

Office Space FOR LEASE



Rowe 57TH  **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, 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

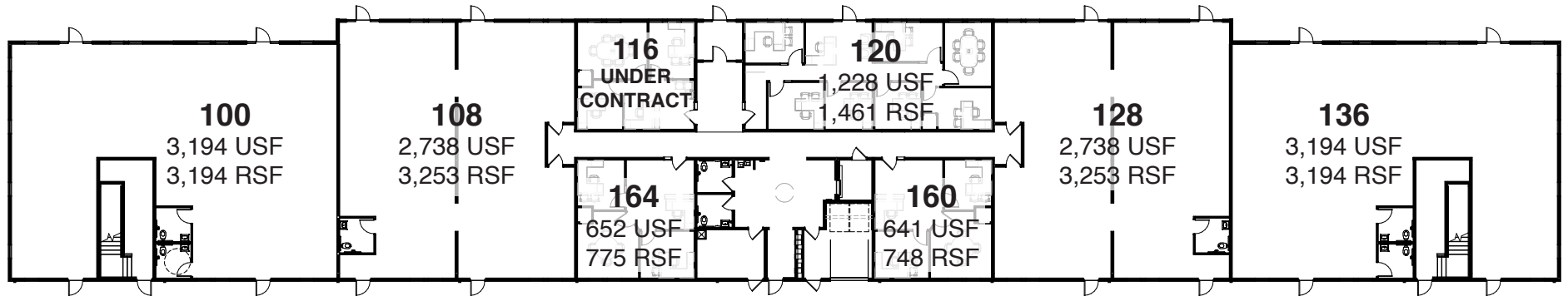
 LLOYD



Rowe 57TH

Building

Floor Plan & Costs



Suite 100, 108, 120, 128, and 136 can all be subdivided.
 Shell space available now and ready for tenant build-outs
 Built-out space available August – September 2024
 Shell space includes bathroom stubs. Contact Broker for work letter.



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 - Under Contract	Built-out	586 SF	697 SF	-	-	-	-	-	-
164	Built-out	652 SF	775 SF	\$24.00/SF NNN	\$8.00	\$32.00/SF	\$24,800.00	\$2,066.67	-
120	Built-out	1,228 SF	1,461 SF	\$24.00/SF NNN	\$8.00	\$32.00/SF	\$46,752.00	\$3,896.00	-
160	Built-out	629 SF	748 SF	\$24.00/SF NNN	\$8.00	\$32.00/SF	\$23,936.00	\$1,994.67	-
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.

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Built-out Office Suites

Finishes



Progress Photos



SHELL SPACE UTILITIES & NNN INFO



2024 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	\$4.00
Total	-	\$6.50
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.

2024 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	\$5.50
Total	-	\$8.00
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

