

Office + Retail Space
for lease

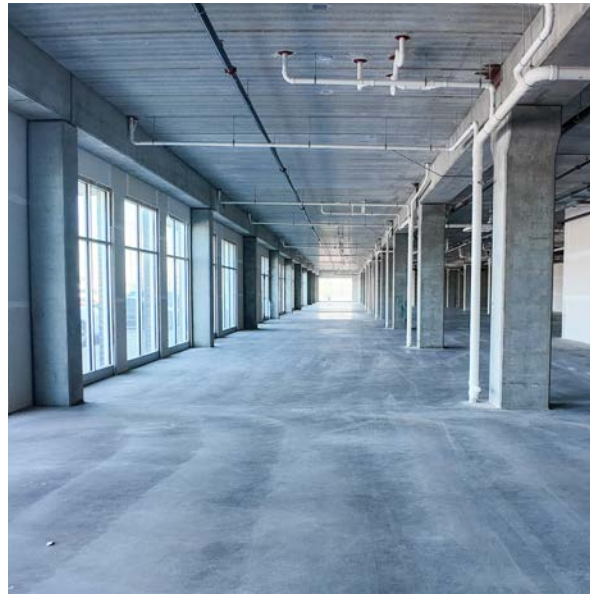


5501 E 18th St | Sioux Falls, SD

The Property

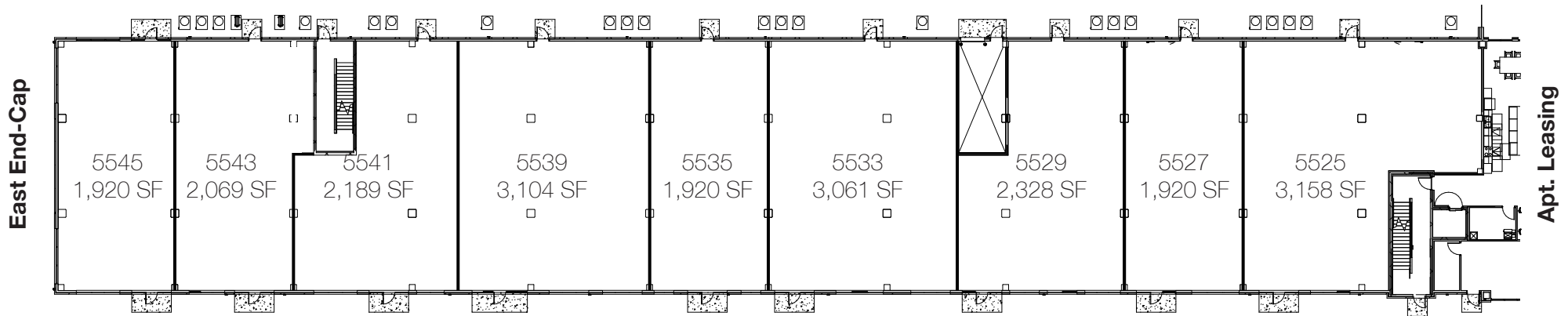
The Carlton at Dawley Farm is a brand-new, upscale east side community designed for modern business. This mixed-use property blends contemporary design with function, offering **retail and office shell space** ready for customization, plus **3 finished office spaces available now**. The Carlton is positioned within a vibrant and expanding development, Dawley Farm Village, a 300-acre retail and residential destination that brings together shopping, dining, and entertainment.

With over 40 established retailers and a population of 8,720 within just one mile, this growing hub is surrounded by multi-family and single-family developments. Businesses at The Carlton also benefit from on-site amenities including a rooftop patio, indoor pool, hot tub, underground parking, and more, creating a dynamic environment that supports both employees and customers.

