

# RIVER *Centre*



Office Space For Lease  
200 E. 10th St. | Sioux Falls, SD

 **LLOYD**

# BUILDING HIGHLIGHTS

**RIVER**  
*Centre*

River Centre, a stunning staple in the Downtown Sioux Falls skyline, is a grand impression for downtown visitors since 2000. Located at the corner of E. 10th St & River Road it serves as one of the greatest downtown signage opportunities. The exquisitely designed space offers stunning skyline and riverfront views from private offices and common areas, ample windows providing natural light, vast designated meeting rooms, spacious outdoor decks, underground executive parking, and so much more!

4th Floor: Available January 2025

3rd Floor: Available September 2025



**6 Conference &  
Board Rooms**



**39 Offices & 51  
Work Stations**



**Underground  
Executive Parking**



**Excellent  
Exposure**



**Shared Training Room &  
Break Room with Micro  
Market**



**3 Decks w/  
Downtown Views**



**2 Lobby &  
Reception Areas**



**Year Built:  
2000**

# BUILDING COSTS



Floor	Availability	SF (Approximately)	Base Rent	Load Factor Share of 2nd Floor Amenities	NNN Est.	Total (Base + NNN) Est. + LF	Yearly Total Est.	Monthly Total Est.	TIA
3	September 2025	12,867	\$17.50/SF NNN	\$0.42/SF	\$9.14/SF	\$27.06/SF	\$348,181.02	\$29,015.09	\$20.00/SF

\*see concept plan for subdividing 3rd floor on pgs 9-10

4	January 2025	12,909	\$18.50/SF NNN	\$0.42/SF	\$9.14/SF	\$27.06/SF	\$349,317.54	\$29,109.80	\$25.00/SF
Total		25,776	-		-	-		\$58,124.89	-

## 2023 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.67*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.21*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.26*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		
2023 estimated total cost for the 2nd floor shared amenities = \$26,505		\$0.42/SF

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

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A



# 4TH FLOOR

AVAILABLE JANUARY 2025


**RIVER**  
*Centre*




## SIZE

 12,909 SF

## PRICE

 \$18.50/SF NNN

## TIA

 \$25.00/SF

- 20 Private Offices
- Open Work Area (27 +/- Work Stations)
- 3 Conference Rooms
- Kitchenette/Employee Lounge
- In-Suite Restrooms
- 2 Decks with Downtown Views
- Work/Copy Room
- Access-Controlled & Air-Controlled Server Room
- Open Staircase to 5th Floor
- Janitor's Closet
- Key Card Controlled Elevator
- Furniture is negotiable

