

PRAIRIE TREE OFFICE BUILDING

OFFICE SPACE FOR LEASE



4930 S Western Avenue
Sioux Falls, SD 57108



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



\$18.50 / RSF 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
- Contact Broker for additional information

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

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.

BUILDING COSTS

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

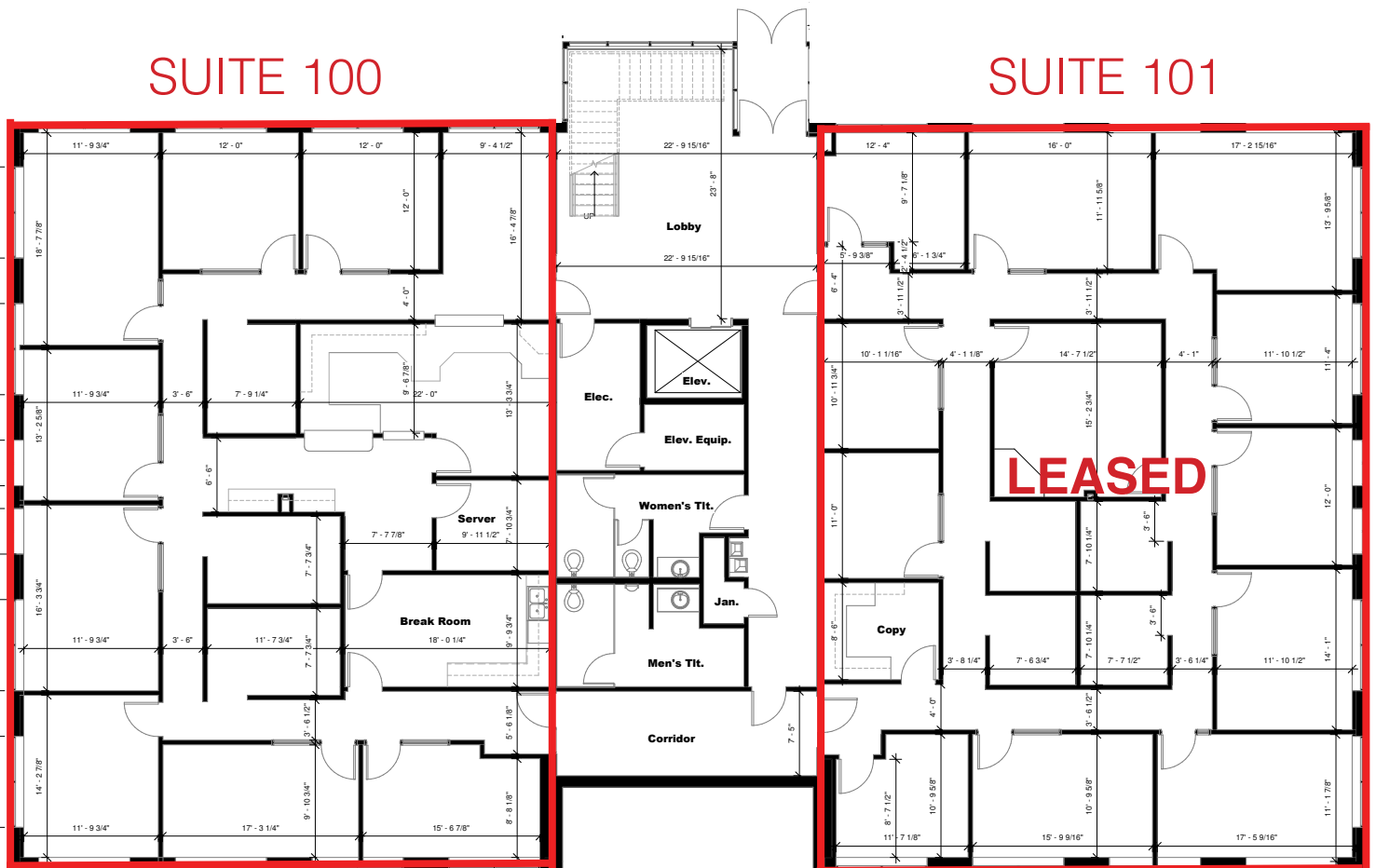
NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes:	Paid by LL, Reimbursed by Tenant	\$2.00
Property Insurance:	Paid by LL, Reimbursed by Tenant	\$0.50
Common Area Maintenance:	Paid by LL, Reimbursed by Tenant	\$6.00*
Total NNN Estimate:		\$8.50
*CAM includes the following utilities: Gas, Electric, Water &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