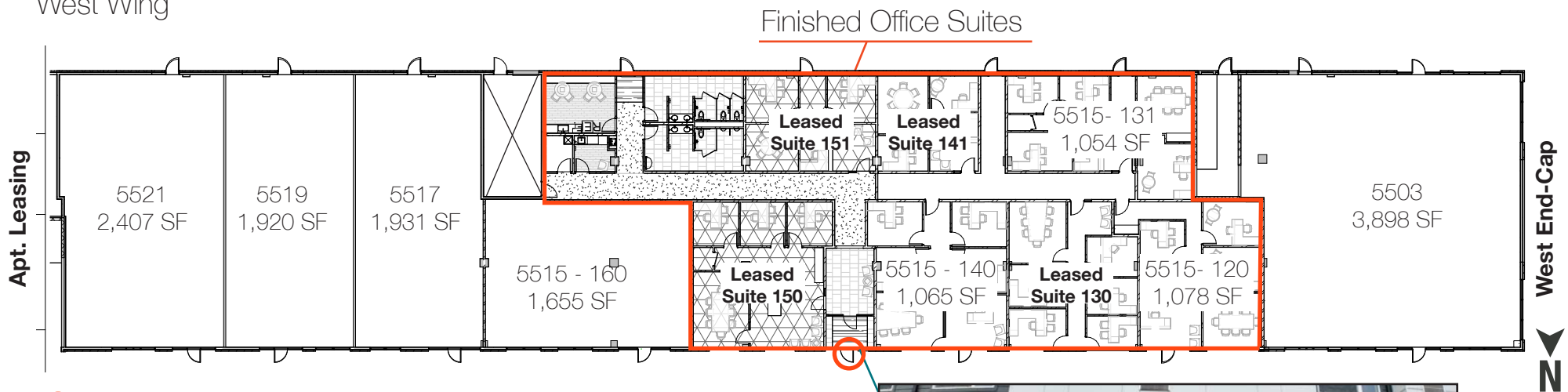


Building Floor Plan

East Wing



West Wing



○ = lockbox

Concept Only. Subject to change. Shell space is flexible sizing.

Built-out offices do not include furniture. Contact Broker for timeline.

