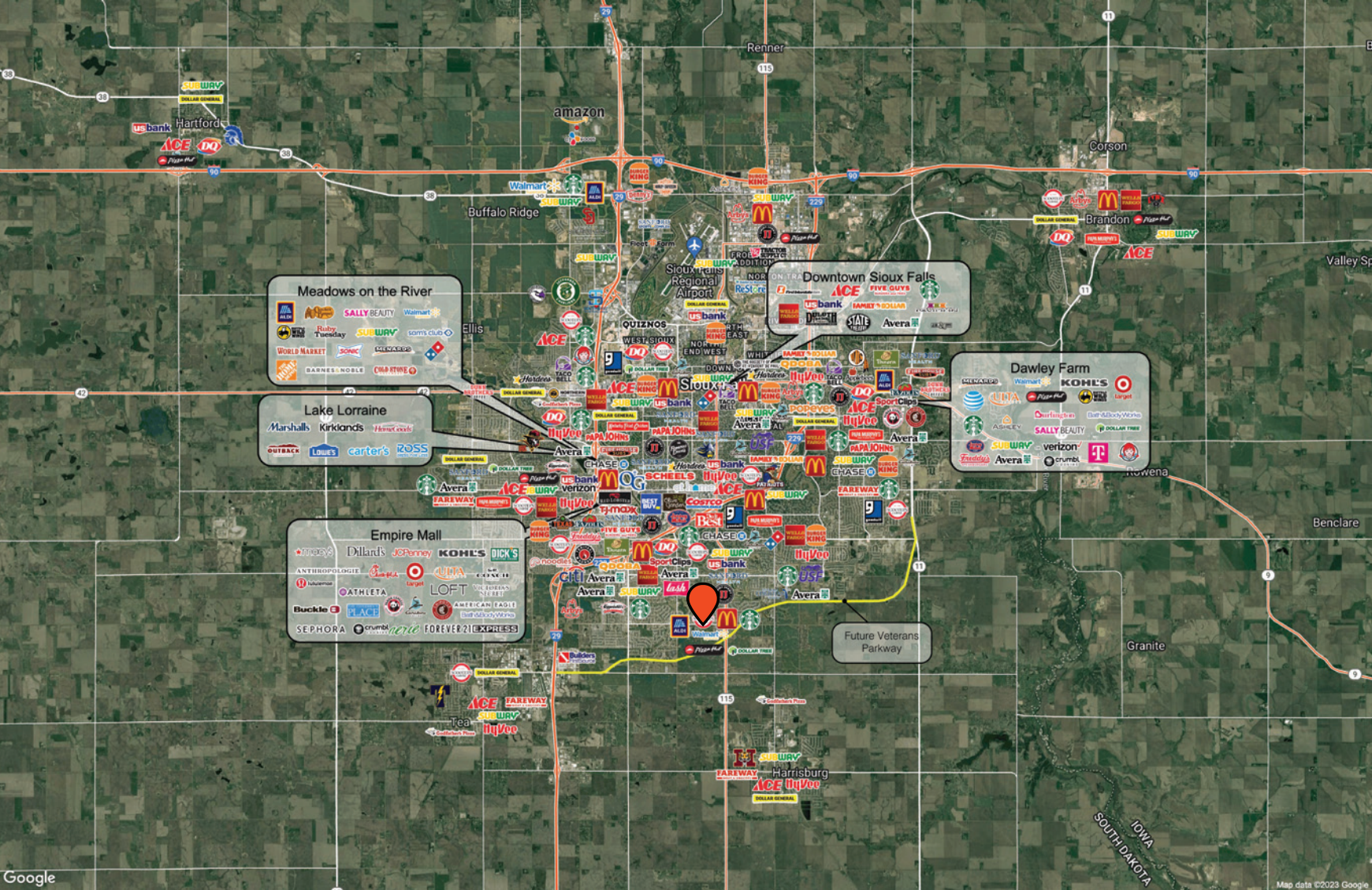
2023	1-mile	3-mile	5-mile	MSA
Population	6,429	44,843	131,775	294,592
Daytime Population	6,969	49,242	139,469	294,887
Median Household Income	\$123,062	\$88,931	\$77,938	\$78,317

Source: Esri forecasts for 2023. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography. Information herein is deemed reliable, but not guaranteed.