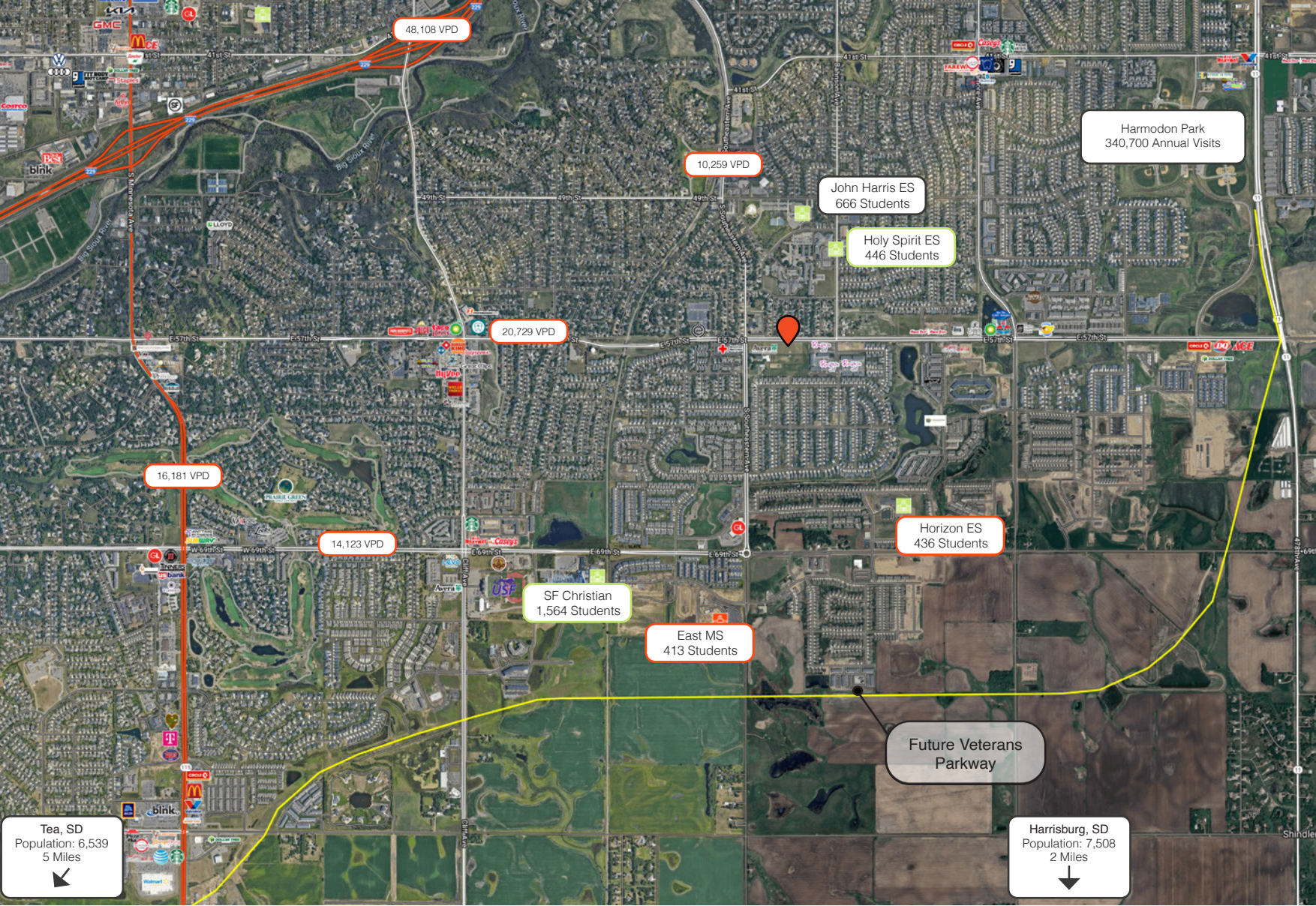


	1-mile	3-mile	5-mile	MSA
Population	14,740	60,082	143,628	294,592
Daytime Population	8,702	46,939	157,073	294,887
Median Household Income	\$91,664	\$87,399	\$76,081	\$78,317