# 4TH FLOOR

AVAILABLE JANUARY 2025

RIVER  
*Centre*



# 3RD FLOOR - EXISTING

AVAILABLE SEPTEMBER 2025

**RIVER**  
*Centre*




## SIZE

 12,867 SF

## PRICE

 \$17.50/SF NNN

## TIA

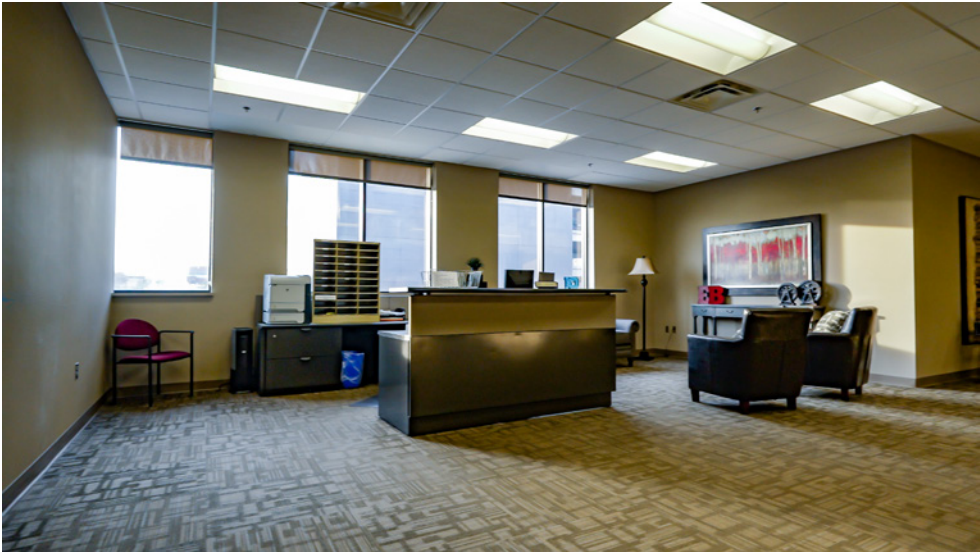
 \$20.00/SF

- Reception Area
- 19 Private Offices
- Open Work Area (24 +/- Work Stations)
- 2 Kitchenettes
- Stunning Executive Board Room (Hosts 26)
- In-Suite Restrooms
- Nursing Room
- Access-Controlled & Air-Controlled Server Room
- Janitor's Closet
- Key Card Controlled Elevator
- Furniture is negotiable

# 3RD FLOOR - EXISTING

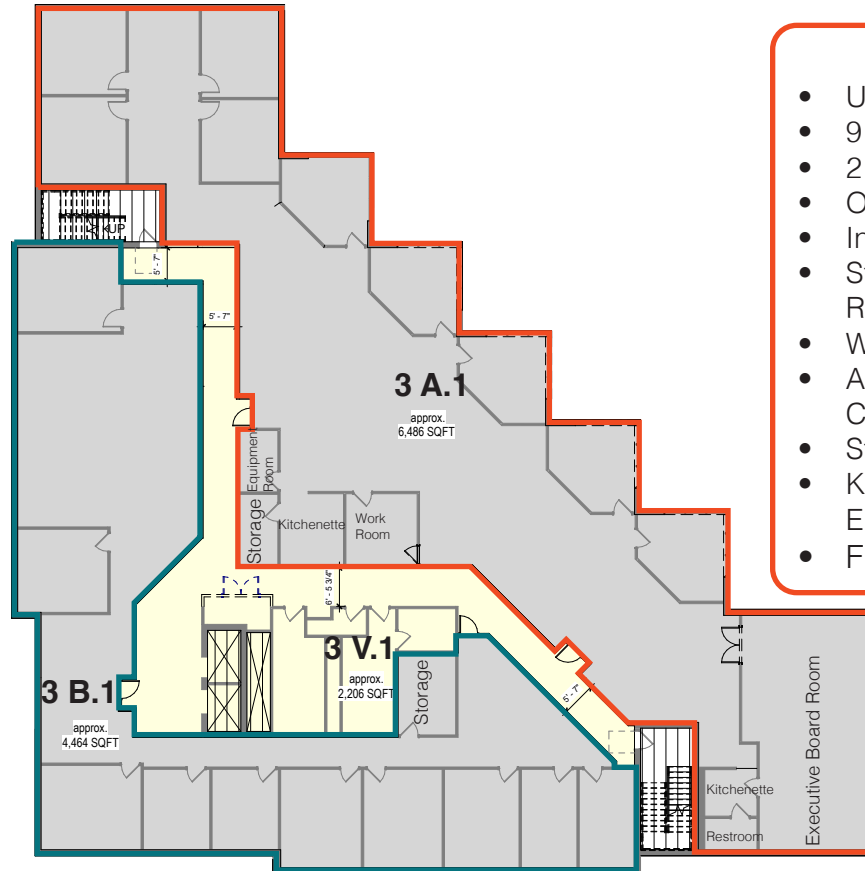
AVAILABLE SEPTEMBER 2025

RIVER  
*Centre*



# 3RD FLOOR - VERSION 1 CONCEPT PLAN

AVAILABLE SEPTEMBER 2025



- 3 A.1**
- USF: 6,486 | RSF: 7,793
  - 9 Private Offices
  - 2 Kitchenettes
  - Open Work Area
  - In-Suite Restroom
  - Stunning Executive Board Room
  - Work Room
  - Access-Controlled & Air-Controlled Server Room
  - Storage & Janitor's Closet
  - Key Card Controlled Elevator
  - Furniture is negotiable

