

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 Now



**3 Conference &
Board Rooms**



**20 Offices & 27
Work Stations**



**Underground
Executive Parking**



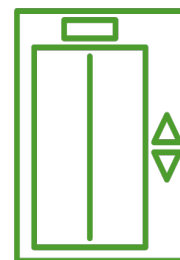
**Excellent
Exposure**



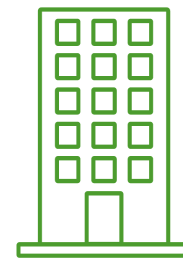
**Shared Training Room &
Break Room with Micro
Market**



**2 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 |
|-------|--------------|-----------------------|----------------|--|-----------|------------------------------------|----------------------|-----------------------|------------|
| 4 | Now | 12,909 | \$18.50/SF NNN | \$0.42/SF | \$9.14/SF | \$28.06/SF | \$362,226.54 | \$30,185.55 | \$25.00/SF |

2025 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* |
| Total | - | \$9.14 |
| 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 |

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 |

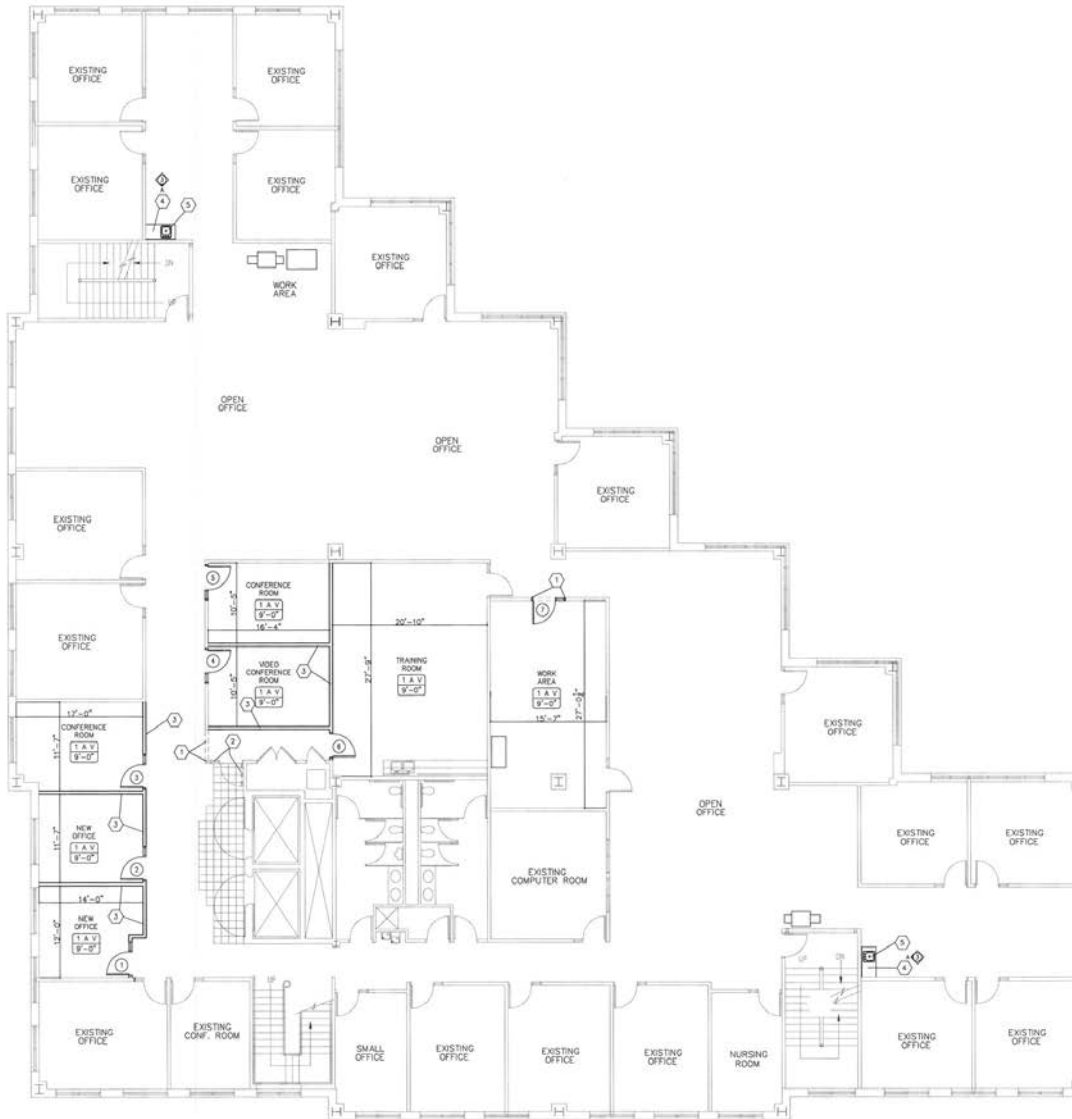
*These numbers are based on estimates and are not guaranteed.



