

# RIVER *Centre*

4th Floor  
Office Space For Lease  
200 E. 10th St. | Sioux Falls, SD

 **LLOYD**

# BUILDING HIGHLIGHTS

**RIVER**  
*Centre*

River Centre has been a stunning staple in the Downtown Sioux Falls skyline making grand impressions on 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, underground executive parking, and so much more!

Entire 4th Floor: Available Now

Subdivided 4th Floor: Availability Negotiable



**3 Conference &  
Board Rooms**



**20 Offices & 27  
Work Stations**



**Underground  
Executive Parking**



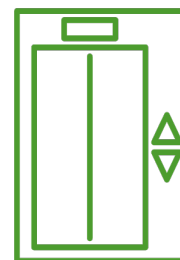
**Excellent  
Exposure**



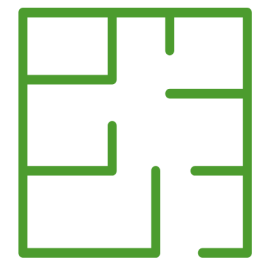
**Shared Training Room &  
Break Room with Micro  
Market**



**Great Views of  
Downtown**



**2 Lobby &  
Reception Areas**

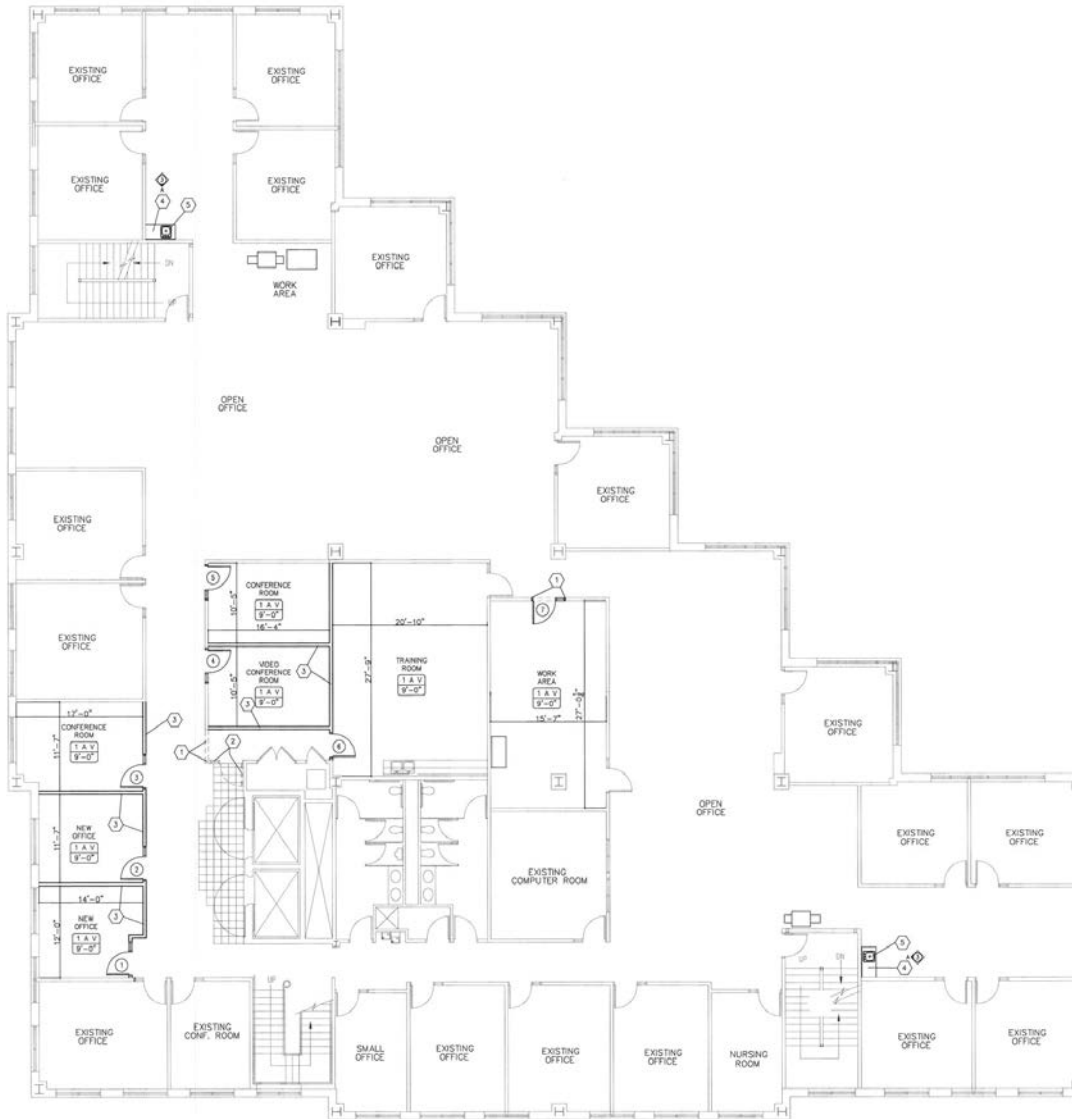


**Flexible  
Floor Plan**

# 4TH FLOOR - ENTIRE FLOOR - OPTION #1

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
- Work/Copy Room
- Access-Controlled & Air-Controlled Server Room
- Janitor's Closet
- Key Card Controlled Elevator
- Furniture is negotiable



# 4TH FLOOR - ENTIRE FLOOR OPTION #1 - 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
4th (entire floor)	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*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		
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

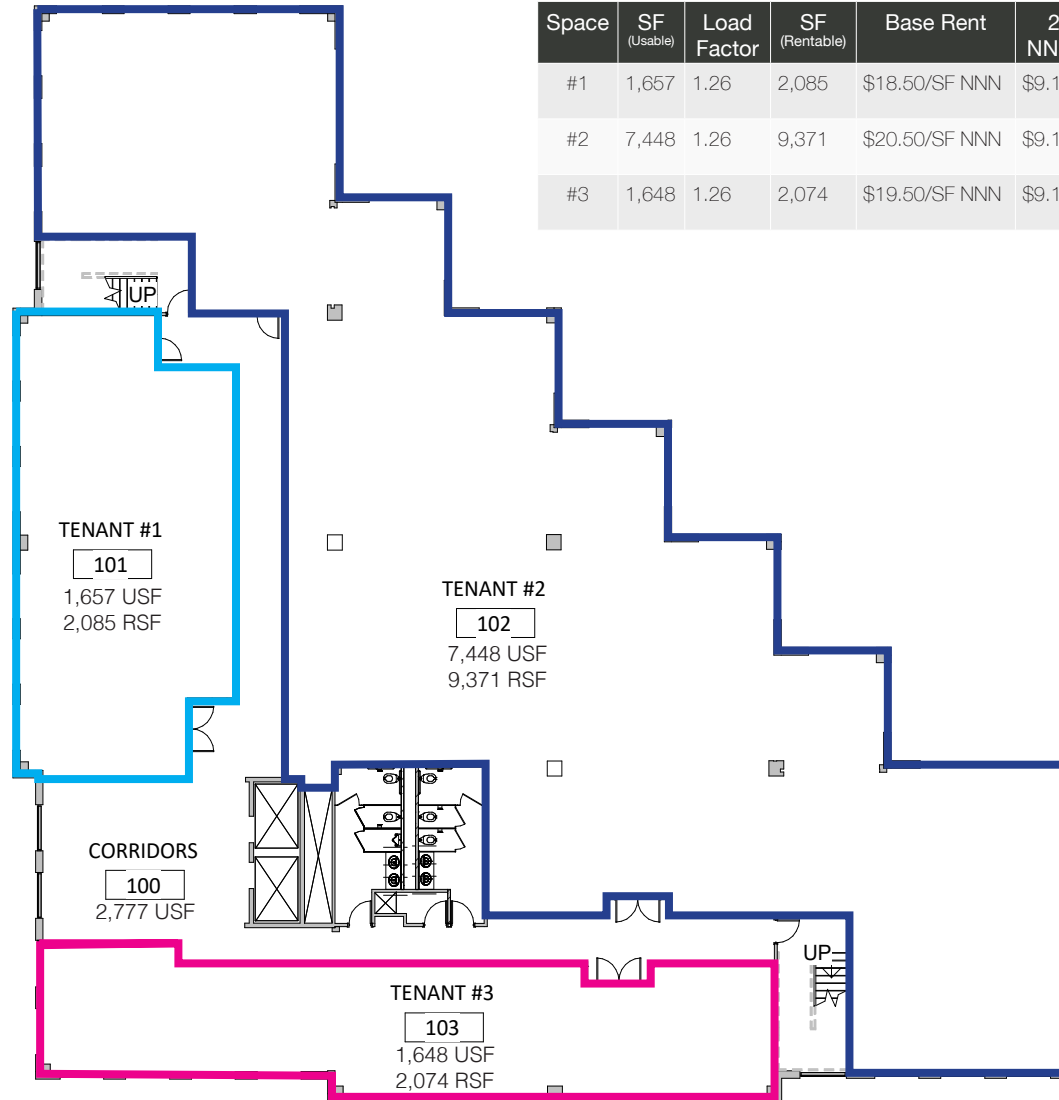
\*These numbers are based on estimates and are not guaranteed.