- 3 B.1**
- USF: 4,464 | RSF: 5,363
  - 10 Private Offices
  - Open Work Area
  - Storage & Janitor's Closet
  - Key Card Controlled Elevator
  - Furniture is negotiable

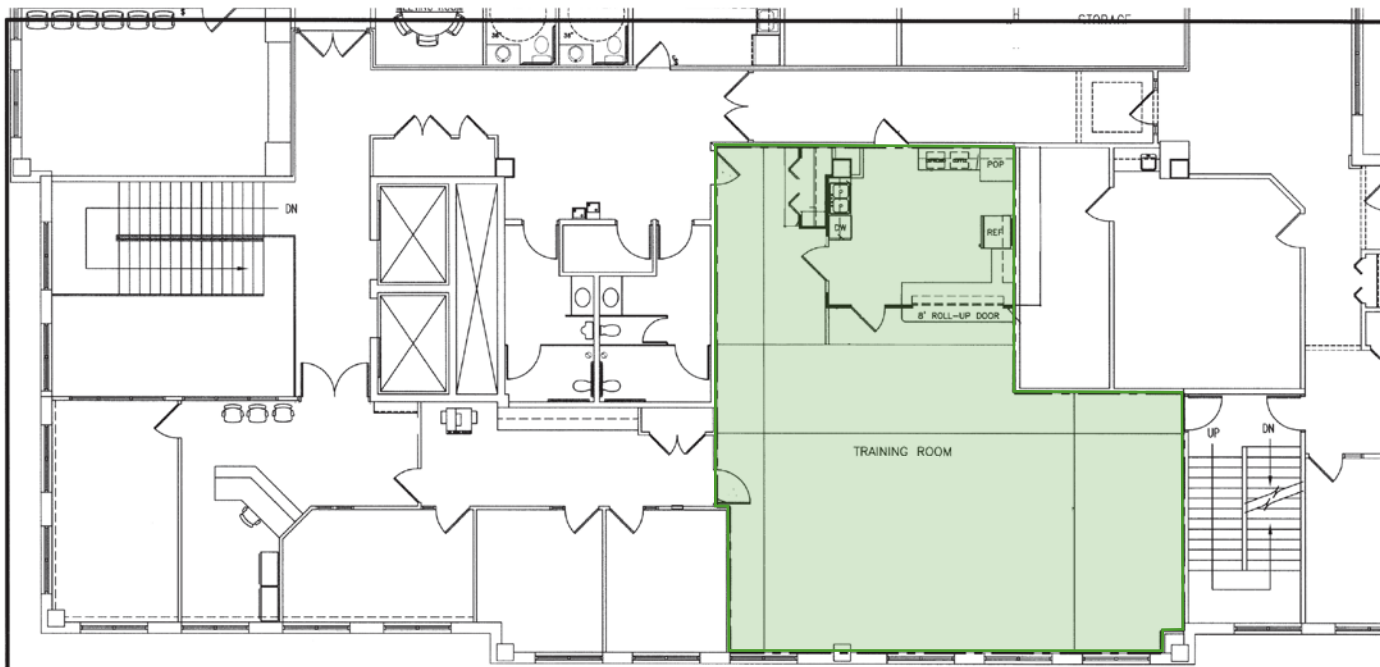
Space	USF (Usable)	Load Factor	RSF (Rentable)	Base Rent	Load Factor Share of 2nd Floor Amenities	NNN Est.	Total (Base + NNN) Est. + LF	Yearly Total Est.	Monthly Total Est.	TIA
3 A.1	6,486	1.201	7,793	\$19.00/RSF NNN	\$0.42/SF	\$9.14/RSF	\$28.56/RSF	\$222,568.08	\$18,547.34	\$20.00/USF
3 B.1	4,464	1.201	5,363	\$18.00/RSF NNN	\$0.42/SF	\$9.14/RSF	\$27.56/RSF	\$147,804.28	\$12,317.02	\$20.00/USF