4TH FLOOR

AVAILABLE NOW

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

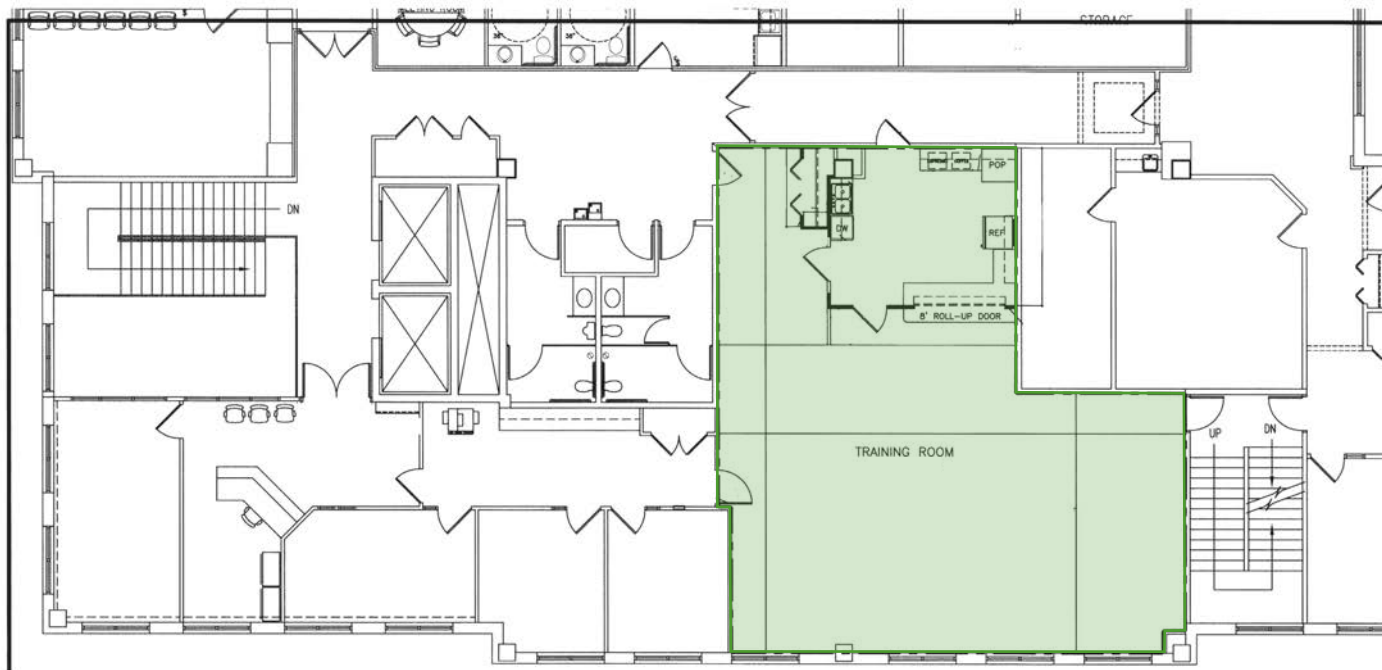
4TH FLOOR

AVAILABLE NOW

RIVER
Centre



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
- 2025 Estimated Total Cost for the 2nd Floor Shared Amenities = \$26,505 (\$0.42/SF)