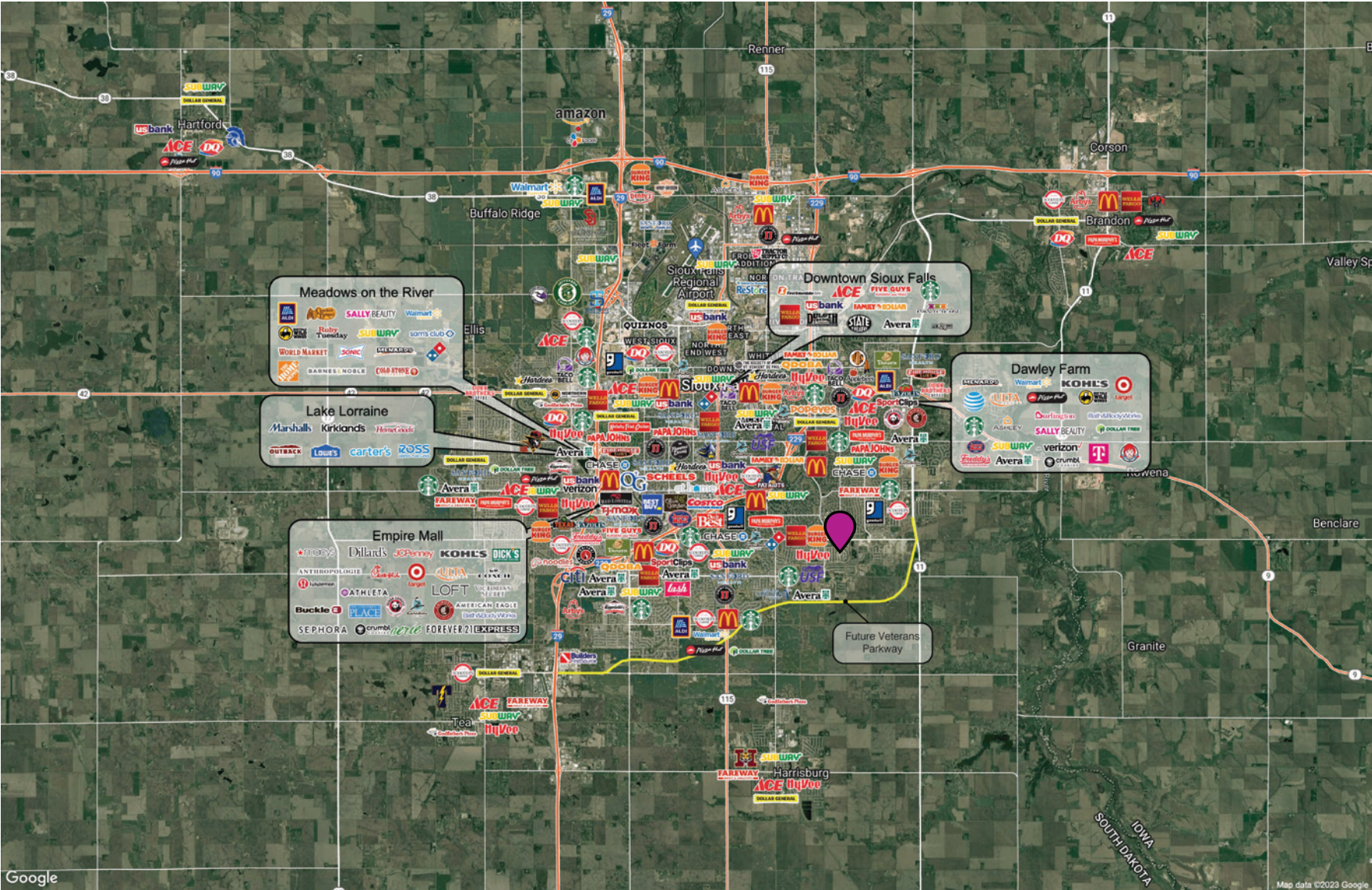
Aerial View



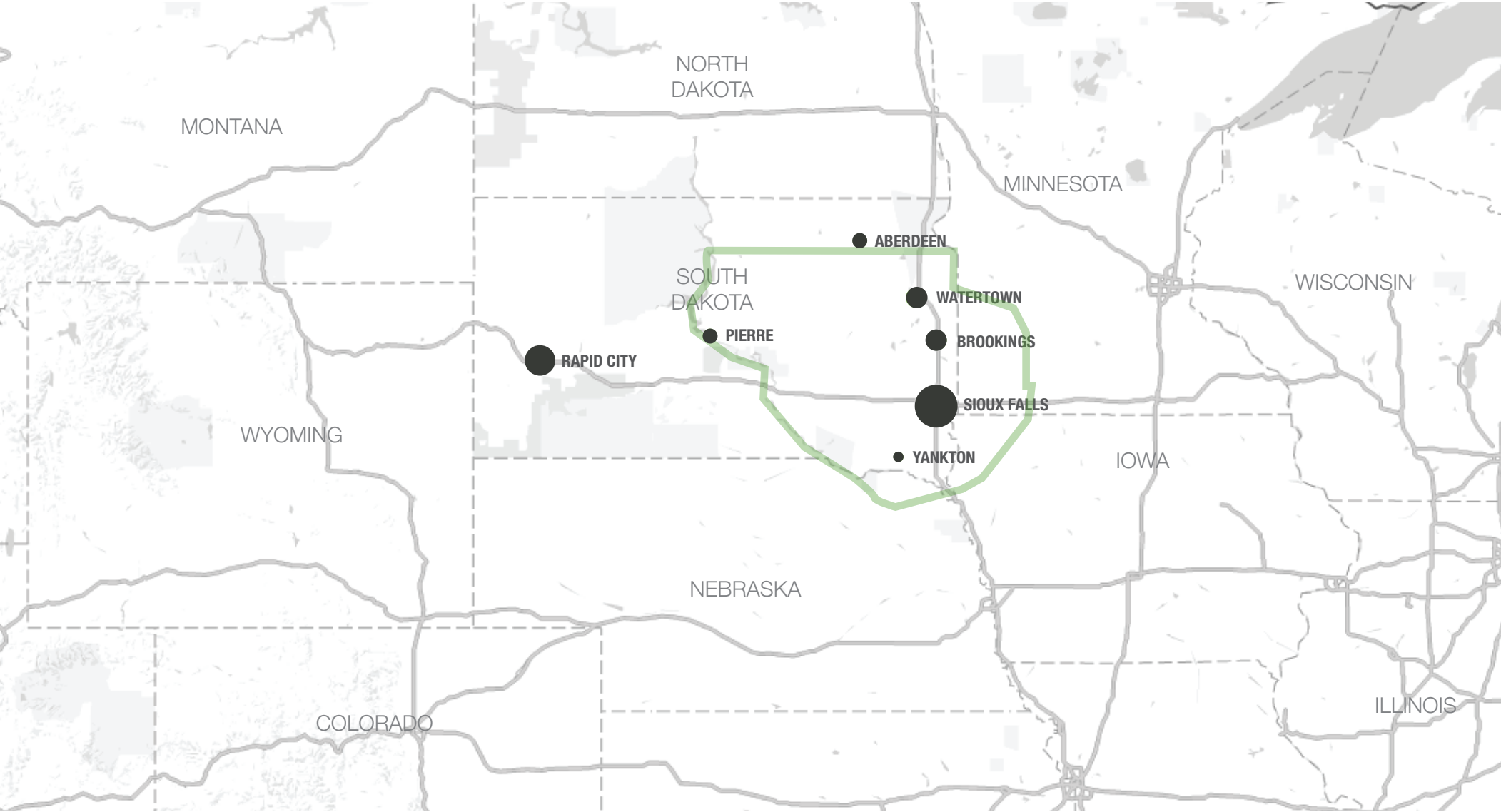
Neighborhood Map



Sioux Falls Map



Trade Area 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.

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
2023	206,333	304,555
2028	219,756	312,586

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

SANFORD HEALTH
10,750

Avera
8,298

SIoux FALLS SCHOOL DISTRICT
3,688

Smithfield
3,600

HyVee
2,939

amazon
2,505



Office Space

FOR LEASE

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