\*Concept only; subject to change





# 2ND FLOOR - SHARED AMENITIES



## SHARED AMENITIES

- Break Room with Micro Market
- Size: 1,767 SF Capacity 42 - 50
- Common Area Restrooms Adjacent to Space
- Break Room can act as a catering kitchen
- 2023 Estimated Total Cost for the 2nd Floor Shared Amenities = \$26,505 (\$0.42/SF)

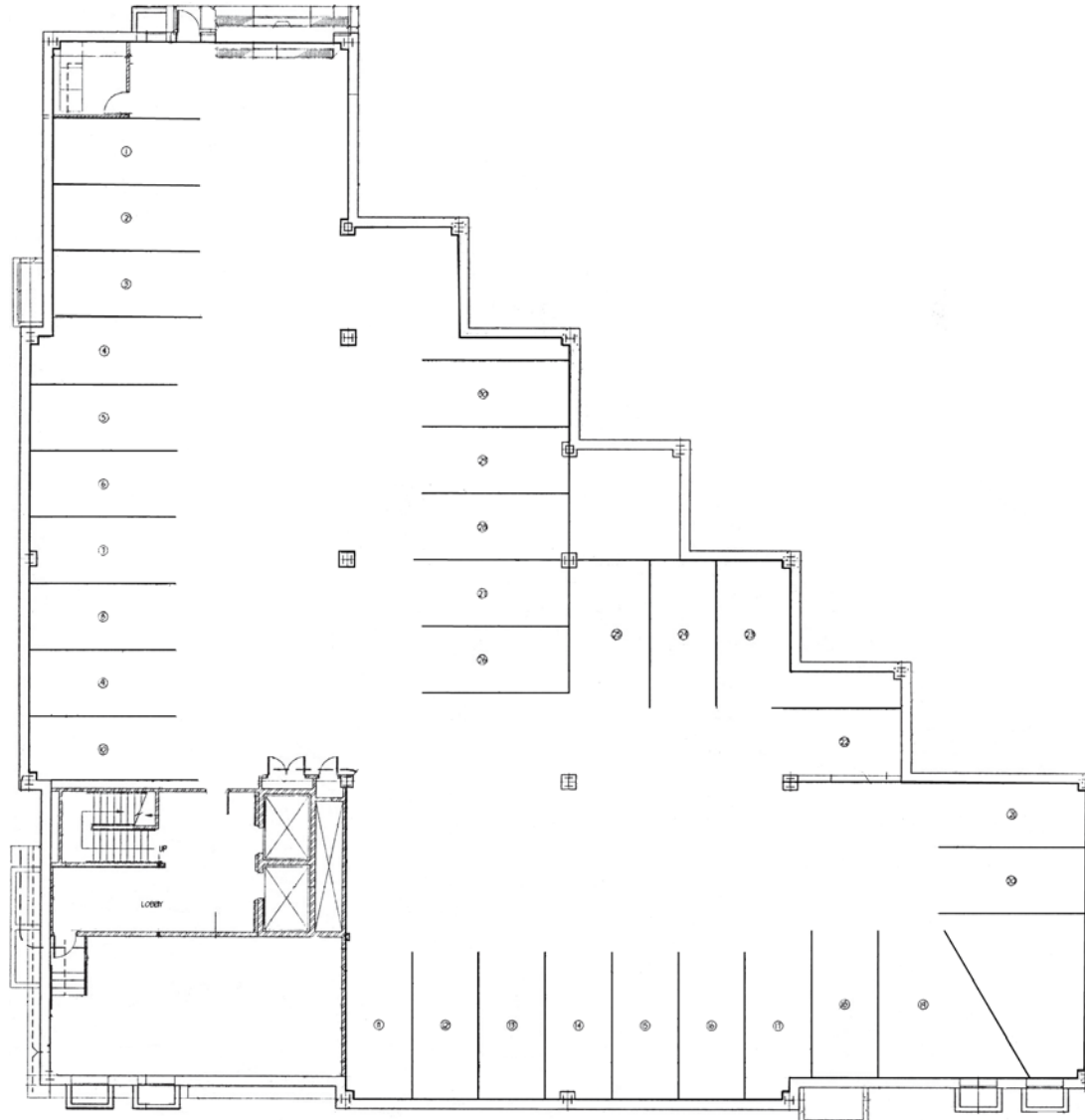
# 2ND FLOOR - SHARED AMENITIES

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# UNDERGROUND PARKING

**RIVER**  
*Centre*



## PRICE



\$200/stall/mo.

