

Office Space FOR LEASE



Rowe
57TH



LLOYD

3501 S BAHNSON AVE | 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, available July 2024, will allow 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). Join the rapidly expanding southeast in Rowe on 57th.



Images are of the existing multi-family clubhouse.

Site Plan



 SUBJECT SITE

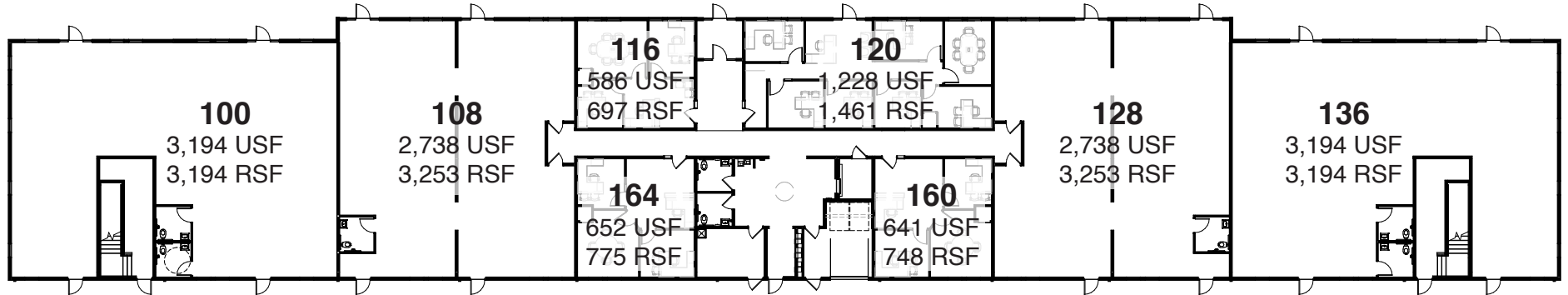
 LLOYD



Rowe 57TH

Building

Floor Plan & Costs



Suite 100, 108, 120, 128, and 136 can all be subdivided.
 Shell space available July – August 2024
 Built-out space available August – September 2024

Suite	Space Condition	Size (Usable)	Size (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
100	Shell	3,194 SF	3,194 SF	\$18.00/SF NNN	\$6.50	\$24.50/SF	\$50,880.00	\$6,521.08	\$50/SF
108	Shell	2,738 SF	3,253 SF	\$18.00/SF NNN	\$6.50	\$24.50/SF	\$79,698.50	\$6,641.54	\$50/SF
116	Built-out	586 SF	697 SF	\$24.00/SF NNN	\$6.50	\$30.50/SF	\$21,258.50	\$1,771.54	-
164	Built-out	652 SF	775 SF	\$24.00/SF NNN	\$6.50	\$30.50/SF	\$23,637.50	\$1,969.79	-
120	Built-out	1,228 SF	1,461 SF	\$24.00/SF NNN	\$6.50	\$30.50/SF	\$44,560.50	\$3,713.38	-
160	Built-out	629 SF	748 SF	\$24.00/SF NNN	\$6.50	\$30.50/SF	\$22,814.00	\$1,901.17	-
128	Shell	2,738 SF	3,253 SF	\$18.00/SF NNN	\$6.50	\$24.50/SF	\$79,698.50	\$6,641.54	\$50/SF
136	Shell	3,194 SF	3,194 SF	\$18.00/SF NNN	\$6.50	\$24.50/SF	\$78,253.00	\$6,521.08	\$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)	Size (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
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Built-out Office Suites

Finishes



Progress Photos





Images are of the multi-family community room.

