THELIN BUSINESS CENTER

Office Space for Lease

3901 N LOUISE AVE
SIOUX FALLS, SD

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BUILDING HIGHLIGHTS

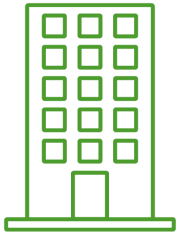
This multi-tenant office building is located within the distinguished Thelin Business Center along Interstate 29 in Sioux Falls, SD. With approximately 53,065 square feet available for lease, this space features an outdoor courtyard, large employee lounge room, many conference rooms & private offices, ample parking, a backup generator, fiber to the building, multiple in-suite restrooms, an executive hosting area, and more. Join co-tenant, Midco, in the ever-growing northwest Sioux Falls. Availability is negotiable. Contact Broker for additional details.

Large Employee Lounge

Fiber to the Building

360 Parking Spaces

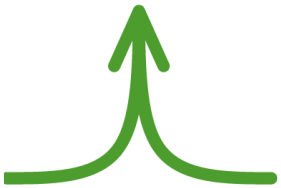
Excellent Sigange Exposure



Year Built: 2007

Outdoor Courtyard

Backup Generator



Easy Access to Interstate 29

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BUILDING COSTS

SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
53,065 SF	$16.50/SF NNN	$6.10/SF	$22.60/SF	$1,199,269	$99,939.08

2023 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes:	Paid by LL, Reimbursed by Tenant	$2.35
Property Insurance:	Paid by LL, Reimbursed by Tenant	$0.16
Common Area Maintenance:	Paid by LL, Reimbursed by Tenant	$3.59
Total NNN Estimate:		**$6.10**
CAM includes the following utilities: Trash & Common Area Utilities		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas:	Paid by Tenant directly to provider	Mid-American Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity:	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Water & Sewer:	Paid by Tenant directly to provider	City of Sioux Falls	No	Yes	Based on Tenant's usage in Tenant's Suite
Trash:	Paid by LL, Reimbursed by Tenant	Novak	Yes	N/A	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	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

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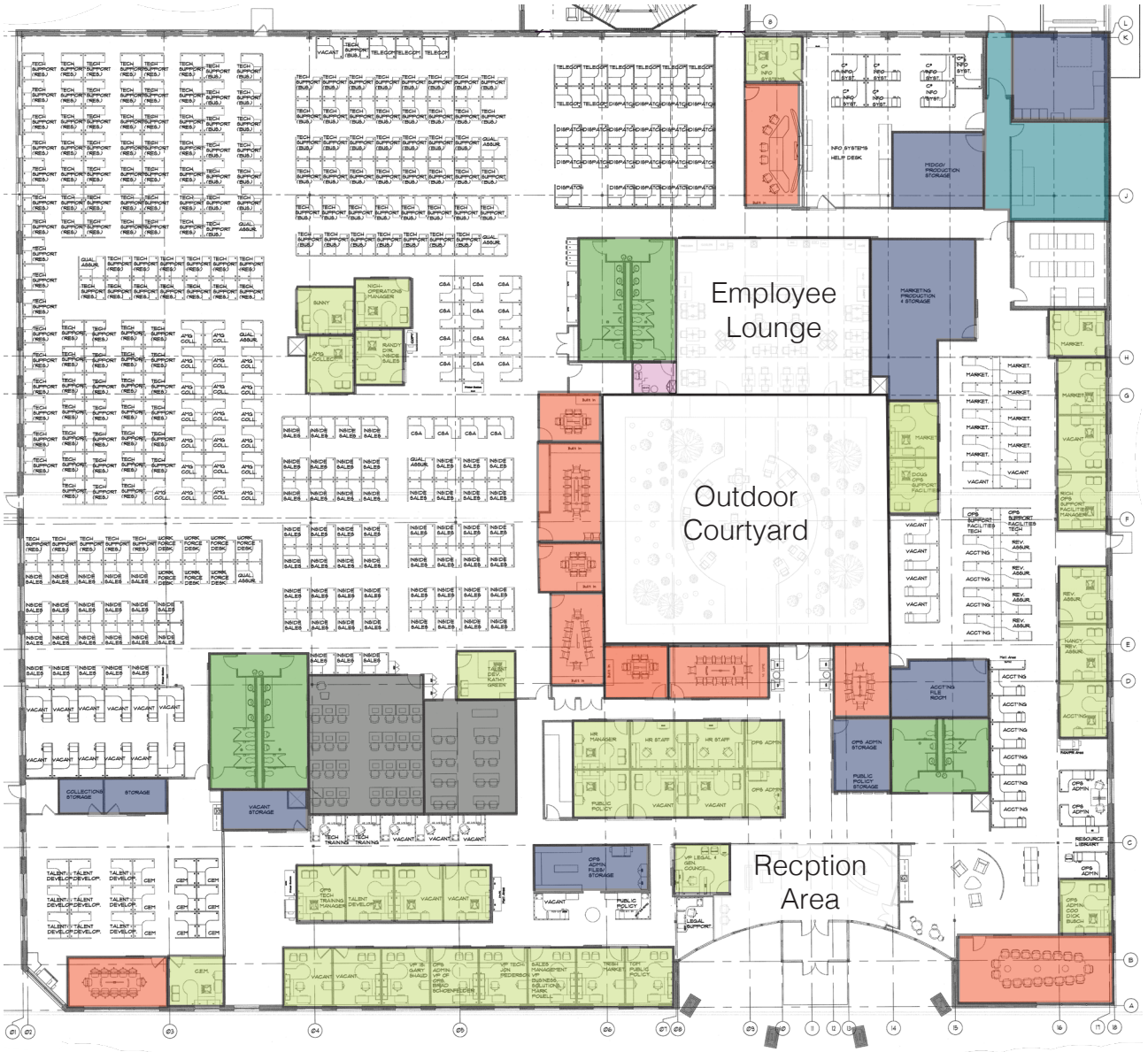
*These numbers are based on estimates and are not guaranteed.