## DETAILS



26 executive  
underground  
parking stalls

- Key Card Controlled
- Heated Garage

# UNDERGROUND PARKING

**RIVER**  
*Centre*



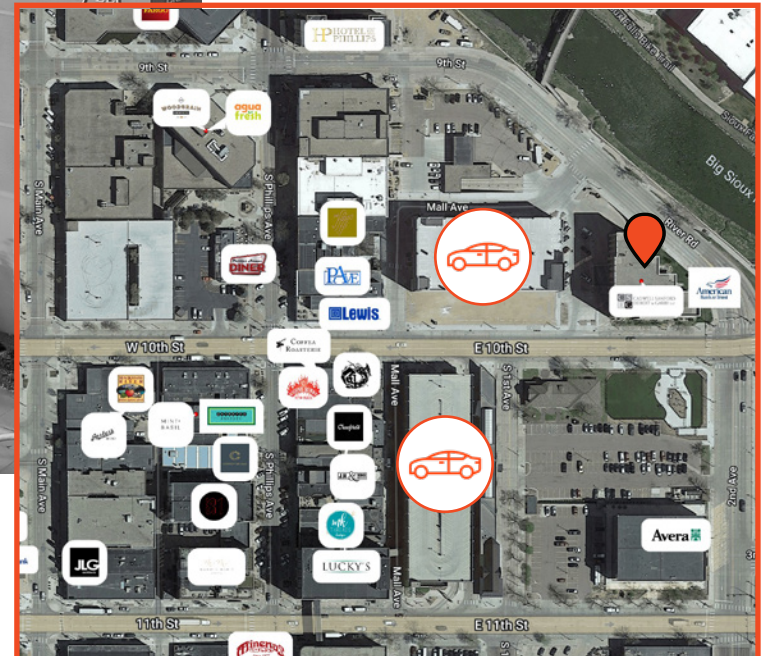
# CITY PARKING



A city-owned parking ramp is located next door to River Centre allowing for employees to park nearby with ease. The current rate at this parking ramp is \$81.00 - 87.00/stall/month with ample current availability.

[Learn more online>>](#)

[siouxfalls.org/police/public-parking](http://siouxfalls.org/police/public-parking)