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	\$4.00
Total	-	\$6.50

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

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

UTILITY INFORMATION

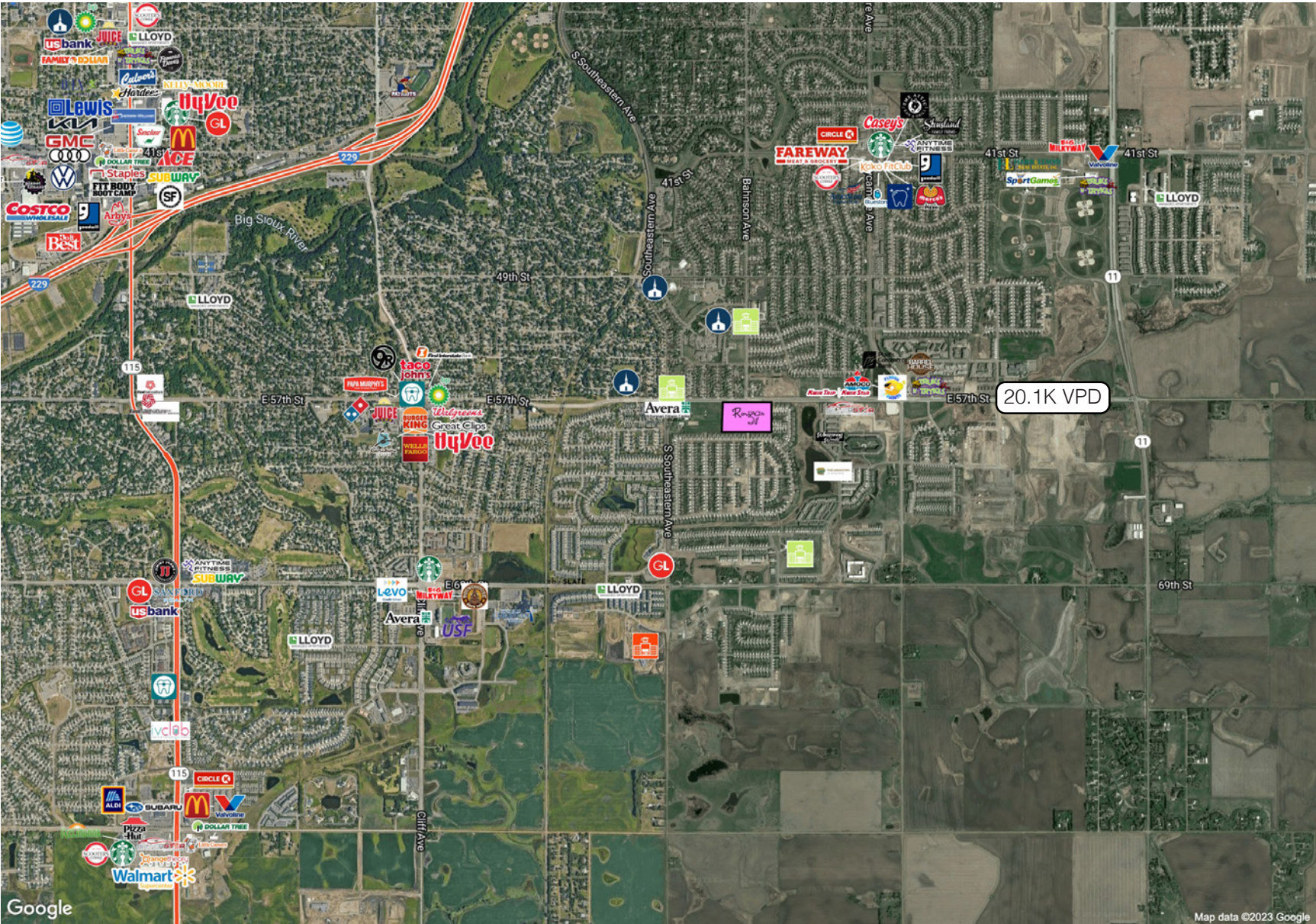
Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to provider	MidAmerican Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity	Paid by Tenant directly to provider	Xcel Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Water & Sewer	Paid by 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