FLOOR PLAN



- Common Area - 772 SF +/-
- Conference Rooms (10)
- Private Offices (38)
- Storage Areas (9)
- Bathrooms (3)
- Mother's Room (1)
- Training Rooms (2)
- Open Work Area
  Space accommodates approximately 398 cubicle workstations based on current furniture layout

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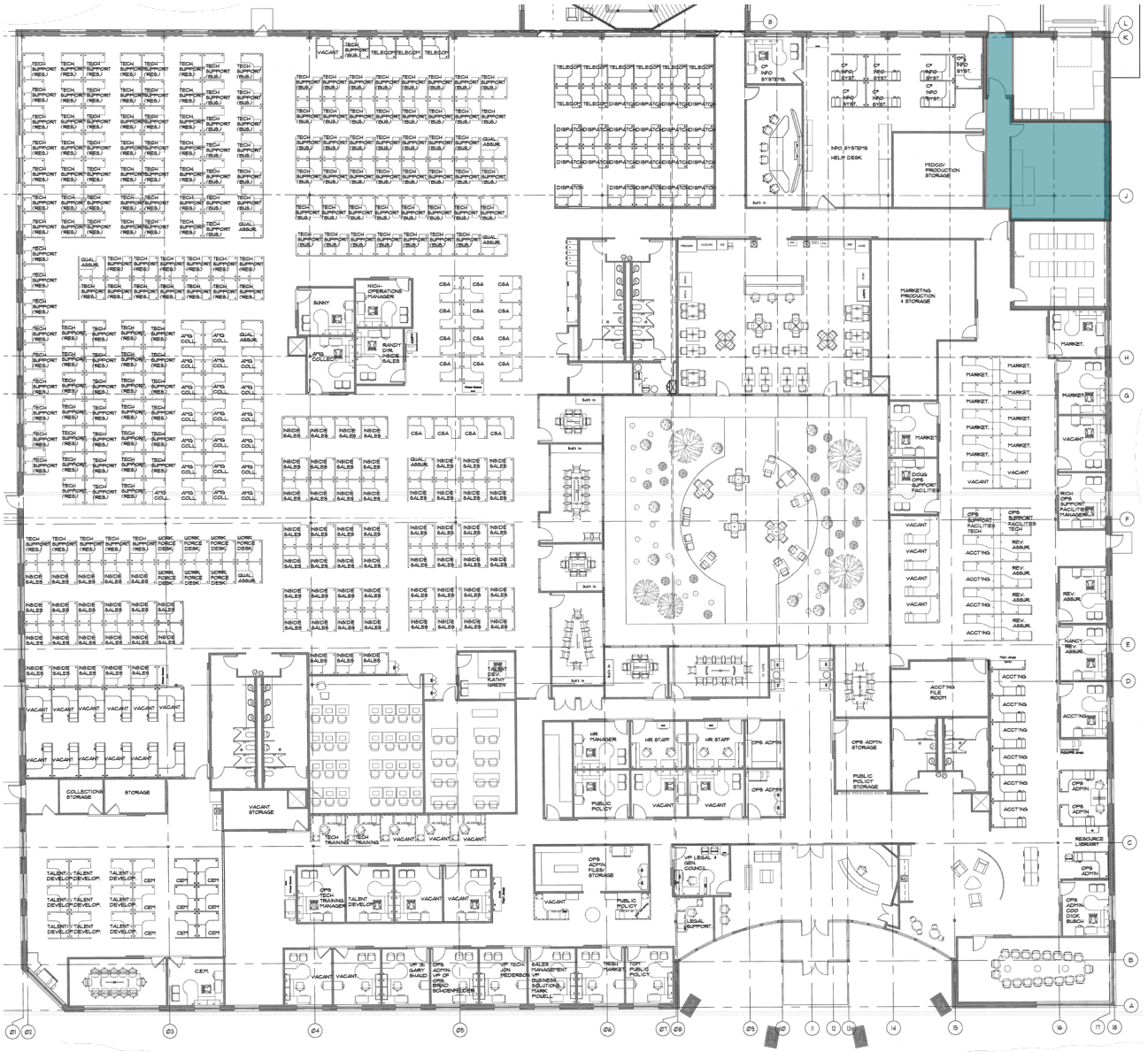
FLOOR PLAN



