LUMBER EXCHANGE - SUITE 201

OFFICE SPACE FOR LEASE

LLOYD

101 S. Reid Street, Suite 201
Sioux Falls, SD 57103

9,245 USF +/-
11,187 RSF +/-

$20.00 / SF Base Rent
Estimated NNN: $5.97 / SF

LOCATION

Professional office space available on the East Bank in Downtown Sioux Falls. Conveniently located near downtown shopping, dining and professional services.

DESCRIPTION

- 1.21 Load Factor
- Floor plan includes 23 offices, 4 conference rooms, open space, reception,work/copy room, kitchenette, and waiting area
- Beautiful finishes with an abundance of natural lighting
- Building tenants include CNA Surety, Lloyd Companies, Ernst Capital Group, Kirby Financial, Ballard Spahr, ISG and REGUS
- Amenities offer access to exercise facility, potential for covered parking, Class A finishes, common area, break area, community training room, and access to patio overlooking the Big Sioux River
- Availability is negotiable - Contact Broker
- Contact Broker for additional information
- Owner is South Dakota licensed Real Estate Broker

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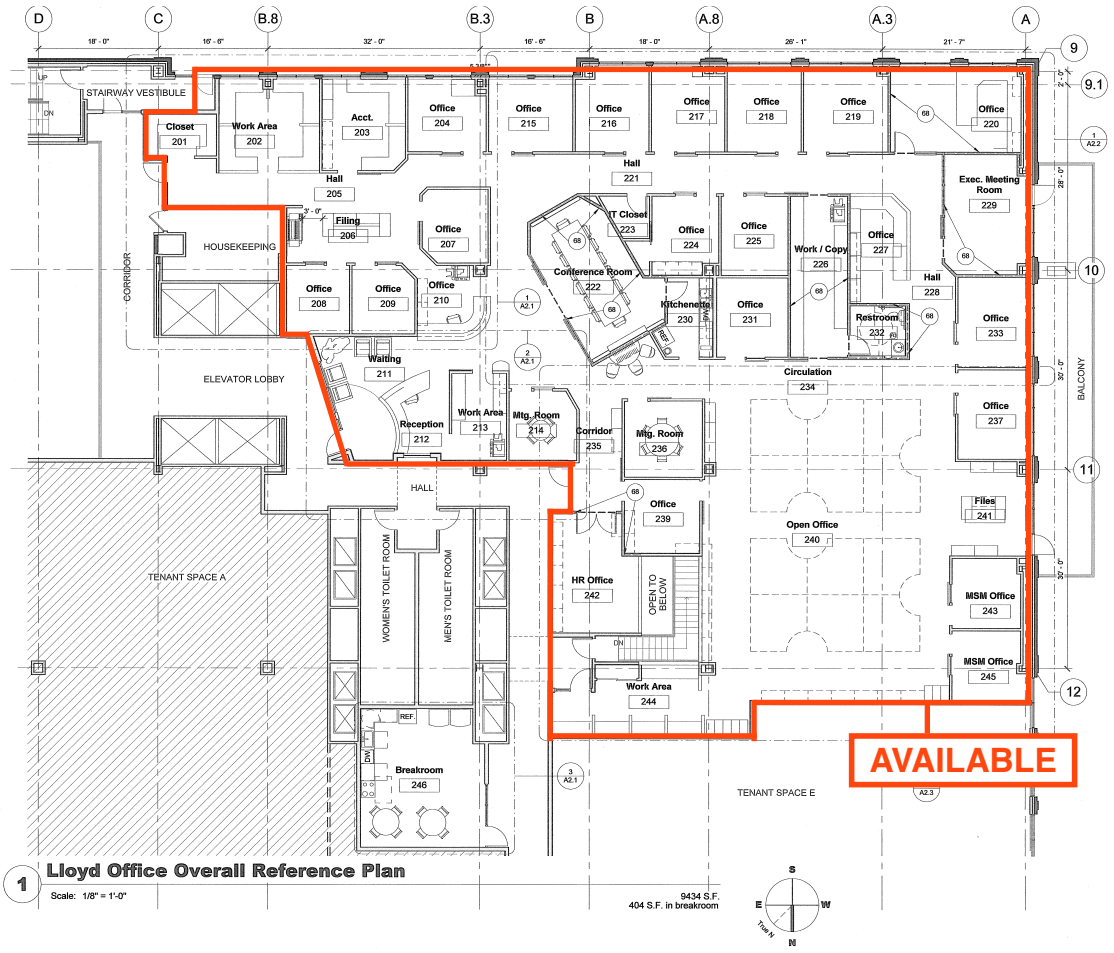
FLOOR PLAN