Entrance to
Finished
Suites



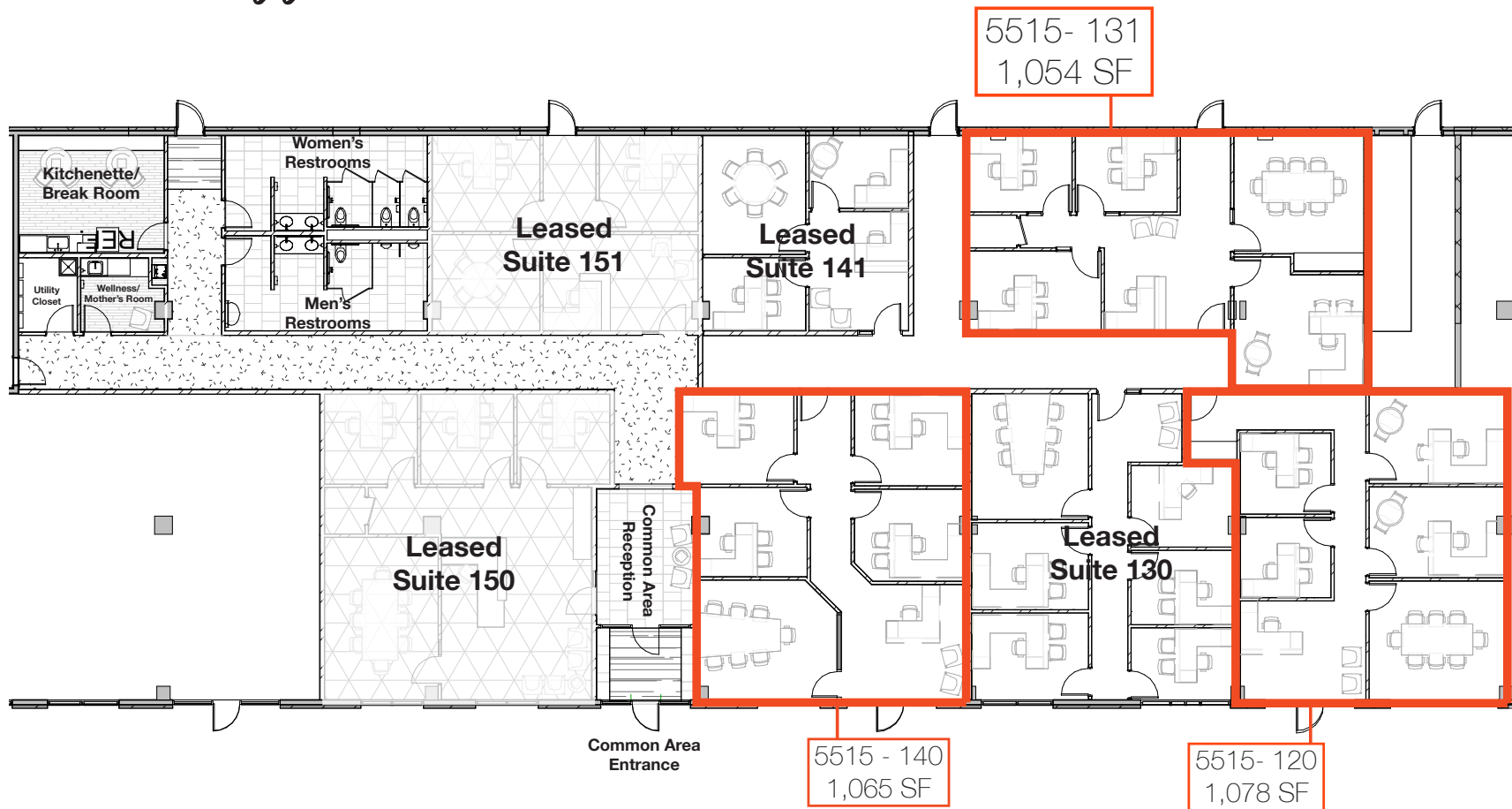
Building Costs

Address - Unit	Condition	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
5503	Shell Space	3,898 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$101,348.00	\$8,445.67	\$40/SF
5515 - 120	Finished	1,078 SF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$33,418.00	\$2,784.83	-
5515 - 130	Leased	986 SF	-	-	-	-	-	-
5515 - 131	Finished	1,054 SF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$32,674.00	\$2,722.83	-
5515 - 140	Finished	1,065 SF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$33,015.00	\$2,751.25	-
5515 - 141	Leased	511 SF	-	-	-	-	-	-
5515 - 150	Leased	1,113 SF	-	-	-	-	-	-
5515 - 151	Leased	704 SF	-	-	-	-	-	-
5515 - 160	Shell Space	1,655 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$43,030.00	\$3,585.83	\$40/SF
5517	Shell Space	1,931 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$50,206.00	\$4,183.83	\$40/SF
5519	Shell Space	1,920 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$49,920.00	\$4,160.00	\$40/SF
5521	Shell Space	2,407 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$62,582.00	\$5,215.17	\$40/SF
5525 - 5545	Shell Space	1,920 - 21,669 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	-	-	\$40/SF

Details:

- Shell spaces ready for tenant build-outs; flexible sizing
- Shell Space Signage: monument, window, and building available
- Finished office spaces available now
- FF&E not included in finished office spaces
- Class A office finishes
- Common spaces available to the finished offices within the Carlton Office Suites including restrooms, shared employee lounge, and mother's/wellness room.
- Finished Space Signage: directional and window available
- All signage must be approved by the landlord

Finished Office Suites Floor Plan



Address - Unit	Condition	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
5515 - 120	Built-out	1,078 SF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$33,418.00	\$2,784.83
5515 - 131	Built-out	1,054 SF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$32,674.00	\$2,722.83
5515 - 140	Built-out	1,065 SF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$33,015.00	\$2,751.25

Utilities & NNN Est.

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

2025 Estimated NNN Information

Shell Space

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reim-bursed by Tenant	\$2.50
Property Insurance	Paid by LL, Reim-bursed by Tenant	\$0.25
Common Area Maintenance	Paid by LL, Reim-bursed by Tenant	\$3.25
Total	-	\$6.00
CAM includes the following utilities: Gas, Water & Sewer, Trash, and Common Area Utilities		

2025 Estimated NNN Information

Finished Office Space

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reim-bursed by Tenant	\$2.50
Property Insurance	Paid by LL, Reim-bursed by Tenant	\$0.25
Common Area Maintenance	Paid by LL, Reim-bursed by Tenant	\$3.25
Total	-	\$6.00
CAM includes the following utilities: Electricity, Water & Sewer, Trash, and Common Area Utilities		

Utility Information - Shell Space

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Lines to Building (Currently all Electric)	MidAmerican Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg. Only available for specific uses approved by LL that require gas.
Electricity	Paid by Tenant directly to Provider	Sioux Valley Energy	No	Yes	Based on Tenant's actual usage
Water & Sewer	Paid by LL, Reimbursed by Tenant	Sioux Falls Utilities	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg. for general office users. A submeter may be required for specific uses that require high water usage, as determined by the LL.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No	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 (SFU and Sioux Valley)	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