# 4TH FLOOR - SUBDIVIDED - OPTION #2

**AVAILABILITY: NEGOTIABLE**

*Concept only; subject to change*



Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2025 NNN Est.	Load Factor of 2nd Floor Amenities	Total Est. / SF	Yearly Total Est.	Monthly Total Est.	TIA
#1	1,657	1.26	2,085	\$18.50/SF NNN	\$9.14/SF	\$0.42/SF	\$28.06/SF	\$58,505.10	\$4,875.43	\$25.00/SF
#2	7,448	1.26	9,371	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$281,692.26	\$23,474.36	\$25.00/SF
#3	1,648	1.26	2,074	\$19.50/SF NNN	\$9.14/SF	\$0.42/SF	\$29.06/SF	\$60,270.44	\$5,022.54	\$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*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

## 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

*Subdivision plans are subject to leasing 50% of the floor prior to commencing construction. Contact Broker for additional details.*

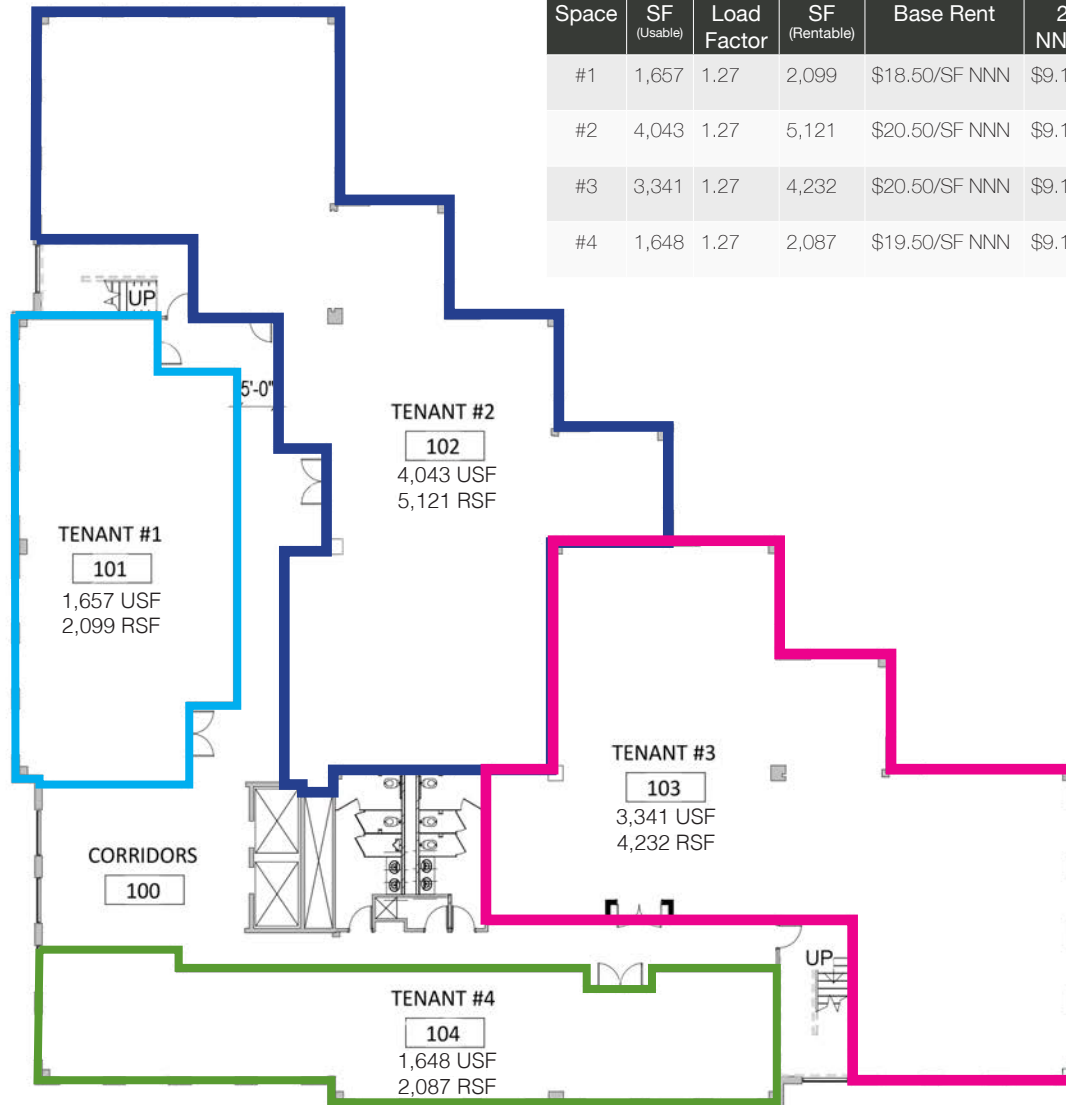


# 4TH FLOOR - SUBDIVIDED - OPTION #3

**AVAILABILITY: NEGOTIABLE**

Concept only; subject to change

**RIVER**  
Centre



Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2025 NNN Est.	Load Factor of 2nd Floor Amenities	Total Est. / SF	Yearly Total Est.	Monthly Total Est.	TIA
#1	1,657	1.27	2,099	\$18.50/SF NNN	\$9.14/SF	\$0.42/SF	\$28.06/SF	\$58,897.94	\$4,908.16	\$25.00/SF
#2	4,043	1.27	5,121	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$153,937.26	\$12,828.11	\$25.00/SF
#3	3,341	1.27	4,232	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$127,213.92	\$10,601.16	\$25.00/SF
#4	1,648	1.27	2,087	\$19.50/SF NNN	\$9.14/SF	\$0.42/SF	\$29.06/SF	\$60,648.22	\$5,054.02	\$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*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