Common Area: Shared hall-way & utility room with key card access (772 SF +/-)

QUICK FACTS

- Available Space: 53,065 SF +/-
- Total Building Size: 105,837 SF +/-
- Total Site Size: 9.41 Acres +/-
- Zoning: C-4 Commercial
- Year Built: 2007
- Available Parking Spaces: 360
- Total Parking Spaces: 708 +/-

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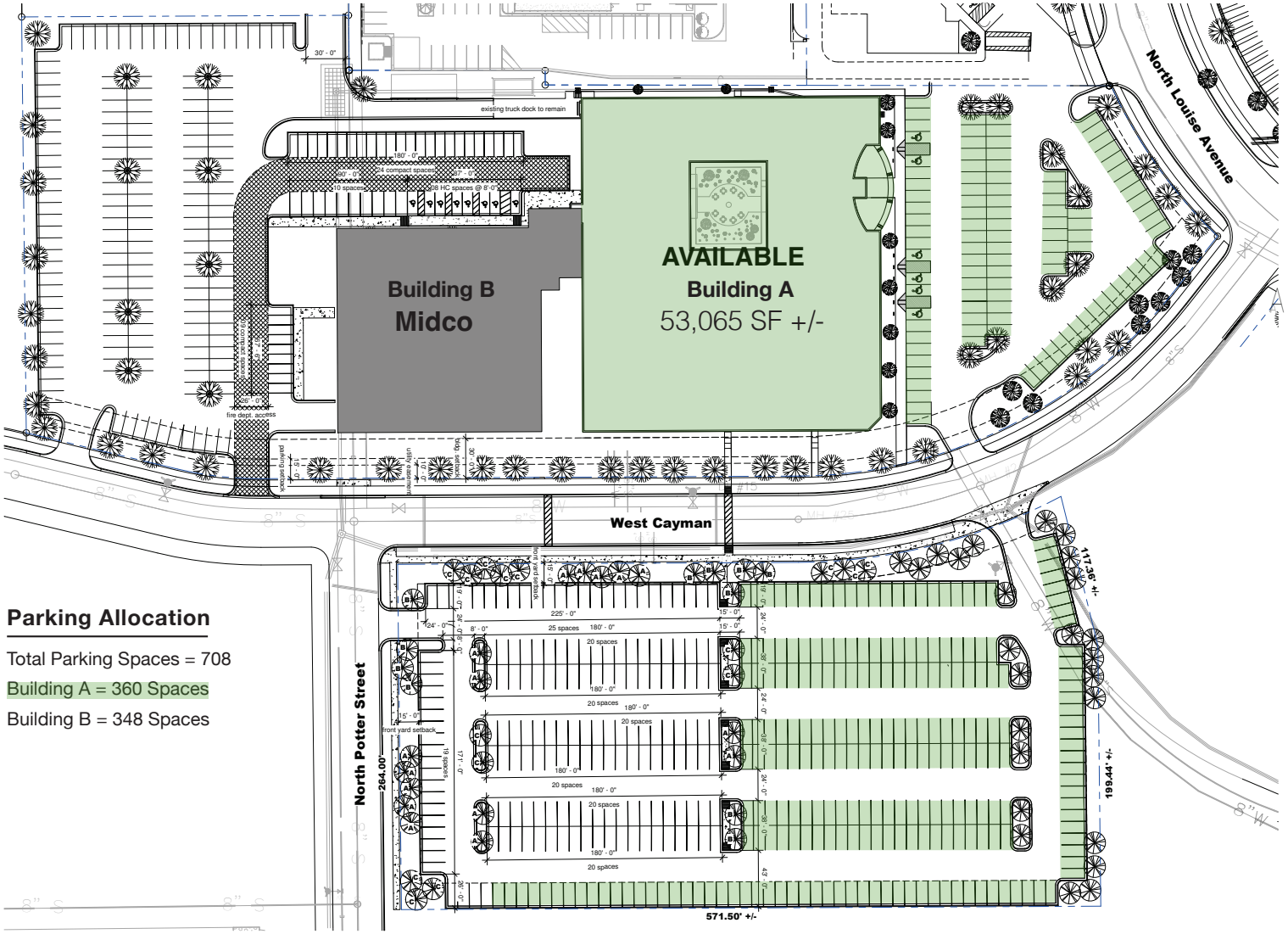
PARKING

