



PRAIRIE TREE OFFICE BUILDING

OFFICE SPACE FOR LEASE



4930 S Western Ave,
Sioux Falls, SD 57108



Suite 100: 3,930 RSF +/-
Suite 201: 1,580 RSF +/-



\$18.50 / SF NNN
Estimated NNN: \$8.50 / SF

LOCATION

The office space is situated in a prime location that is not only clean and well-maintained but also highly desirable for businesses. This area is known for its professional atmosphere, easy access, and convenient amenities.

DESCRIPTION

- Suite 100 floor plan includes 7 private offices, conference room, copy room, 3 built-in cubicles, breakroom, access to common areas, restrooms, and elevator
- Suite 201 floor plan includes an office, conference room, open area for cubicles, and breakroom
- 48 on-site parking stalls
- Building was built in 2000
- Located in southern Sioux Falls in one of the more high profile areas of the city
- The office space is strategically situated in close proximity to a plethora of professional services, dining establishments, fitness centers, and shopping amenities
- Available now
- This listing is also available for sale

RAQUEL BLOUNT sIOR

605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Suite 100	3,168	1.24	3,930	\$18.50 / USF NNN	\$8.50 / SF	\$27.00 / SF	\$85,536.00	\$7,128.00
Suite 201	1,273	1.24	1,580	\$18.50 / USF NNN	\$8.50 / SF	\$27.00 / SF	\$34,371.00	\$2,864.25

2023 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes:	Paid by LL, Reimbursed by Tenant	\$2.00
Property Insurance:	Paid by LL, Reimbursed by Tenant	\$0.50
Common Area Maintenance:	Paid by LL, Reimbursed by Tenant	\$6.00*
Total NNN Estimate:		\$8.50
*CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

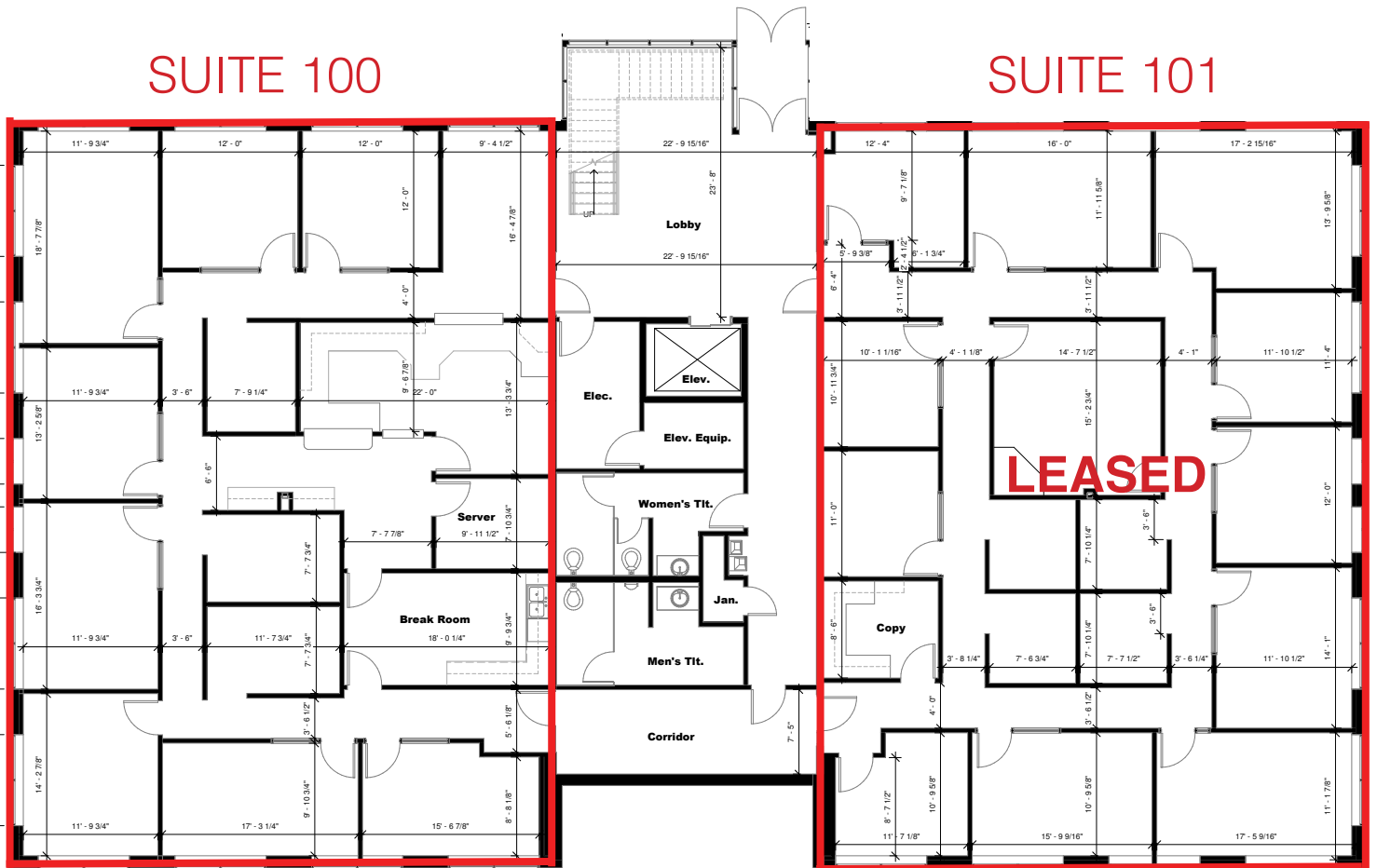
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas:	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building
Electricity:	Paid by LL, Reimbursed by Tenant	Excel Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building
Water:	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building
Sewer:	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building
Common Area Trash:	Paid by LL, Reimbursed by Tenant	Novak	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building
Phone/Cable/Internet:	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A

