

*Office Space*  
FOR LEASE

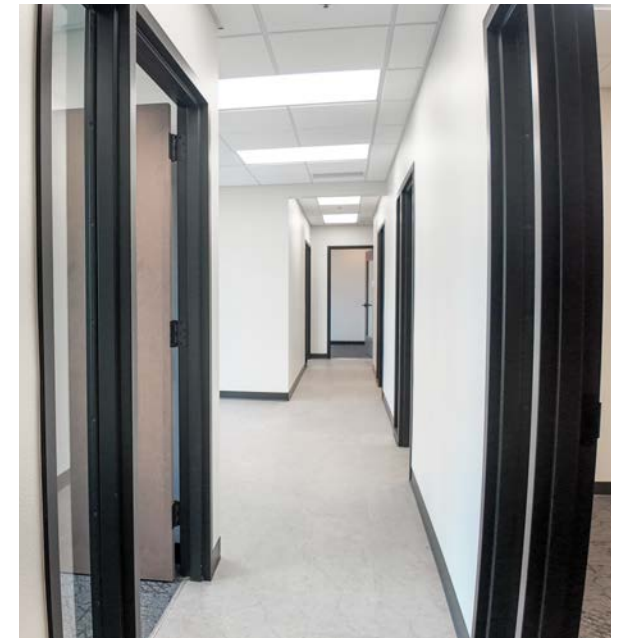
3501

*Rowe* 57<sup>TH</sup>  **LLOYD**  
3501 E 57TH ST | SIOUX FALLS, SD

# The Property

The Rowe on 57th, a mixed-use community, offers a retro twist on modern living and fosters a community lifestyle unlike any other. Located in southeast Sioux Falls, The Rowe provides opportunities for nearby dining, shopping, work and entertainment.

The new mixed-use building allows tenants to be located within a vibrant community that boasts a built-in customer base of over 300 residents & many other surrounding residents (multi & single family homes). With **two built-out offices** available for immediate occupancy, or **shell space with a generous TIA** offered, The Rowe on 57th has what you need for your business.



Images are of the existing multi-family clubhouse.