SUITE 100 AND SUITE 101 FLOOR PLAN

Concept only; subject to change



SUITE 100

SUITE 101

LEASED

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



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SUITE 100 FLOOR PLAN

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

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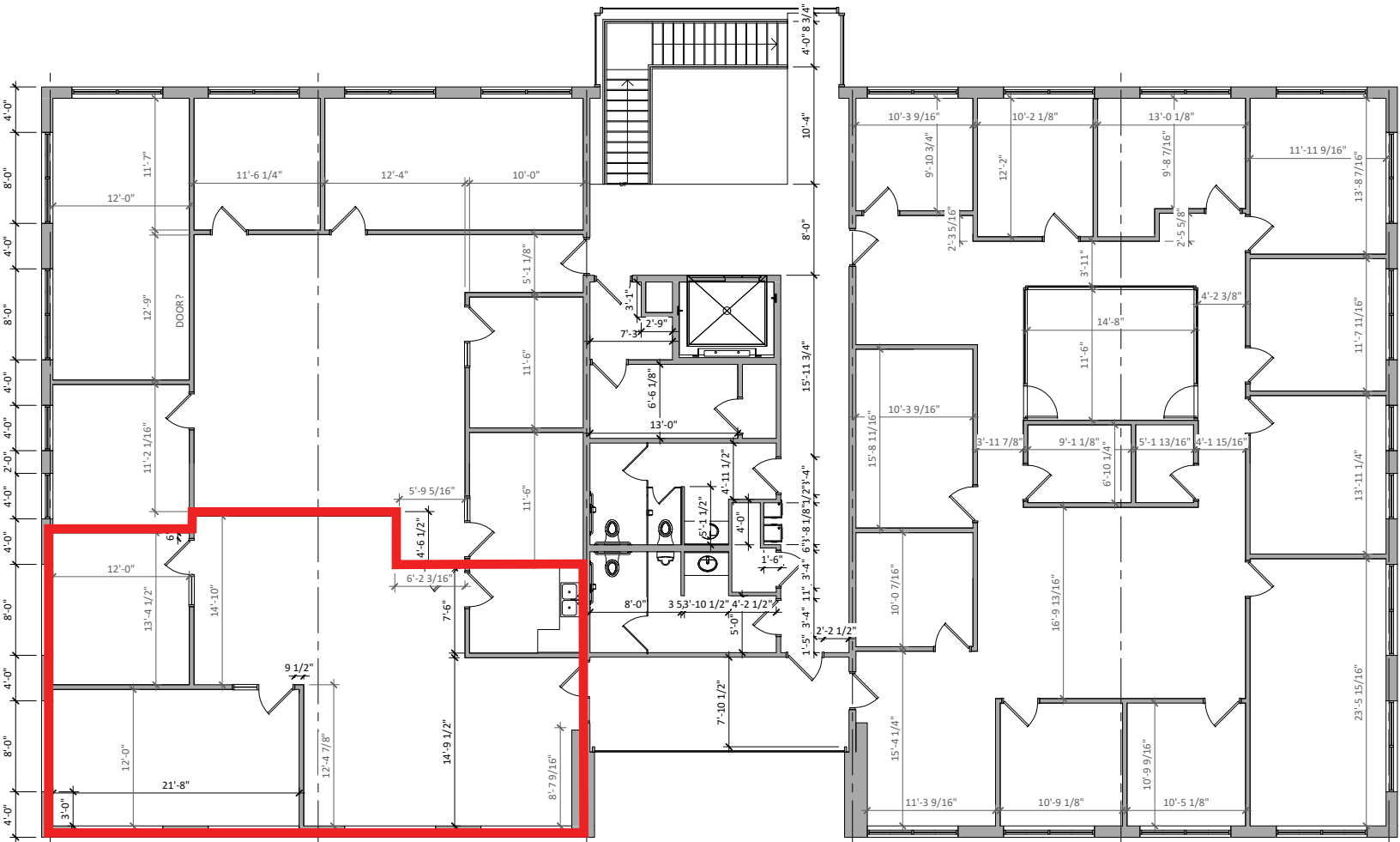
SUITE 100