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SUITE 100 & SUITE 101 FLOOR PLAN

Concept only; subject to change



3,168 USF +/-
3,930 RSF +/-



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3,168 USF +/-
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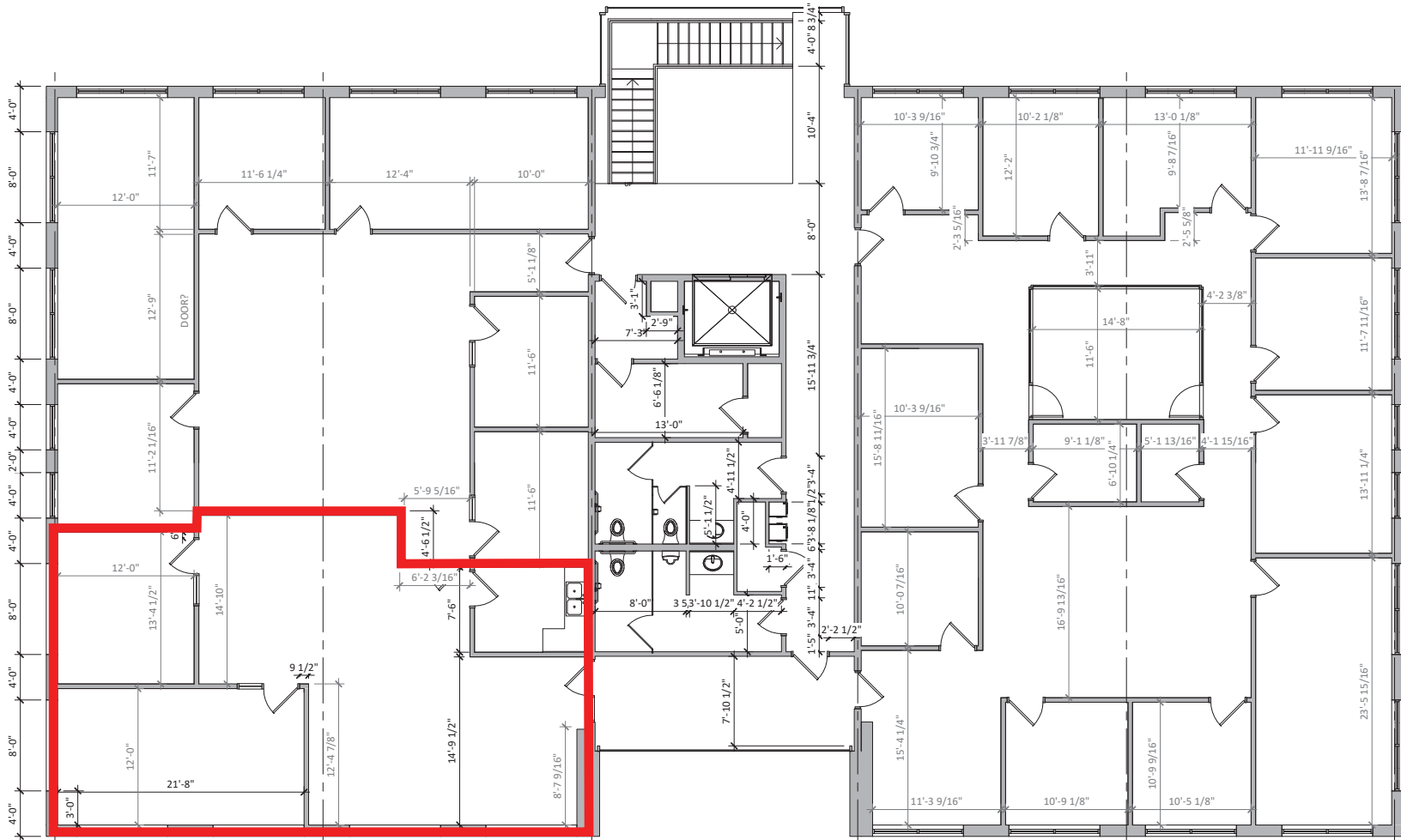
SUITE 100