# Site Plan



 SUBJECT SITE

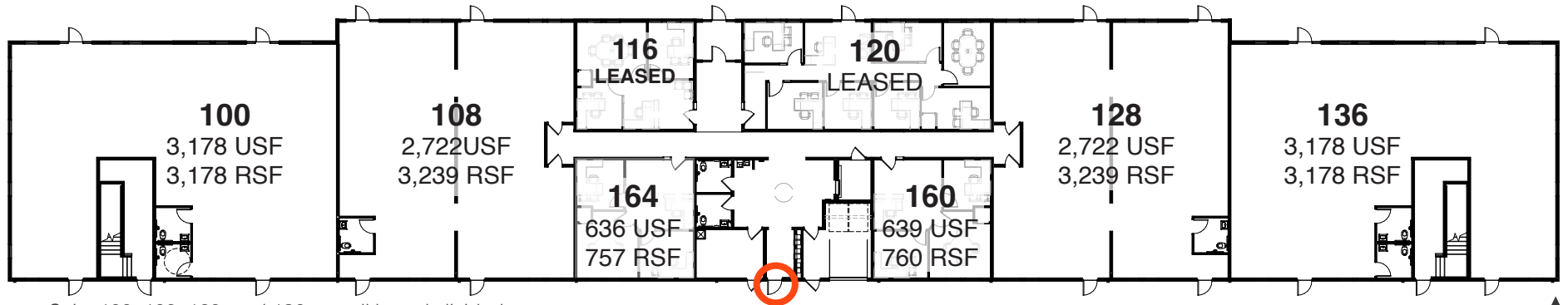
 LLOYD




Rowe 57<sup>TH</sup>

# Building

## Floor Plan & Costs



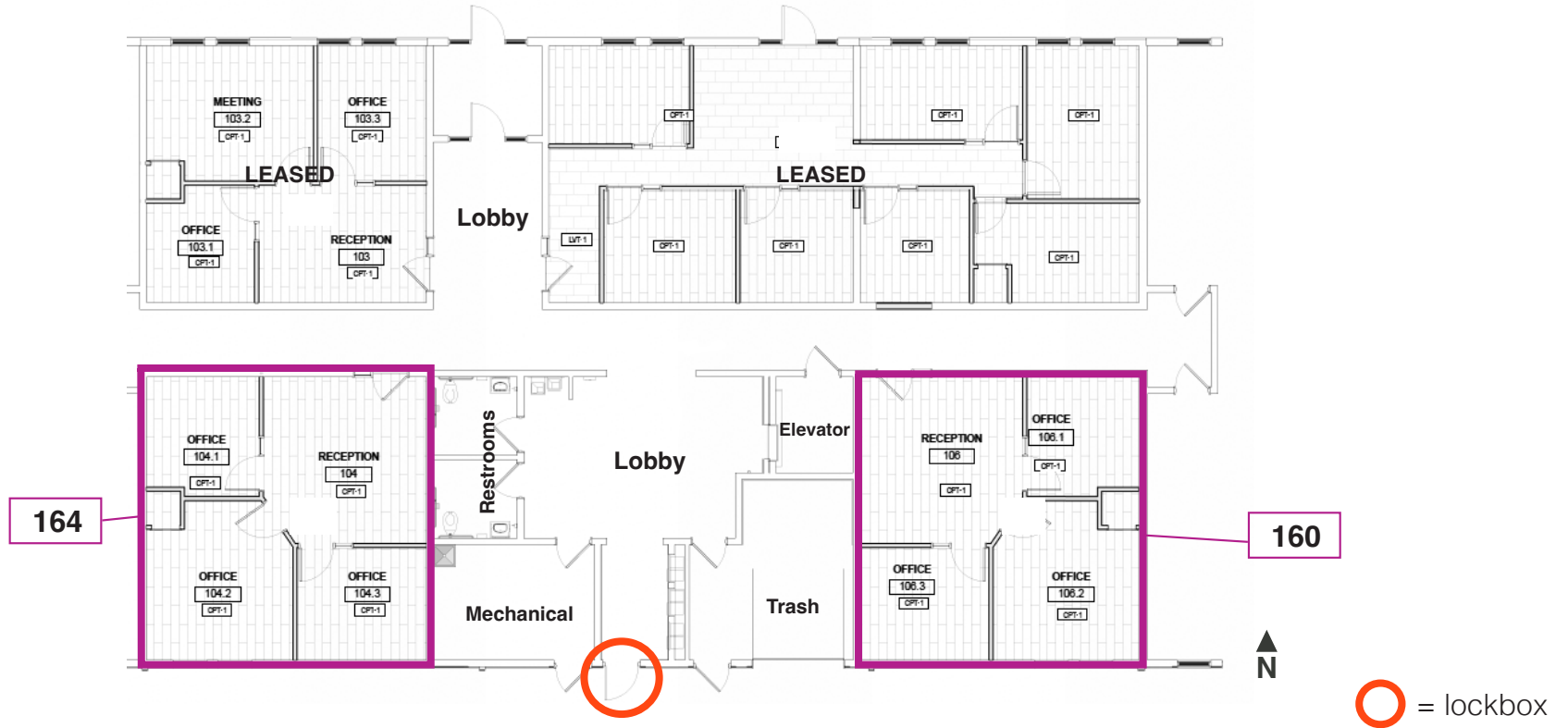
- Suite 100, 108, 128, and 136 can all be subdivided.
- Shell space available now and ready for tenant build-outs
- Built-out space available now
- Shell space includes bathroom stubs. Contact Broker for work letter.