Utility Information - Finished Office Space

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	*Paid by Tenant directly to provider (if needed)	MidAmerican Energy	No	*Yes (if needed)	Only available for specific uses approved by LL that require gas. Currently no gas serving suites.
Electricity	Paid by LL; reim-bursed by Tenant	Sioux Valley Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building.
Water & Sewer	Paid by Tenant through CAM	Sioux Falls Utilities	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Trash	Paid by Tenant directly to provider	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Common Area Utilities	Paid by Tenant through CAM	Providers listed above (SFU and Sioux Valley)	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A

More about Dawley Farm Village



With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture Homestore
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Cooks & Bakers
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kidtopia
- Kohl's
- Maurices
- PetSmart
- Sally Beauty
- Sherwin Williams
- Target
- T-Mobile
- The UPS Store
- Ulta
- Verizon
- Walmart



Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- A&W
- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- La Cantina
- Nektar Juice Bar
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway
- Wendy's



Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- Active Generations Senior Living
- Carlton at Dawley Farm
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments
- Foss Flats

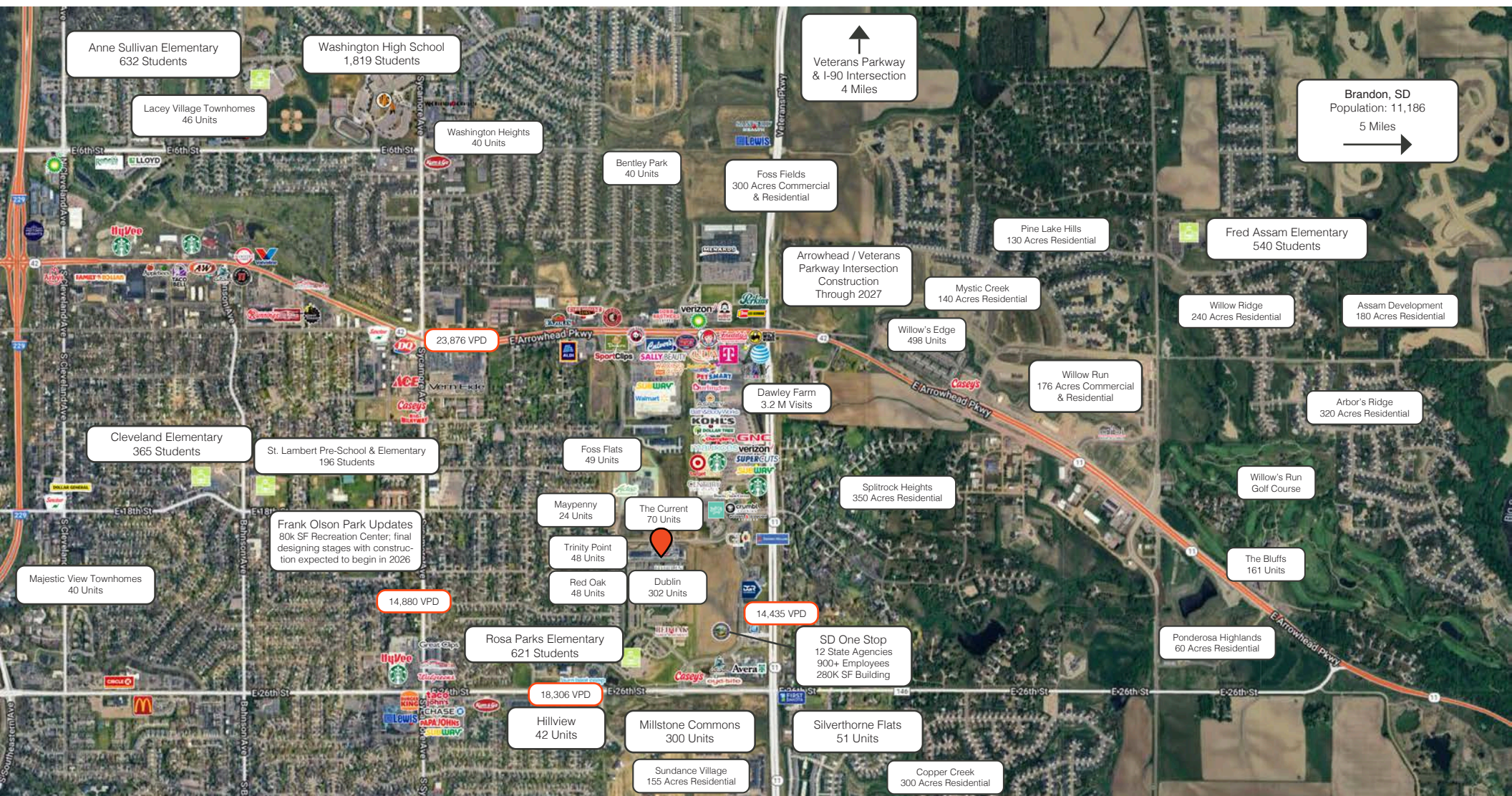
Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Gents Grooming
- Massage Envy
- Midco
- Modern Dental
- V Nails
- Voyage Federal Credit Union
- Waxing the City