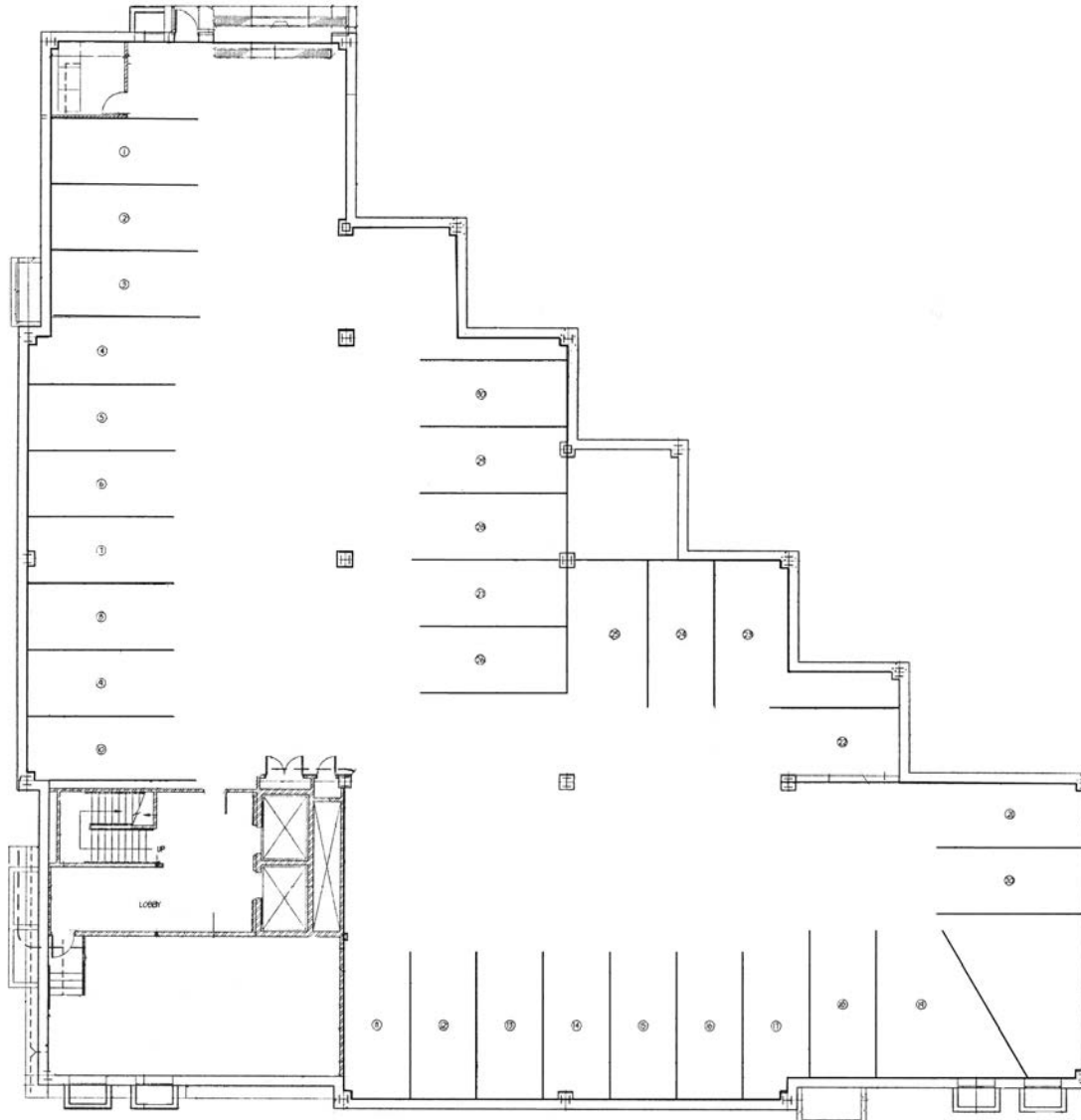
2ND FLOOR - SHARED AMENITIES

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UNDERGROUND PARKING

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PRICE



\$200/stall/mo.