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SUITE 201 FLOOR PLAN

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SUITE 201

1,273 USF +/-

1,580 RSF +/-



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SUITE 201



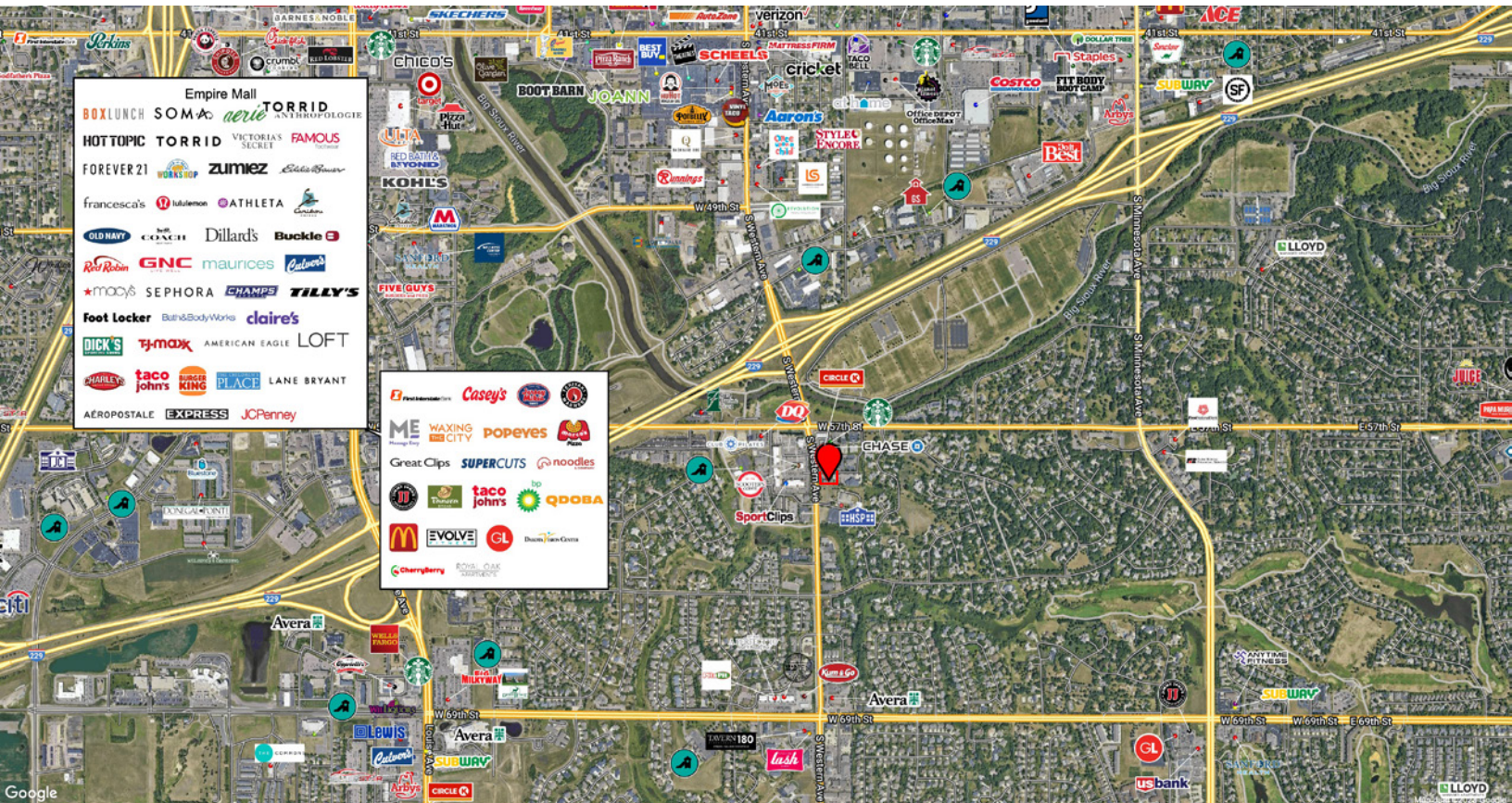
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AREA MAP