Site Maps



Area Maps



Dawley Farm Merchants



Dawley Farm Fast Facts and Demographics

7.4M
visits in the past
12 months

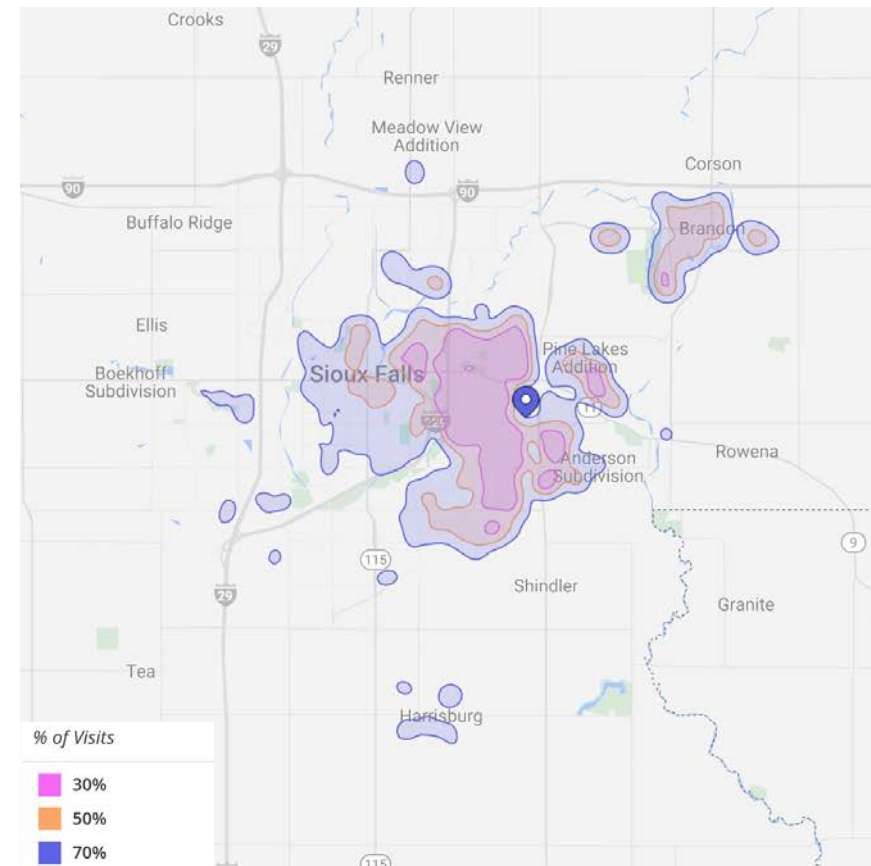
621.1K
visitors in the past
12 months

44,654
residents within
3-miles

35.5
median age within
1-mile

\$269,444
median home value
within 1-mile

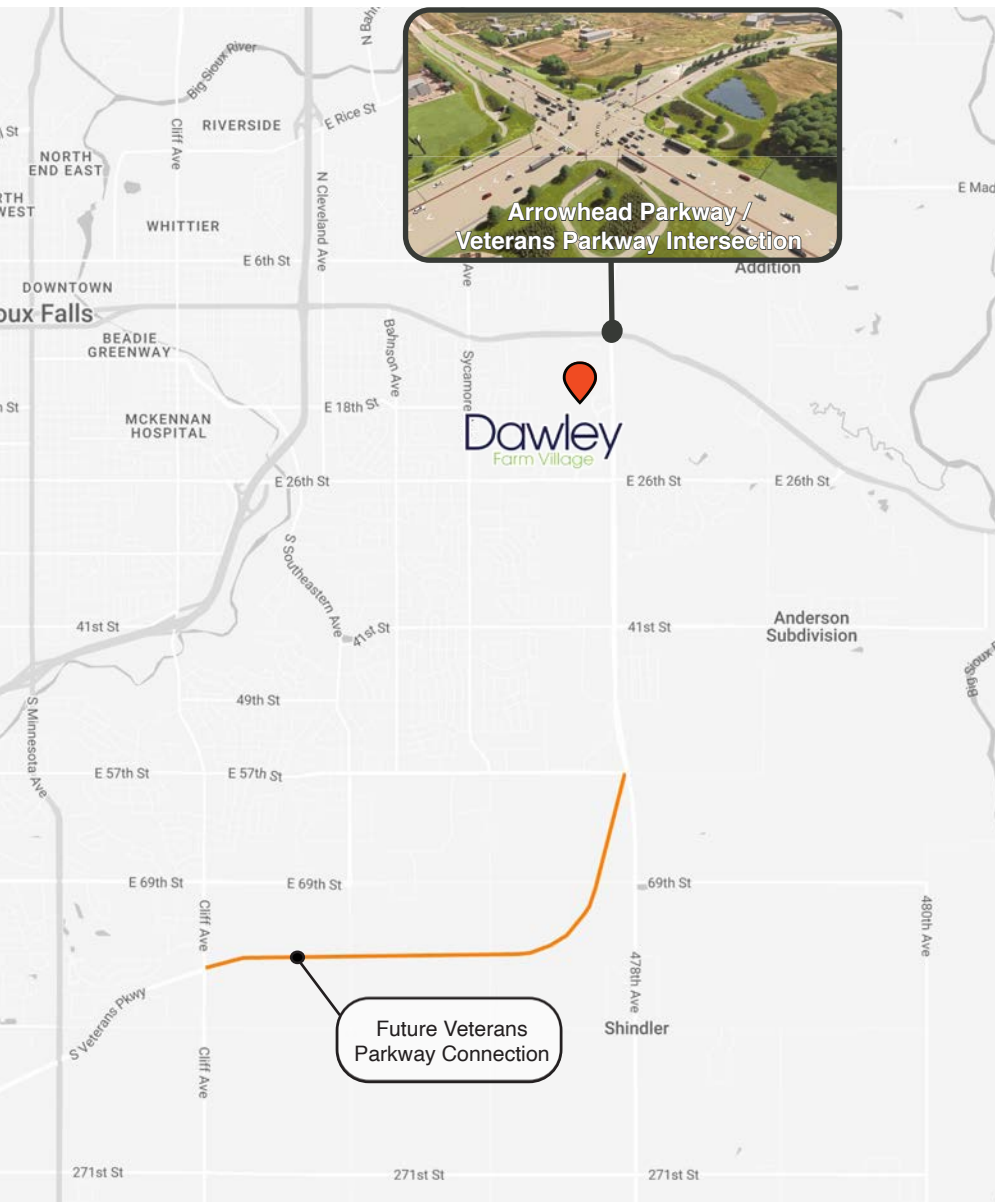
40+
retailers



* Source: Placer.ai. Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | Jan 1, 2024 - Dec 31, 2024 | Vol: 30%, 50%, 70%

	1-mile	3-mile	5-mile	MSA
Population	10,414	66,998	129,129	311,500
Daytime Population	8,888	52,921	141,935	336,494
Median Household Income	\$84,887	\$83,510	\$75,849	\$80,234

Ease of Access & Transportation Upgrades



Arrowhead & Veterans Parkway Intersection

South Dakota's Largest Intersection

Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

\$39.2M Investment

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

Improved Accessibility

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.