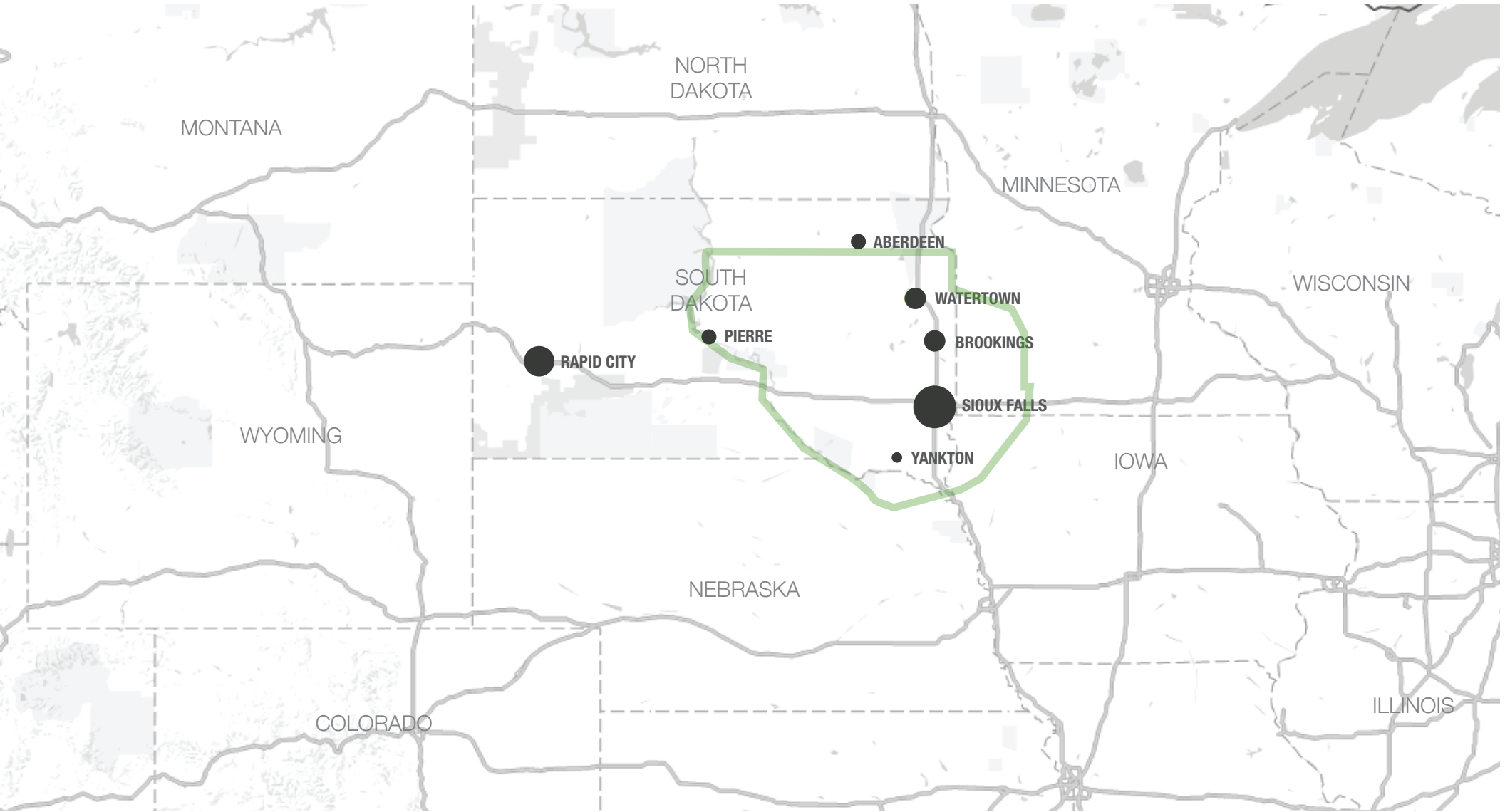
AREA MAP



SIOUX FALLS MAP



TRADE AREA MAP



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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	206,333	294,592
2028	219,756	312,586

FAST FACTS



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)



#1 Most Affordable City in America
(Reader's Digest 2023)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top City for Millennials Buying Homes
(SmartAsset 2020)



Third City in Economic Strength
(Policom 2023)



Second Best City to Start a Career
(Zippia 2020)



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS



10,750



3,600



8,298



2,939



3,688



2,505

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
Information herein is deemed reliable, but not guaranteed.