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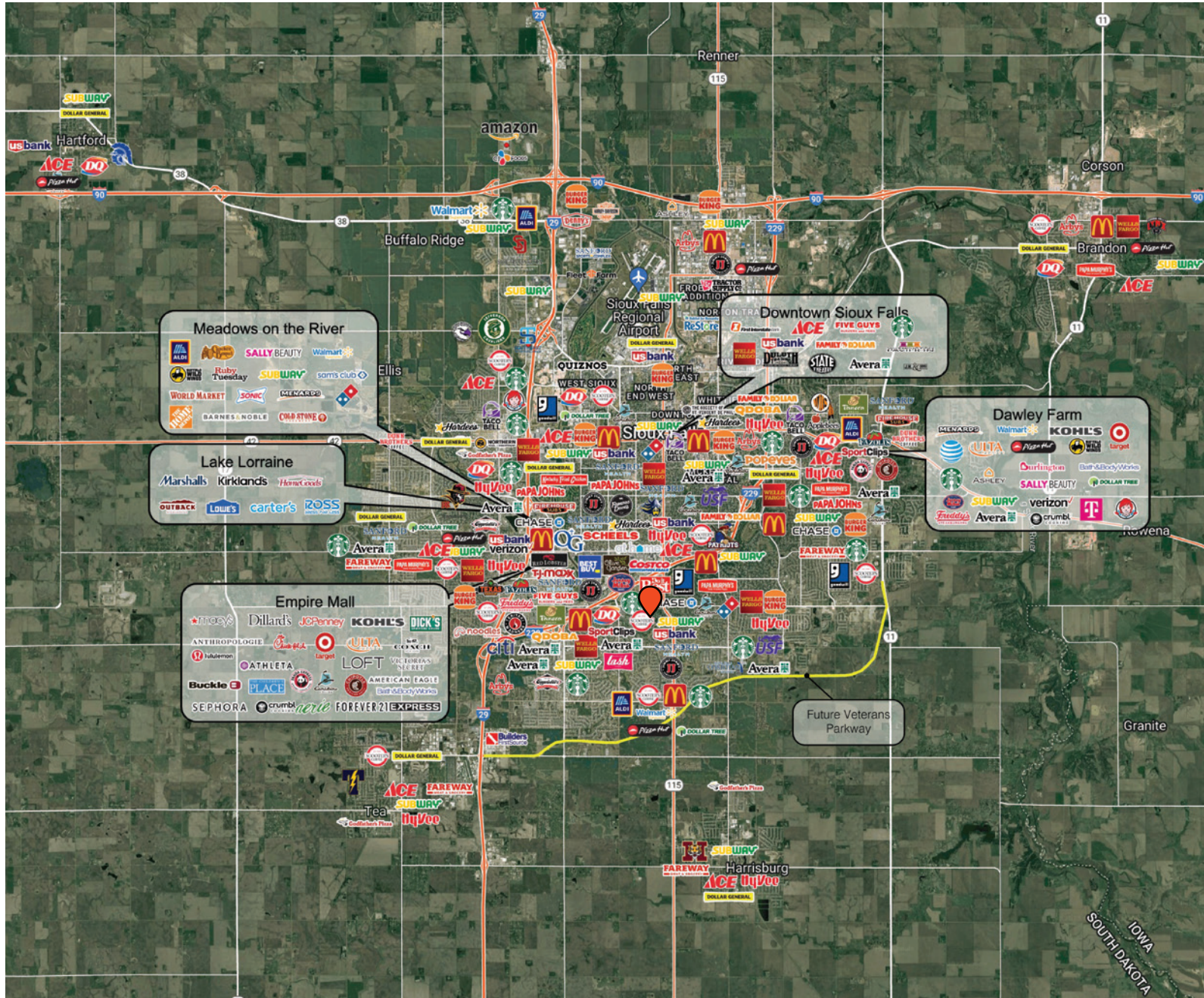
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PRAIRIE TREE OFFICE BUILDING

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CITY MAP



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