Future Veterans Parkway Connection

8.5 Mile Expansion

Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

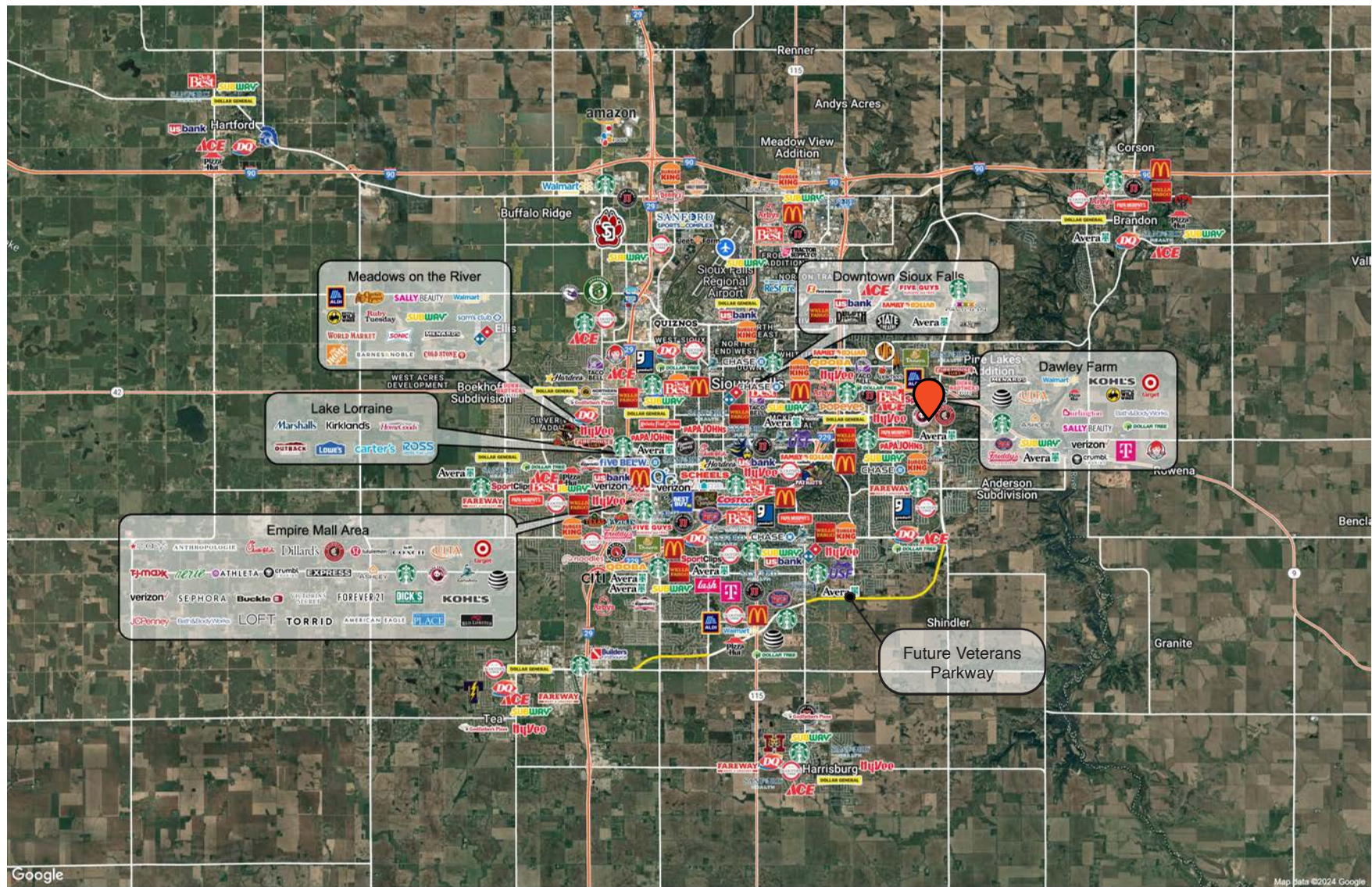
\$210M Investment

6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

Improved Safety & Accessibility

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.

Sioux Falls Maps



Demographics

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
2024	219,588*	311,500
2029	230,570	336,494

*Source: The City of Sioux Falls

FAST FACTS



#2 Best Tax
Climate in the U.S.

(Tax Foundation 2024)



Best City for Young
Professionals

(SmartAsset 2023)

1.4%

Minnehaha
Unemployment Rate

(September 2024)



#3 Hottest
Job Market

(ZipRecruiter 2023)

2.2M

of Visitors to
Sioux Falls in 2023



Third City in
Economic Strength

(Policom 2023)



No Corporate
Income Tax



Top Eight Happiest
Cities in America

(WalletHub 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

Office Space

5501 E 18th St | Sioux Falls

the carlton
AT DAWLEY
co



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 any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.