 = lockbox

Suite	Space Condition	Size (Usable)	Load Factor	Size (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
100	Shell	3,178 SF	0	3,178 SF	\$18.00/SF NNN	\$6.00	\$24.00/SF	\$76,272.00	\$6,356.00	\$50/SF
108	Shell	2,722 SF	1.19	3,239 SF	\$18.00/SF NNN	\$6.00	\$24.00/SF	\$77,736.00	\$6,478.00	\$50/SF
<b>164</b>	<b>Built-out</b>	<b>636 SF</b>	<b>1.19</b>	<b>757 SF</b>	<b>\$18.00/SF NNN</b>	<b>\$7.50</b>	<b>\$25.50/SF</b>	<b>\$19,303.50</b>	<b>\$1,608.63</b>	-
<b>160</b>	<b>Built-out</b>	<b>639 SF</b>	<b>1.19</b>	<b>760 SF</b>	<b>\$18.00/SF NNN</b>	<b>\$7.50</b>	<b>\$25.50/SF</b>	<b>\$19,380.00</b>	<b>\$1,615.00</b>	-
128	Shell	2,722 SF	1.19	3,239 SF	\$18.00/SF NNN	\$6.00	\$24.00/SF	\$77,736.00	\$6,478.00	\$50/SF
136	Shell	3,178 SF	0	3,178 SF	\$18.00/SF NNN	\$6.00	\$24.00/SF	\$76,272.00	\$6,356.00	\$50/SF

# Built-out Office Suites

## Floor Plan & Costs



Information herein is deemed reliable, but not guaranteed. Concept Only. Furniture not included, for visualization purposes only.

Suite	Space Condition	Size (Usable)	Load Factor	Size (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
164	Built-out	636 SF	1.19	757 SF	\$18.00/SF NNN	\$7.50	\$25.50/SF	\$19,303.50	\$1,608.63
160	Built-out	639 SF	1.19	760 SF	\$18.00/SF NNN	\$7.50	\$25.50/SF	\$19,380.00	\$1,615.00

# Built-out Office Suites



# Exterior Photos



## SHELL SPACE UTILITIES & NNN INFO



### 2026 ESTIMATED NNN INFORMATION - SHELL

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	\$3.50
<b>Total</b>	-	<b>\$6.00</b>

CAM includes the following utilities: Gas, Water & Sewer, Trash, and Common Area Utilities

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

### UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Lines to Building (Currently all Electric)	Mid-American Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg. Only available for specific uses approved by LL that require gas.
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	Based on Tenant's actual usage
Water & Sewer	Paid by LL, Reimbursed by Tenant	Sioux Falls Utilities	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg. for general office users. A submeter may be required for specific uses that require high water usage, as determined by the LL.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No	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

## BUILT-OUT SPACE UTILITIES & NNN INFO



Images are of the multi-family community room.

### 2026 ESTIMATED NNN INFORMATION - BUILT-OUT

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	\$5.00
<b>Total</b>	-	<b>\$7.50</b>
CAM includes the following utilities: Electricity, Water & Sewer, Trash, and Common Area Utilities		

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

### UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to provider	MidAmerican Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity	Paid by LL; reimbursed by Tenant	Xcel Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building.
Water & Sewer	Paid by Tenant through CAM	Sioux Falls Utilities	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Trash	Paid by Tenant directly to provider	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Common Area Utilities	Paid by Tenant through CAM	Providers listed above	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A