## 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

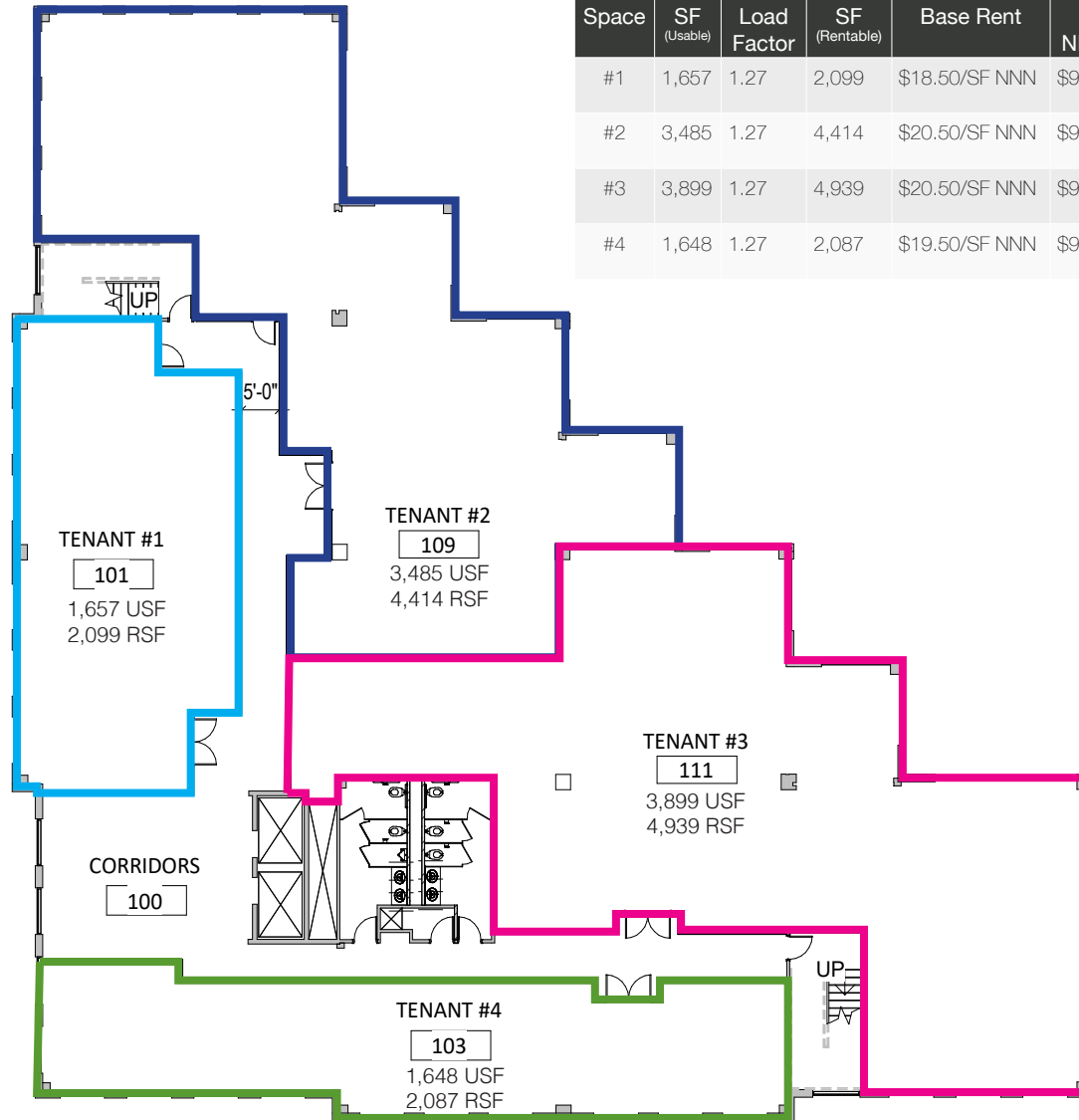
Subdivision plans are subject to leasing 50% of the floor prior to commencing construction. Contact Broker for additional details.

# 4TH FLOOR - SUBDIVIDED - OPTION #4

**AVAILABILITY: NEGOTIABLE**

*Concept only; subject to change*

**RIVER**  
*Centre*



Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2025 NNN Est.	Load Factor of 2nd Floor Amenities	Total Est. / SF	Yearly Total Est.	Monthly Total Est.	TIA
#1	1,657	1.27	2,099	\$18.50/SF NNN	\$9.14/SF	\$0.42/SF	\$28.06/SF	\$58,897.94	\$4,908.16	\$25.00/SF
#2	3,485	1.27	4,414	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$132,684.84	\$11,057.07	\$25.00/SF
#3	3,899	1.27	4,939	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$148,466.34	\$12,372.20	\$25.00/SF
#4	1,648	1.27	2,087	\$19.50/SF NNN	\$9.14/SF	\$0.42/SF	\$29.06/SF	\$60,648.22	\$5,054.02	\$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*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

## 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

*Subdivision plans are subject to leasing 50% of the floor prior to commencing construction. Contact Broker for additional details.*