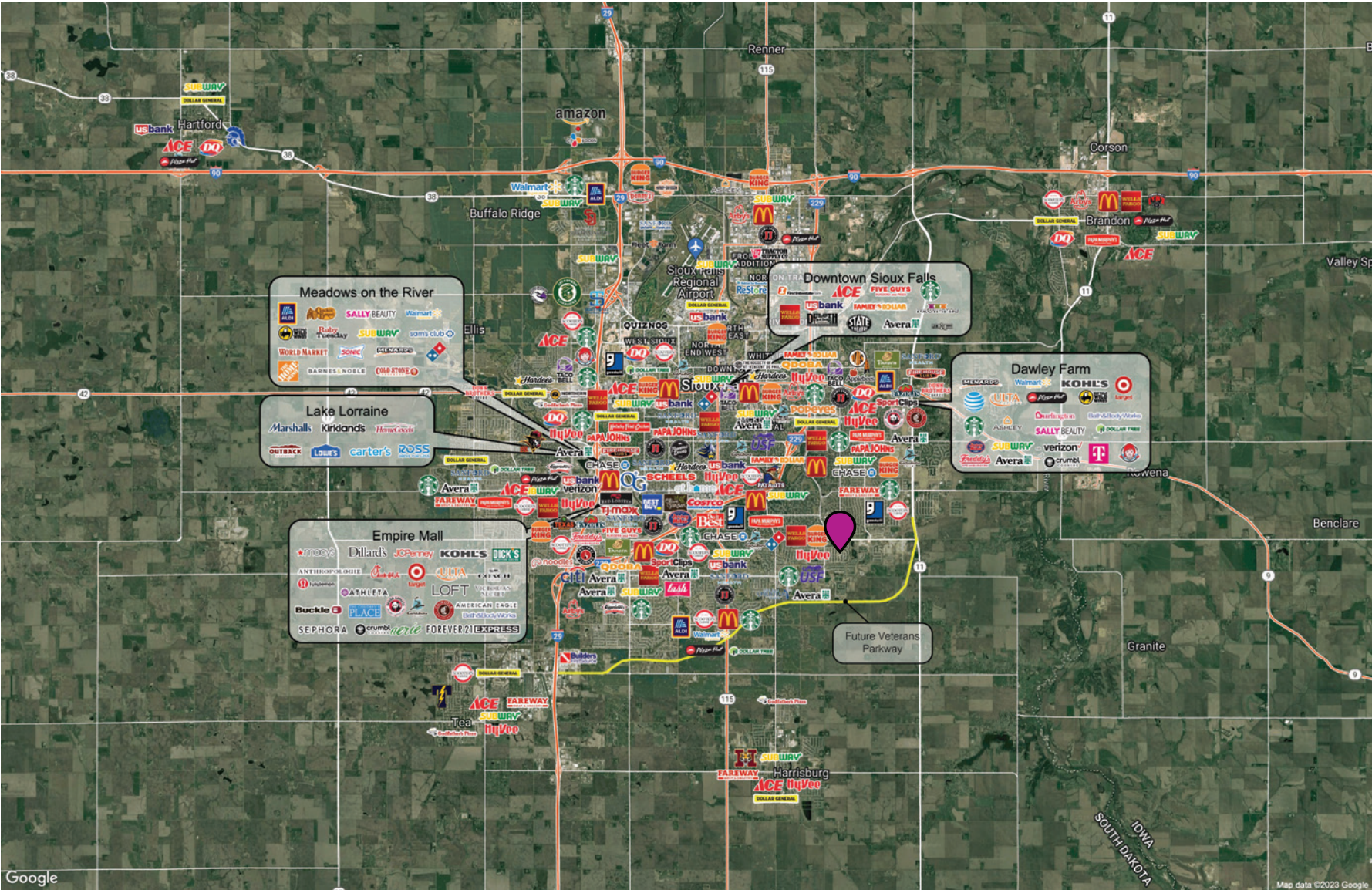


	1-mile	3-mile	5-mile	MSA
Population	14,740	60,082	143,628	294,592
Daytime Population	8,702	46,939	157,073	294,887
Median Household Income	\$91,664	\$87,399	\$76,081	\$78,317

