

# 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 April 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
<b>Total</b>	-	<b>\$7.25</b>

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

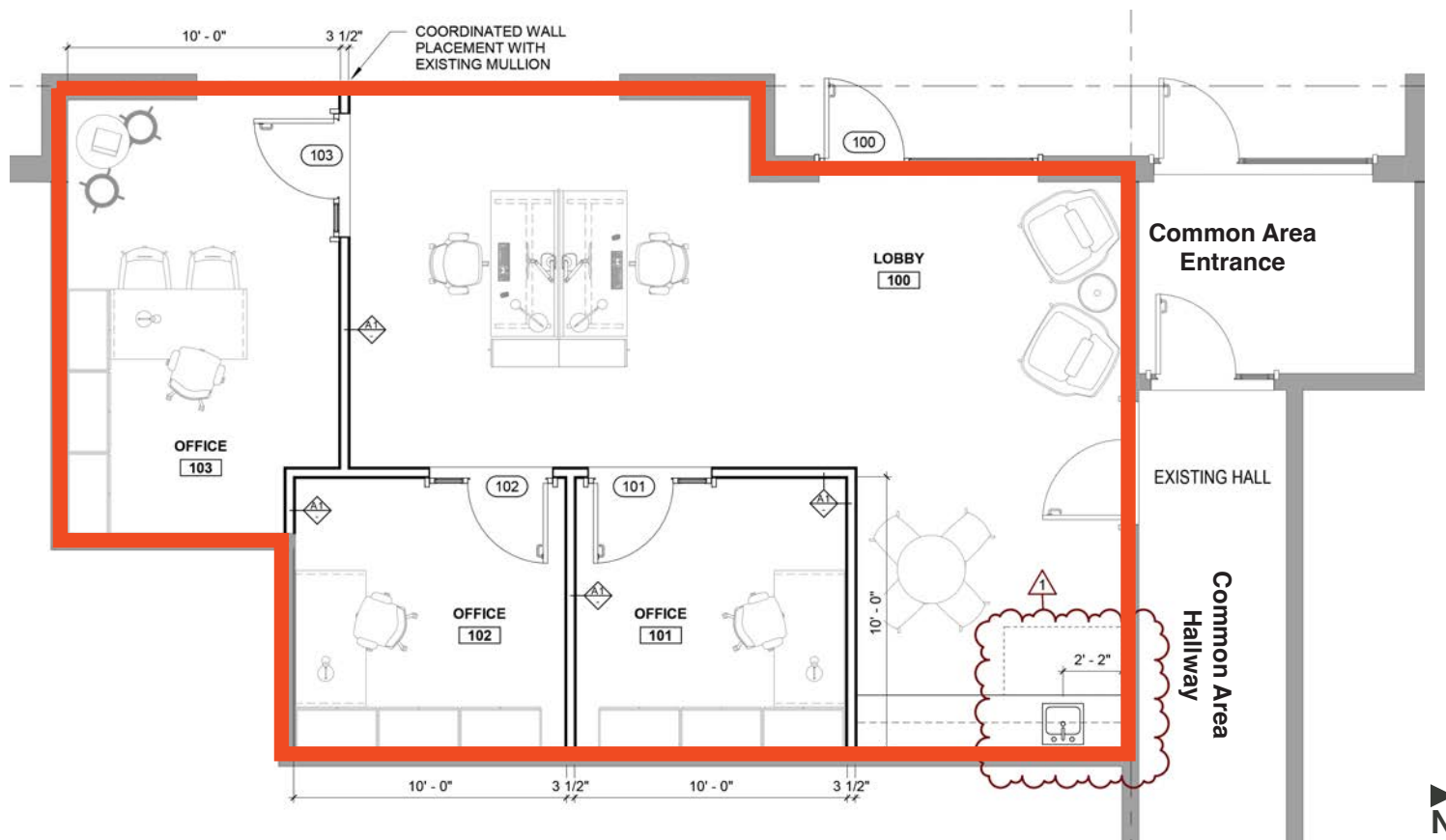
\*These numbers are based on estimates and are not guaranteed.