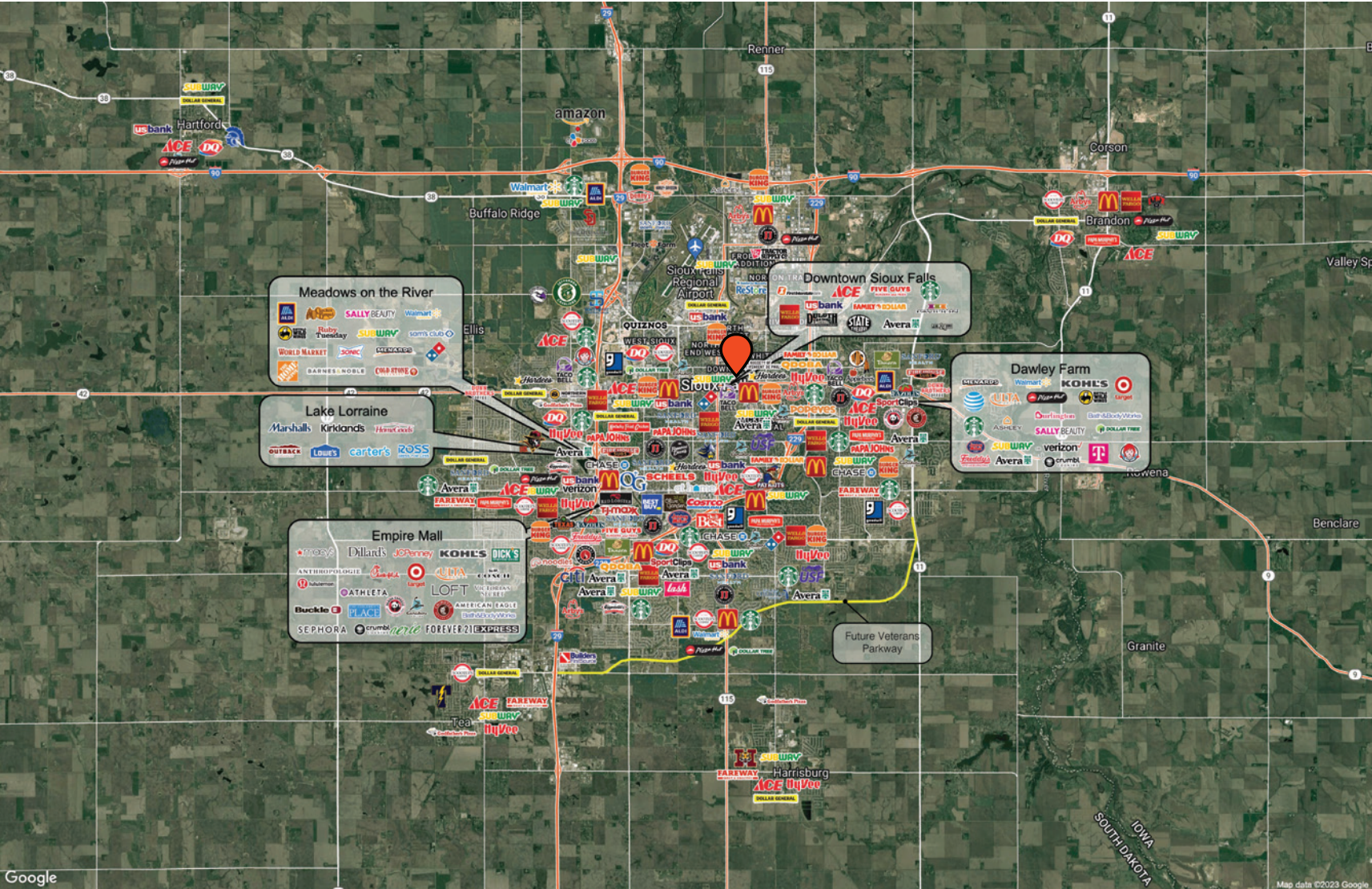
# NEIGHBORHOOD MAP & TRAFFIC



Through continued public and private investment, downtown Sioux Falls has evolved into a vibrant mixed-use environment where people come to live, work and play. Community leaders have seen the value in preserving the downtown history, while setting the stage for a new generation of storefronts, projects, and investments. Downtown has emerged as a paramount economic development amenity that has become a critical asset in attracting and retaining businesses, residents, and visitors to the City. The City of Sioux Falls has recognized the importance of leveraging public investment and improvements downtown to stimulate private investment. **The public and private sectors will invest an estimated \$400 million downtown in the next three years.** These investments will provide additional office, retail, housing, and hospitality options, and improve our public infrastructure. Ultimately improving density, connectivity, and walkability to downtown for our residents and visitors while positively impacting the entire community.

Source: City of Sioux Falls

# SIOUX FALLS MAP



# SIoux FALLS 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.

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	213,891	311,500
2029	230,570	336,494

## FAST FACTS



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



Best City for Young Professionals  
*(SmartAsset 2023)*

**2.1%**

Minnehaha Unemployment Rate  
*(January 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



#1 Most Accessible Financing  
*(WalletHub 2024)*

## TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505





# RIVER *Centre*



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