# Demographics

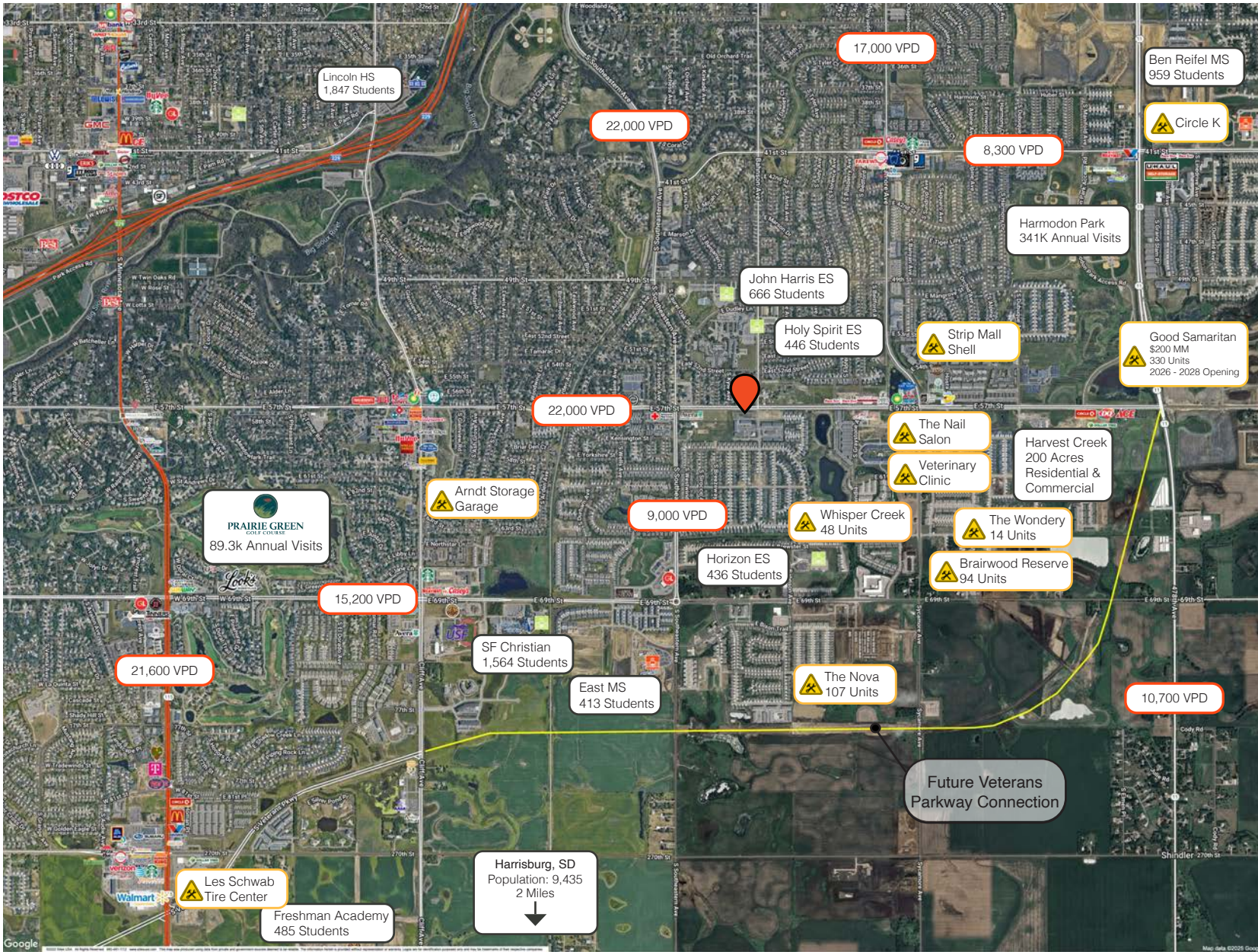


	1-mile	3-mile	5-mile	MSA
Population	13,311	71,815	166,480	314,596
Daytime Population	8,931	64,943	184,154	341,444
Median Household Income	\$110,852	\$90,403	\$76,411	\$83,100

# Aerial View



# Neighborhood Map





# 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
2025	224,676*	314,596
2030	235,786	341,319

\*Source: The City of Sioux Falls

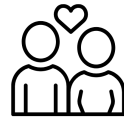
## FAST FACTS



#1 City for Small Businesses  
*(B2B Review 2025)*



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



#6 Best City for Young Couples  
*(StorageCafe 2026)*



Top 25 Safest Cities in America  
*(WalletHub 2025)*



#1 Corporate Site Selection Per Capita (Tier 2 Metros)  
*(Site Selection 2025)*

**2.3%**

Sioux Falls MSA Unemployment Rate  
*(December 2025)*



No Corporate Income Tax



#7 Best Run Cities in America  
*(WalletHub 2025)*

## TOP EMPLOYERS

**SANFORD**  
HEALTH

10,929

**Avera**

8,200



3,627

**Smithfield**

3,239

**HyVee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600

# Office Space

FOR LEASE

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