The entire property has a total of 708 +/- parking spaces with the 360 parking spaces allocated to the available space for lease.



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Parking Ratios:
6.78 Parking Spaces / 1,000 Square Feet
1.02 Parking Space per 150 Square Feet

PARKING

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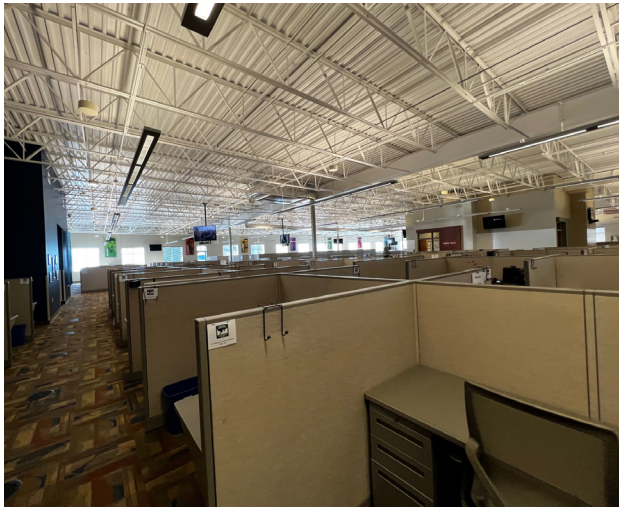
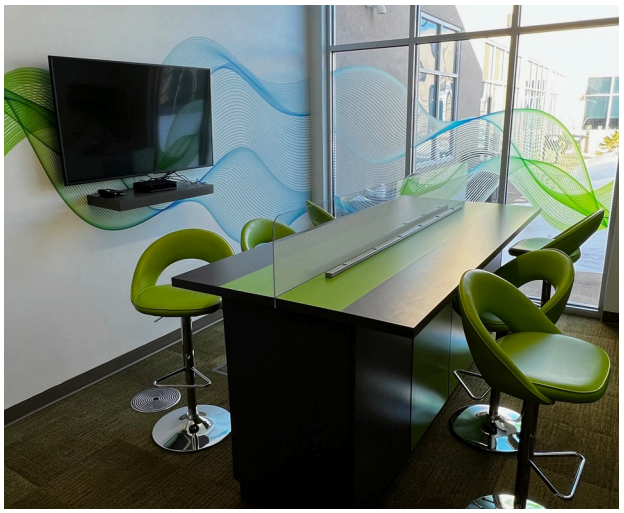
INTERIOR