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SUITE 201 FLOOR PLAN

Concept only; subject to change



SUITE 201

1,273 USF +/-

1,580 RSF +/-



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SUITE 201



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NEIGHBORHOOD TENANTS

The Bridges at 57th Street

SANFORD HEALTH | the mason jar | Sport Clips (HAIRCUTS)
Child's Play Toys | 3 DEGREES | bluepeak
DAVID JONES | SCOOTERS COFFEE



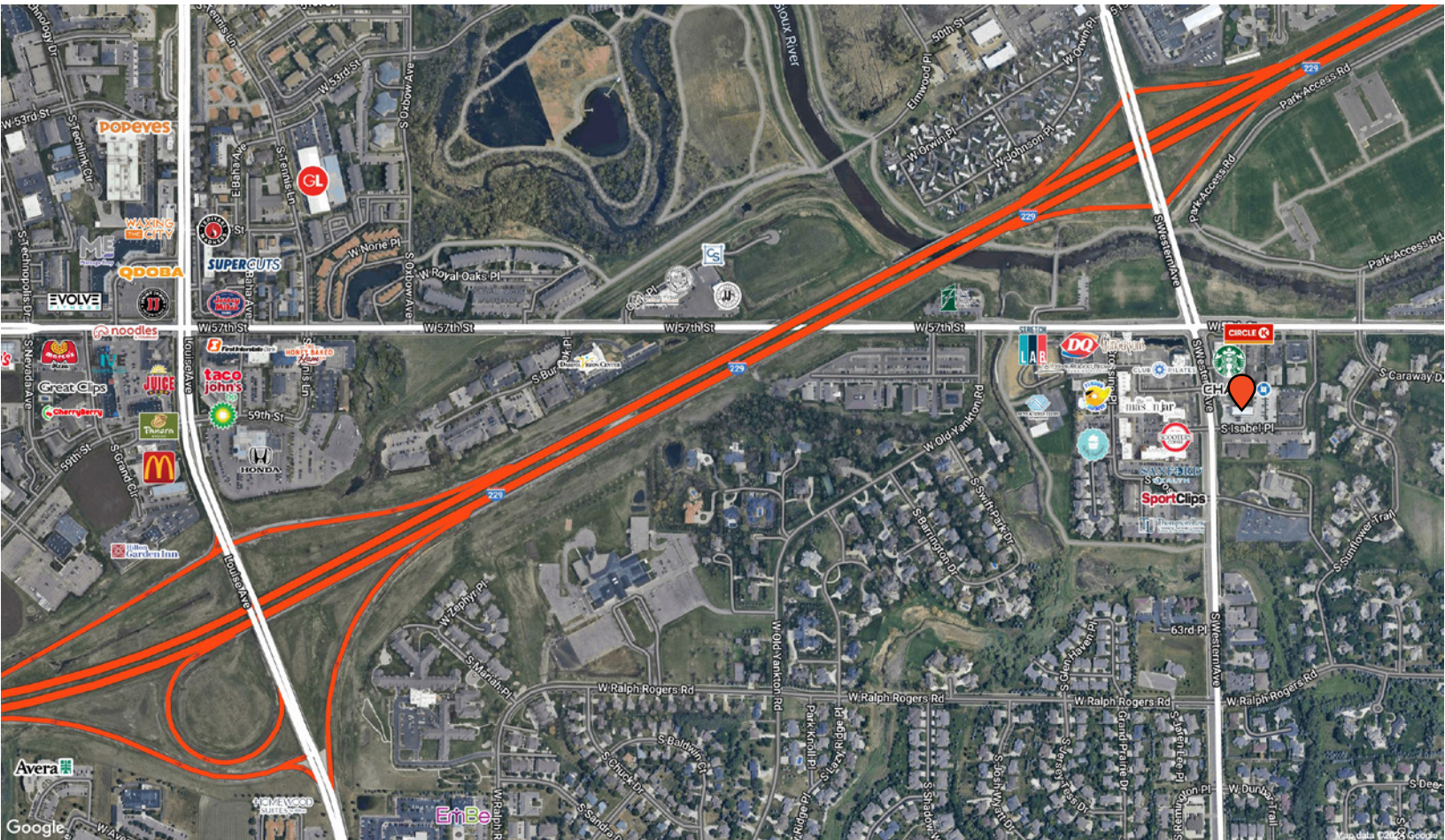
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SITE MAP