# 4TH FLOOR PHOTOS

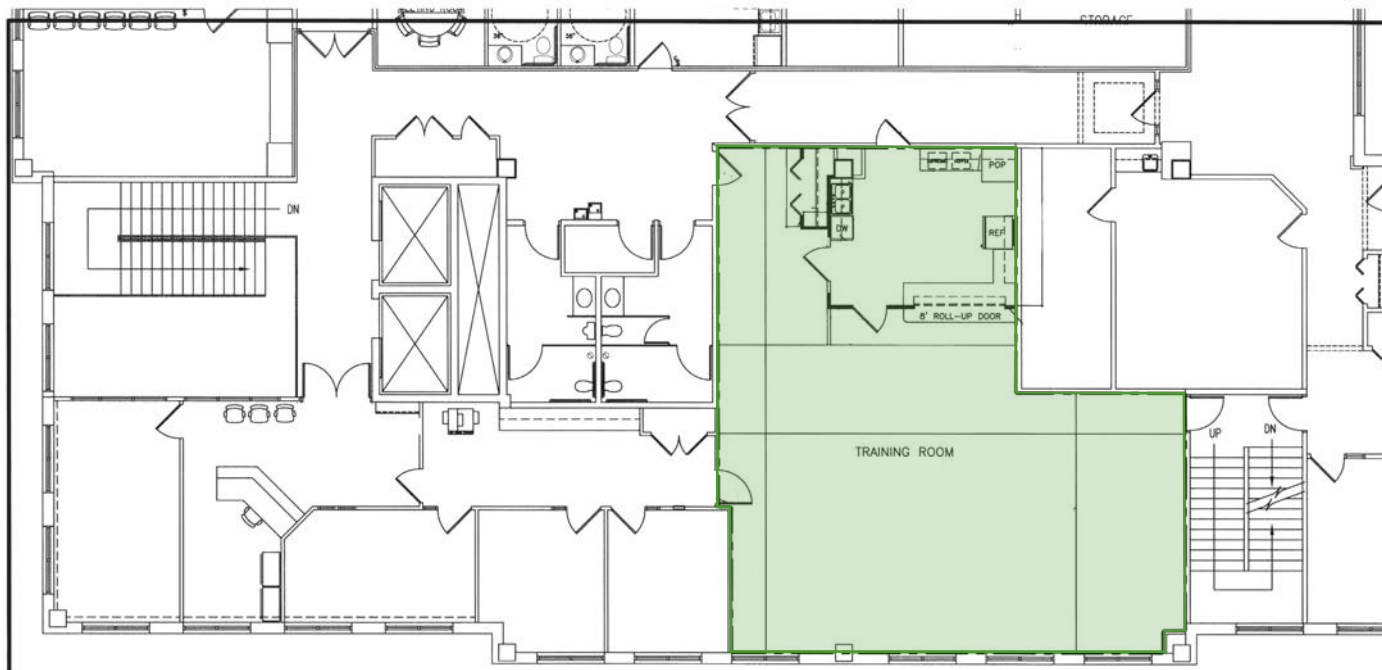
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# 2ND FLOOR - SHARED AMENITIES

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## SHARED AMENITIES

- Break Room with Micro Market
- Training Room Size: 1,767 SF Capacity 42 - 50
- Common Area Restrooms Adjacent to Space