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EXTERIOR

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SIGNAGE AREAS

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AREA MAP

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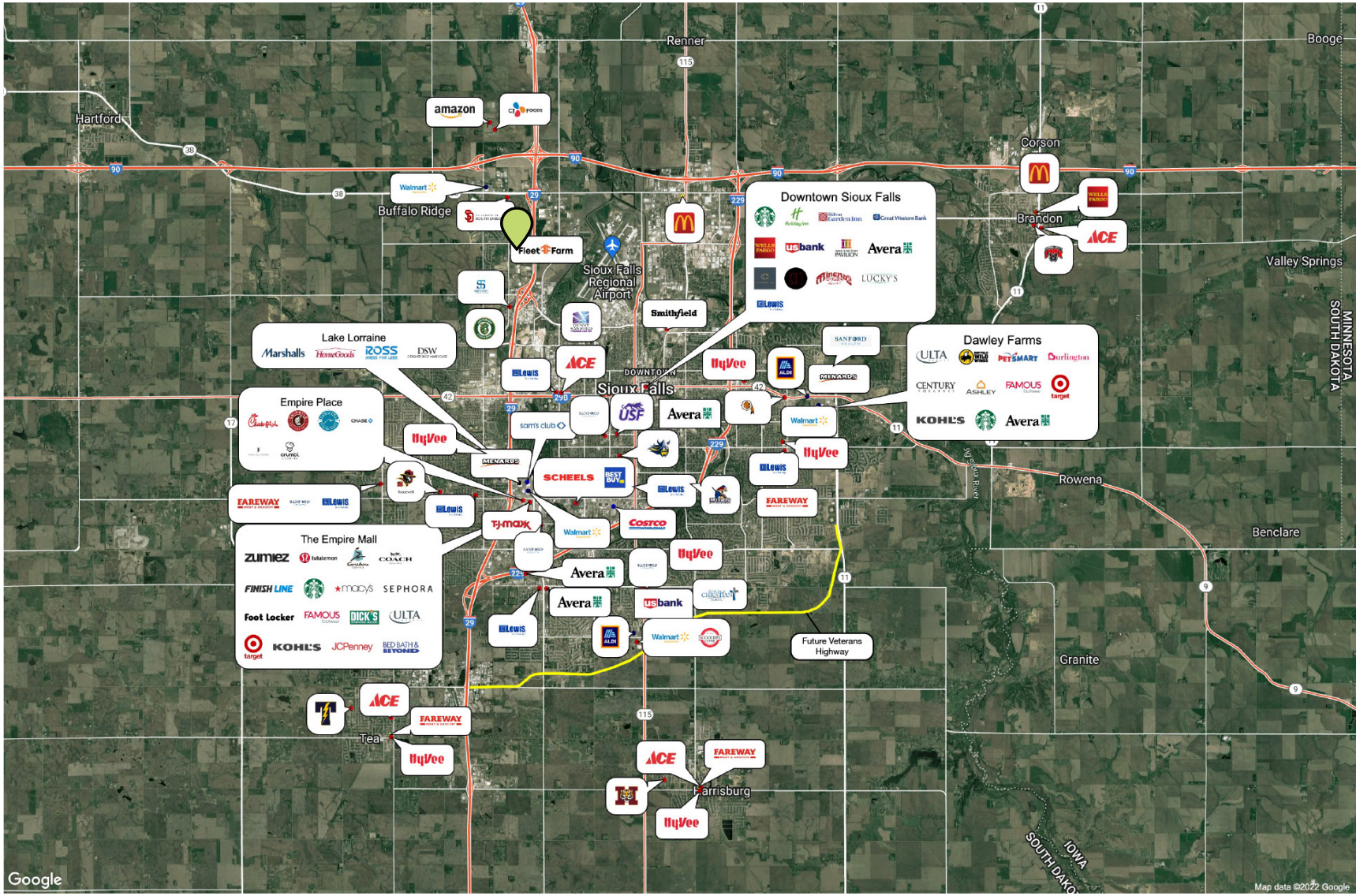
SIOUX FALLS MAP



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SIOUX FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbe's The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2022	202,191	289,759
2027	214,291	307,639

FAST FACTS

Lincoln Country - One of the Fastest Growing Counties in U.S.
(City of SF 2020)

Best City for Young Professionals
(SmartAsset 2021)

Top Ten for Financial Independence
(Choose Fi 2021)

Top Five Hottest Job Market
(ZipRecruiter 2020)

Top City for Millennials Buying Homes
(SmartAsset 2020)

High Economic Strength Rankings
(Policom 2020)

Second Best City to Start a Career
(Zippia 2020)

Top Six Happiest Cities in America
(WalletHub 2020)

TOP EMPLOYERS

SANFORD HEALTH
11,239

Avera
7,888

Smithfield
3,700

SIOUX FALLS SCHOOL DISTRICT
3,688

HyVee EMPLOYEE OWNED
3,050

WELLS FARGO
2,364

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FOR LEASE
THELIN BUSINESS CENTER
OFFICE BUILDING
N. Louise Ave.

JORDAN RIEFFENBERGER, CCIM, SIOR

DIRECTOR OF COMMERCIAL REAL ESTATE & RESPONSIBLE BROKER

jordan.rieffenberger@lloydcompanies.com

605-275-4258

RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

Information herein is deemed reliable, but not guaranteed.