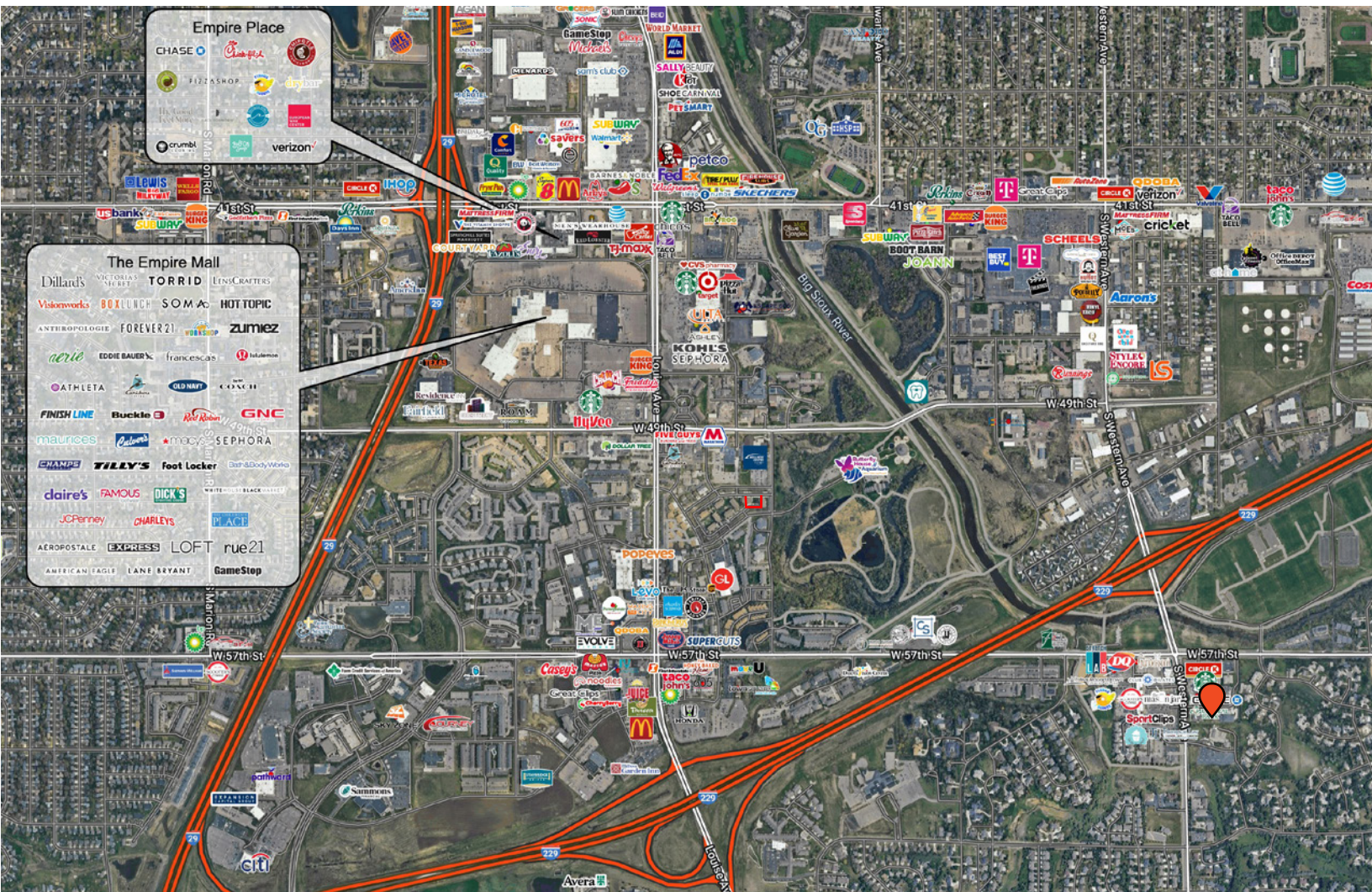
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AREA MAP