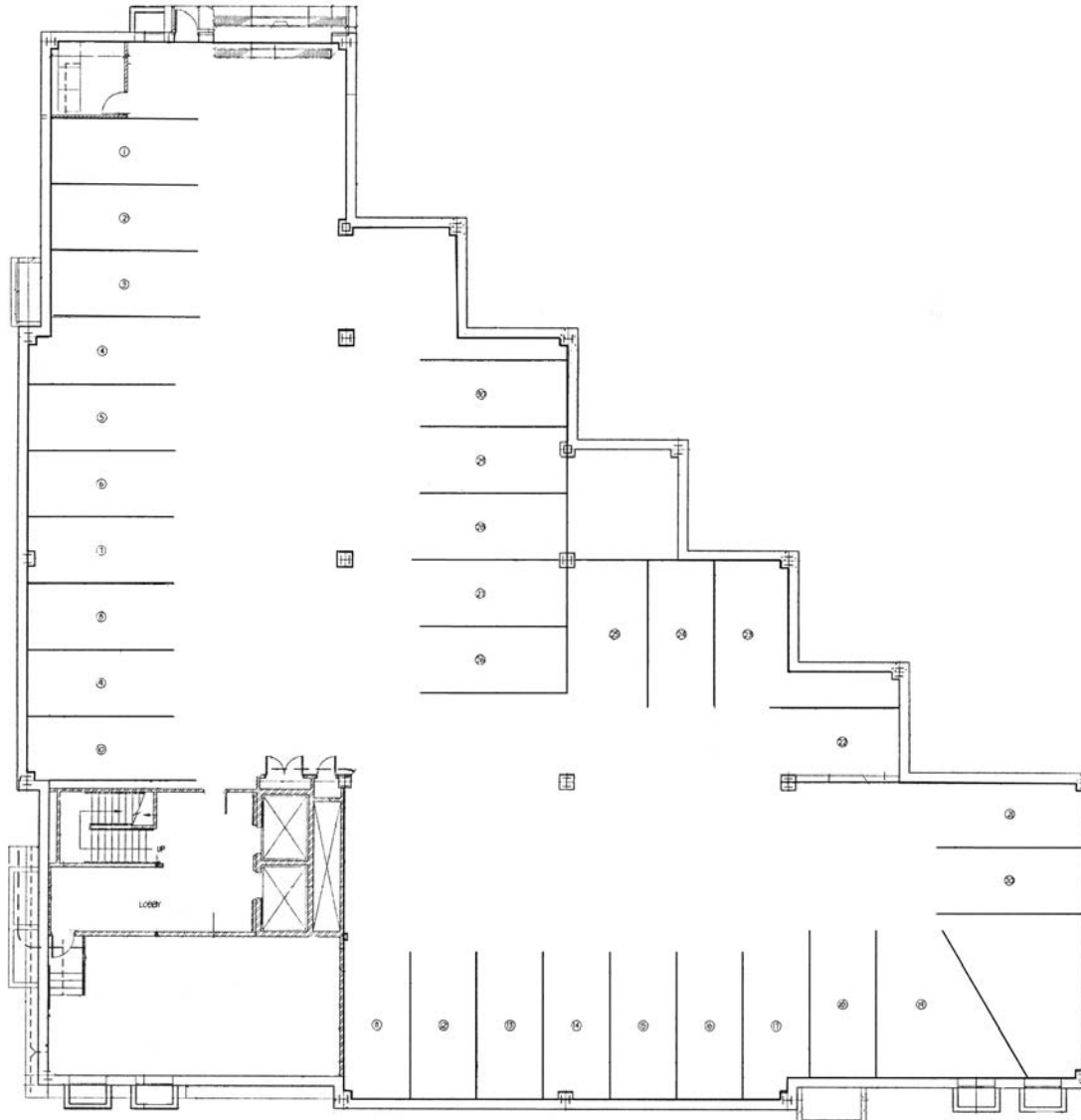
# 2ND FLOOR - SHARED AMENITIES

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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**  
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# 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 \$87.00/stall/month with ample current availability, or \$1.50 / HR.

[Learn more online>>](#)