## 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'

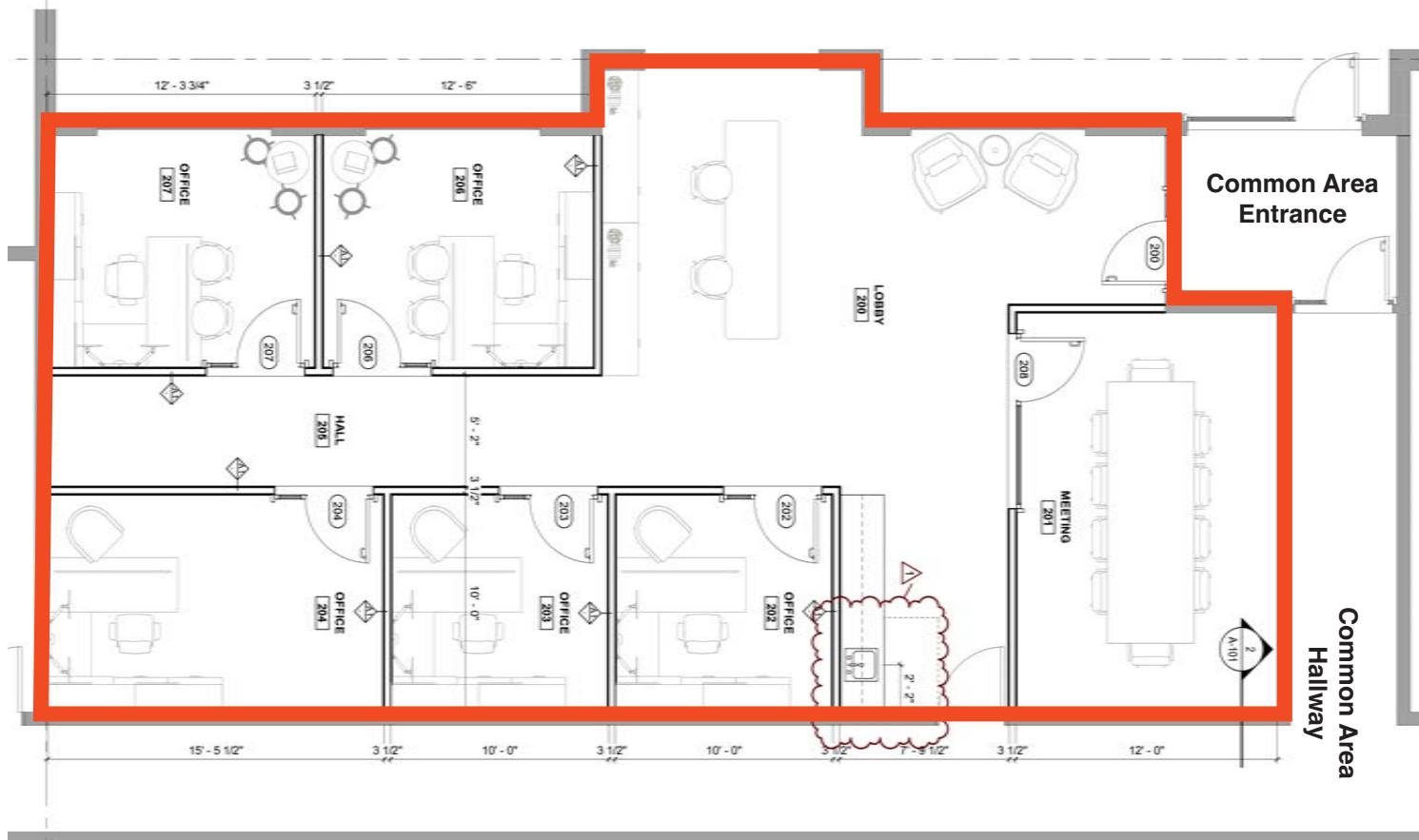
861 USF +/-  
1,005 RSF +/-



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

# 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.



# INTERIOR PHOTOS



**EXAMPLE**



**EXAMPLE**



**SUITE 'A' PRE BUILD-OUT**



**EXAMPLE**



**EXAMPLE**



**SUITE 'C' PRE BUILD-OUT**



# NEIGHBORHOOD

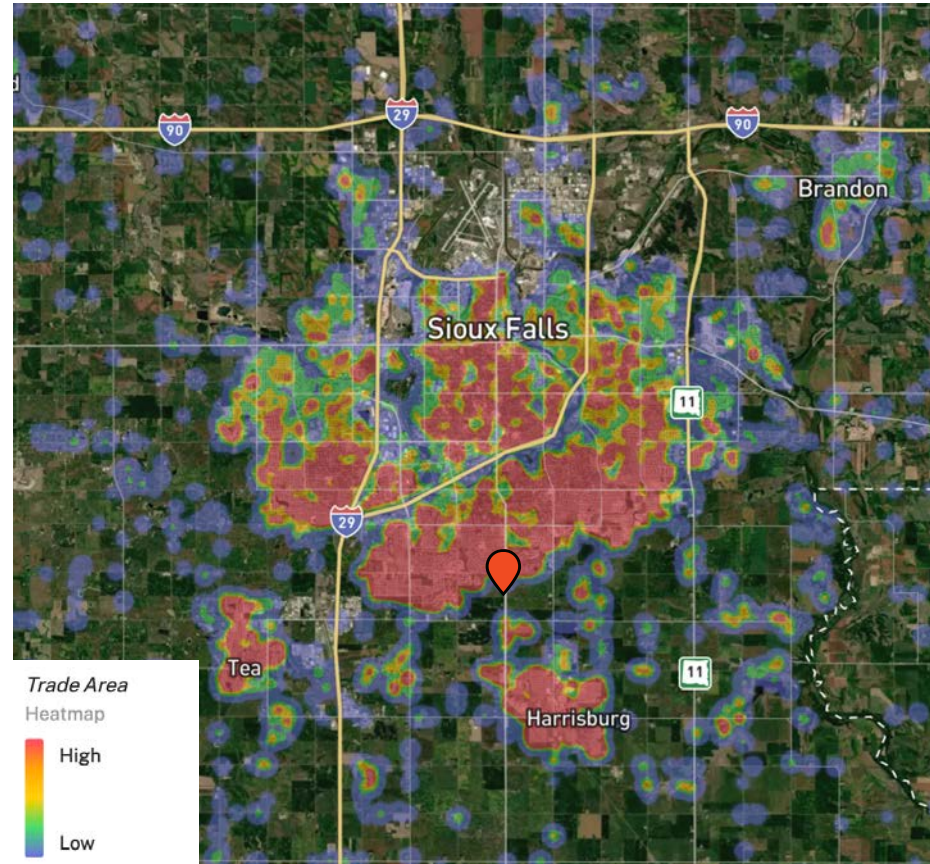


# 85TH & MINNESOTA VISITOR DATA

**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





# 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](mailto:raquel@lloydcompanies.com)

605-728-9092

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

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