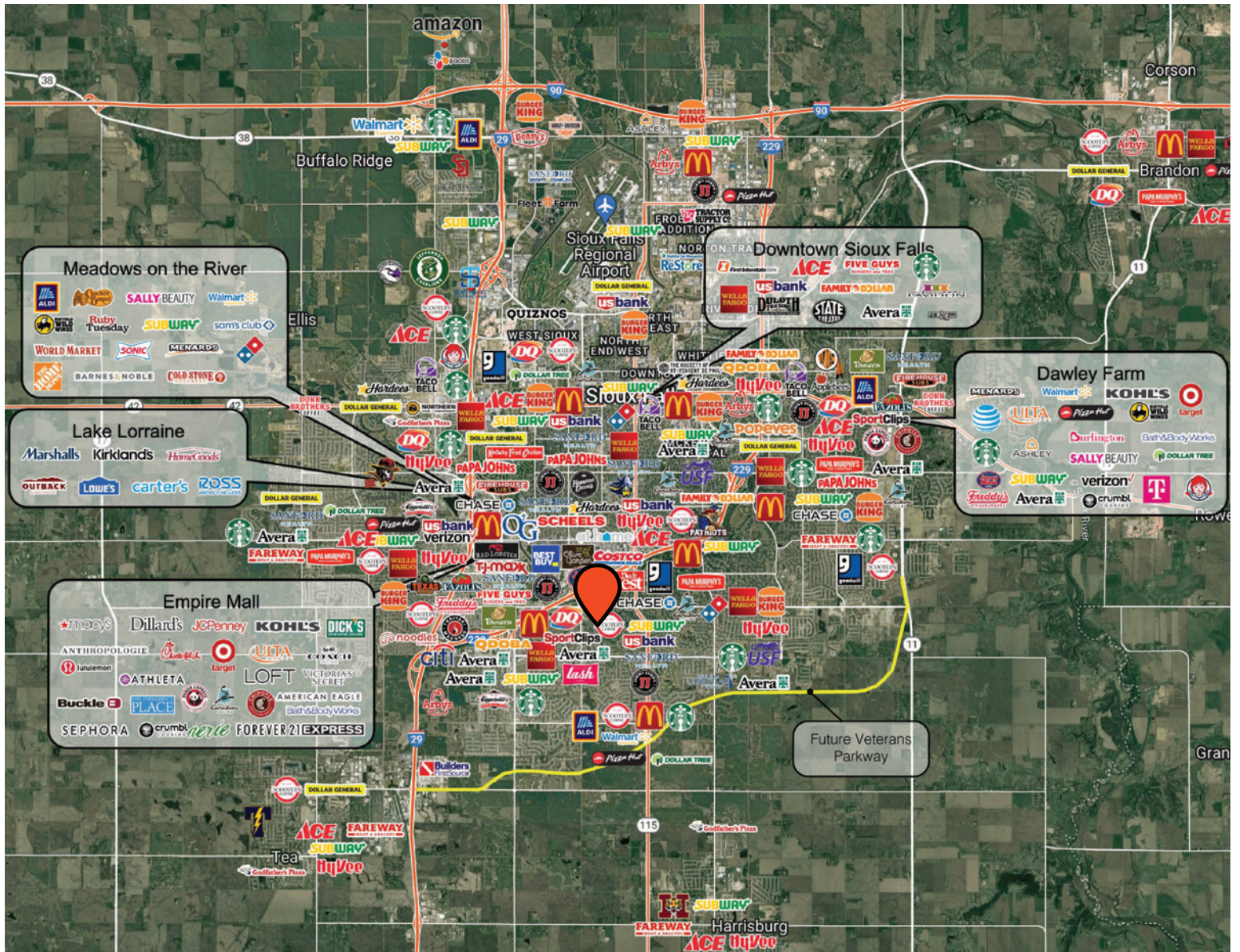
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CITY MAP