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



Public Parking Ramps



# NEIGHBORHOOD MAP & TRAFFIC



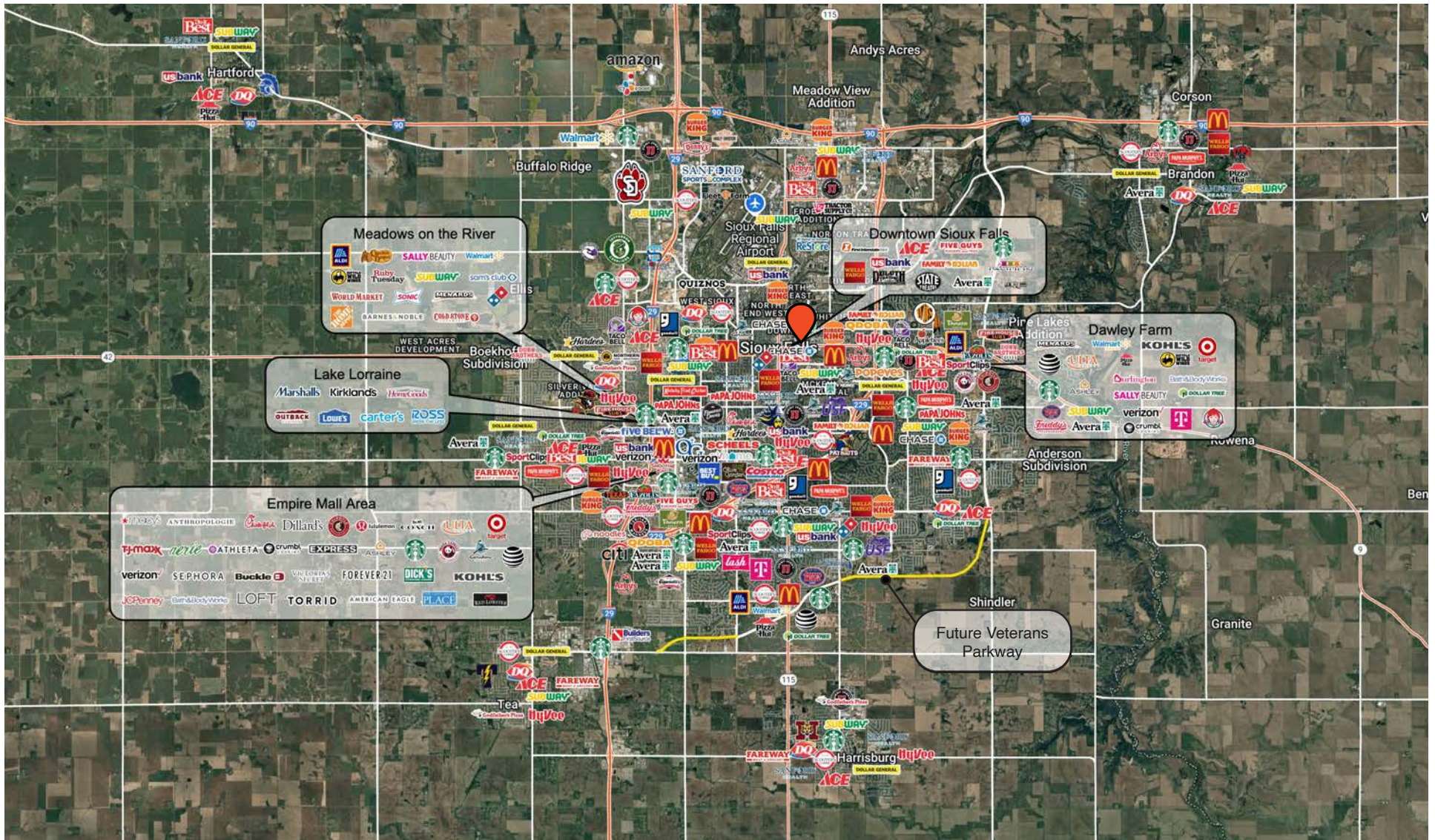
Through continued public and private investment, downtown Sioux Falls has evolved into a vibrant mixed-use environment where people come to live, work and play. Community leaders have seen the value in preserving the downtown history, while setting the stage for a new generation of storefronts, projects,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

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# 



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	219,588*	314,596
2030	235,786	341,319

\*Source: The City of Sioux Falls

## 



#1 City for Small Businesses  
(B2B Review 2025)



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



#3 Hottest Job Market  
(ZipRecruiter 2023)



Top 25 Safest Cities in America  
(WalletHub 2025)



**4M**  
# of Visitors to Sioux Falls in 2024

**1.8%**  
Sioux Falls MSA Unemployment Rate  
(June 2025)



Third City in Economic Strength  
(Policom 2023)

No Corporate Income Tax

## 

**SANFORD**  
HEALTH  
10,929

**Smithfield**  
3,239

**Avera**  
8,200

**HyVee**  
EMPLOYEE OWNED  
2,390



3,627

**amazon**  
1,600





# RIVER *Centre*



## JORDAN RIEFFENBERGER

DIRECTOR OF COMMERCIAL REAL ESTATE & RESPONSIBLE BROKER

[jordan.rieffenberger@lloydcompanies.com](mailto:jordan.rieffenberger@lloydcompanies.com)

605-231-1654



## KRISTEN ZUEGER

ASSOCIATE BROKER

[kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

605-376-1903

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

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