DETAILS



26 executive
underground
parking stalls

- Key Card Controlled
- Heated Garage

UNDERGROUND PARKING

RIVER
Centre



CITY PARKING

RIVER
Centre

Subject Parking Site



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



Public Parking Ramps

NEIGHBORHOOD MAP & TRAFFIC

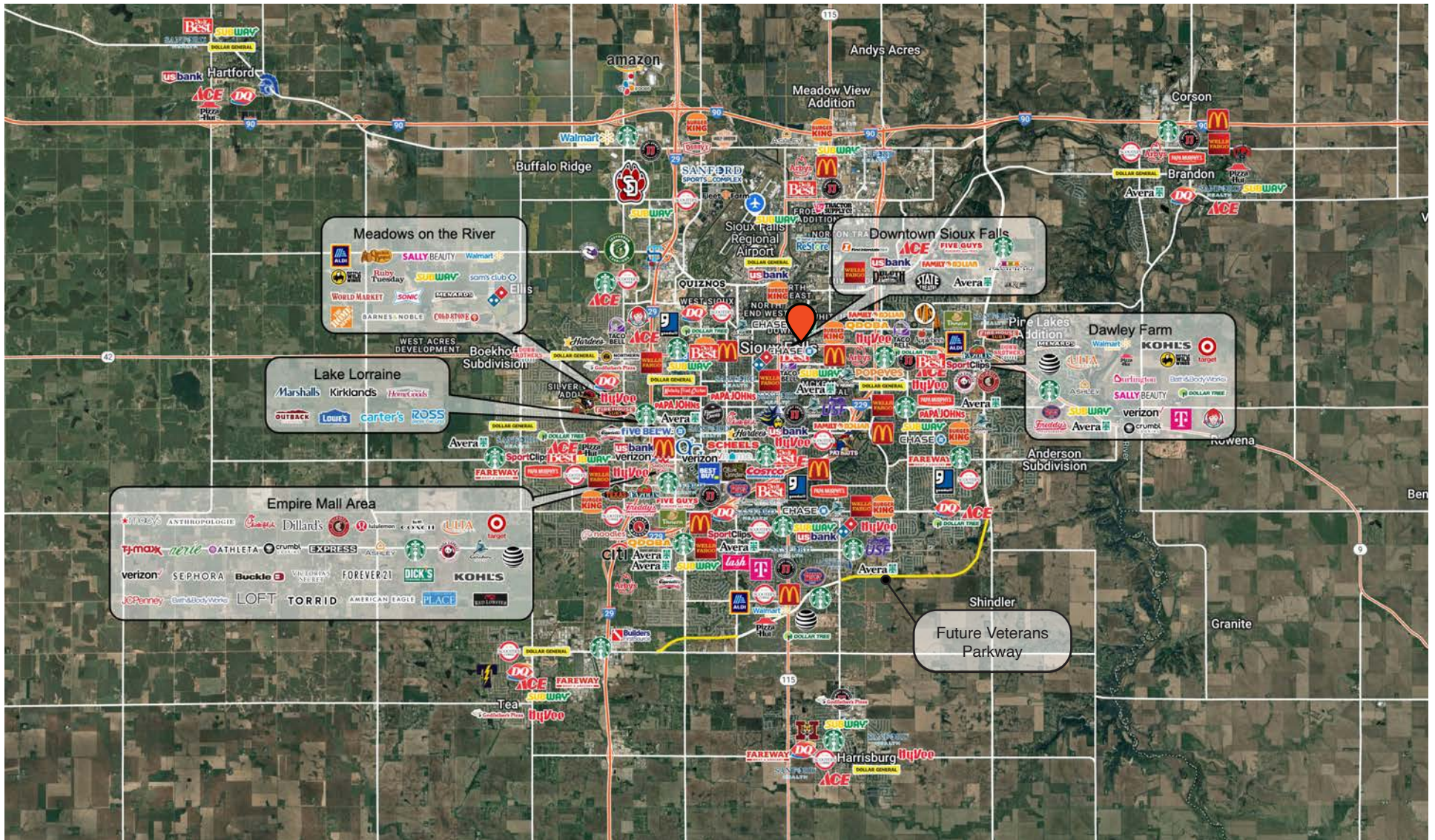


Through continued public and private investment, downtown Sioux Falls has evolved into a vibrant mixed-use environment where people come to live, work and play. Community leaders have seen the value in preserving the downtown history, while setting the stage for a new generation of storefronts, projects, 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

RIVER
Centre



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. 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



10,929



8,200



3,627



3,239



2,390



1,600



RIVER *Centre*



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