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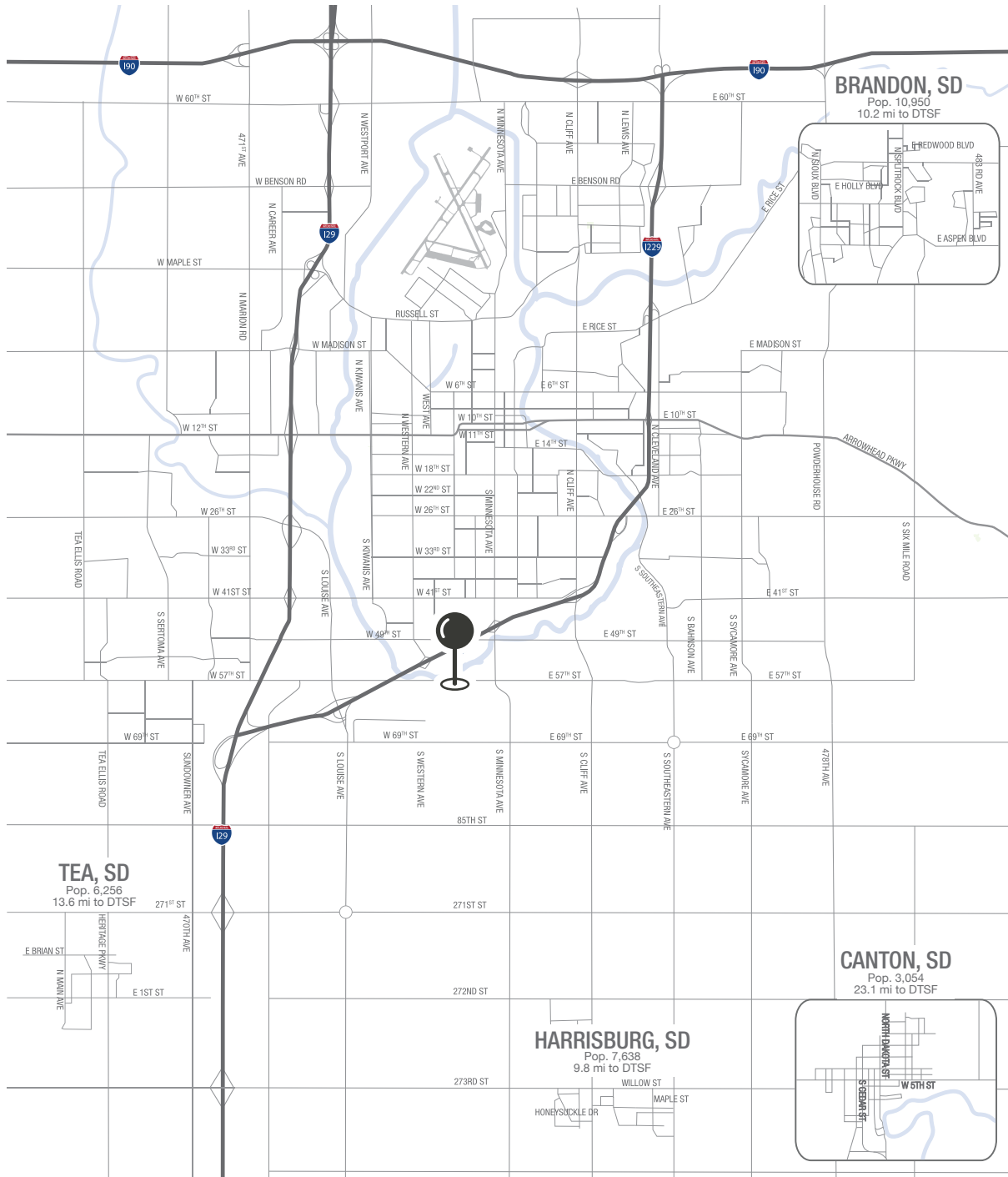
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

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)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505