Concept only; subject to change



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INTERIOR PICTURES

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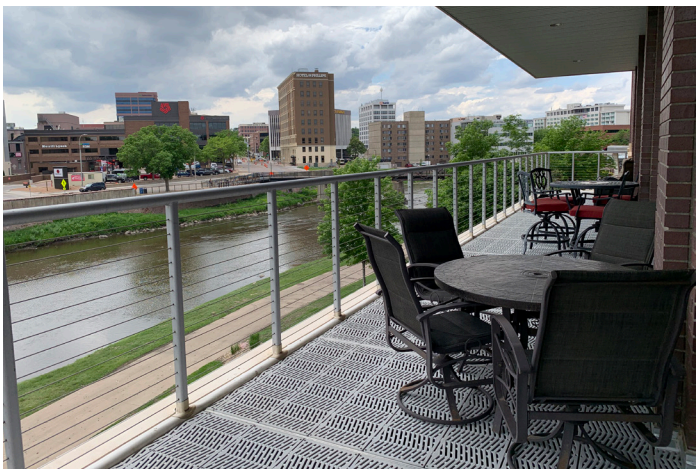
COMMON AREAS



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EXTERIOR

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AREA MAP

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,155	77,722	123,003
2010 Total Population	15,592	77,915	138,865
2021 Total Population	17,412	85,050	165,061
2021 Group Quarters	1,299	5,465	6,068
2026 Total Population	18,693	89,903	178,361
2021-2026 Annual Rate	1.43%	1.12%	1.56%
2021 Total Daytime Population	24,954	104,455	189,688
Workers	17,582	68,454	117,754
Residents	7,372	36,001	71,934
Household Summary			
2000 Households	7,321	31,956	49,452
2000 Average Household Size	2.10	2.30	2.39
2010 Households	6,803	31,658	56,180
2010 Average Household Size	2.10	2.29	2.36
2021 Households	7,772	35,134	67,261
2021 Average Household Size	2.07	2.27	2.36
2026 Households	8,413	37,383	72,917
2026 Average Household Size	2.07	2.26	2.36
2021-2026 Annual Rate	1.60%	1.25%	1.63%
2010 Families	2,974	17,568	33,567
2010 Average Family Size	3.06	2.98	3.00
2021 Families	3,169	18,471	39,102
2021 Average Family Size	3.11	3.02	3.04
2026 Families	3,364	19,348	42,026
2026 Average Family Size	3.13	3.04	3.06
2021-2026 Annual Rate	1.20%	0.93%	1.45%
Housing Unit Summary			
2000 Housing Units	7,890	33,416	51,397
Owner Occupied Housing Units	34.6%	54.8%	58.9%
Renter Occupied Housing Units	58.2%	40.8%	37.3%
Vacant Housing Units	7.2%	4.4%	3.8%
2010 Housing Units	7,586	34,192	60,367
Owner Occupied Housing Units	33.8%	51.9%	56.4%
Renter Occupied Housing Units	55.9%	40.7%	36.6%
Vacant Housing Units	10.3%	7.4%	6.9%
2021 Housing Units	8,702	38,158	72,298
Owner Occupied Housing Units	31.3%	49.1%	55.0%
Renter Occupied Housing Units	58.0%	43.0%	38.0%
Vacant Housing Units	10.7%	7.9%	7.0%
2026 Housing Units	9,364	40,494	78,213
Owner Occupied Housing Units	31.8%	50.2%	56.3%
Renter Occupied Housing Units	58.0%	42.1%	37.0%
Vacant Housing Units	10.2%	7.7%	6.8%
Median Household Income			
2021	$39,622	$51,634	$58,185
2026	$43,185	$54,974	$63,045
Median Home Value			
2021	$150,328	$184,329	$221,897
2026	$225,724	$252,268	$276,567
Per Capita Income			
2021	$25,456	$29,164	$33,222
2026	$28,205	$32,345	$37,037
Median Age			
2010	34.4	34.2	34.7
2021	36.5	36.2	36.7
2026	36.9	36.8	37.3

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