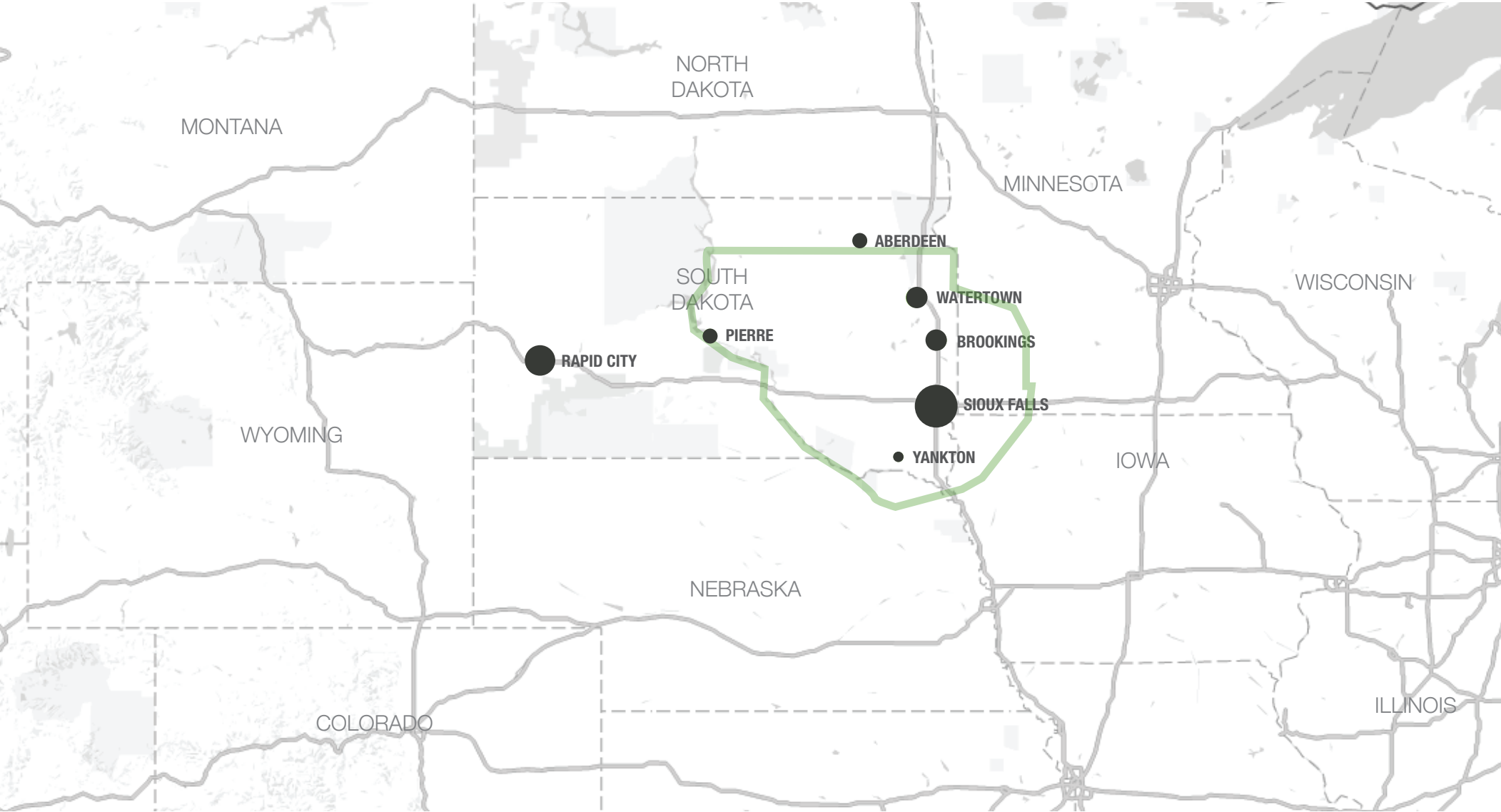
Neighborhood Map



Sioux Falls Map



Trade Area Map



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
2023	206,333	294,592
2028	219,756	312,586

FAST FACTS



Lincoln County - 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



10,750



8,298



3,688



3,600



2,939



2,505



Office Space

FOR LEASE

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