

Office Space FOR LEASE

3501

Rowe 57TH  **LLOYD**
3501 E 57TH ST | SIOUX FALLS, SD

The Property

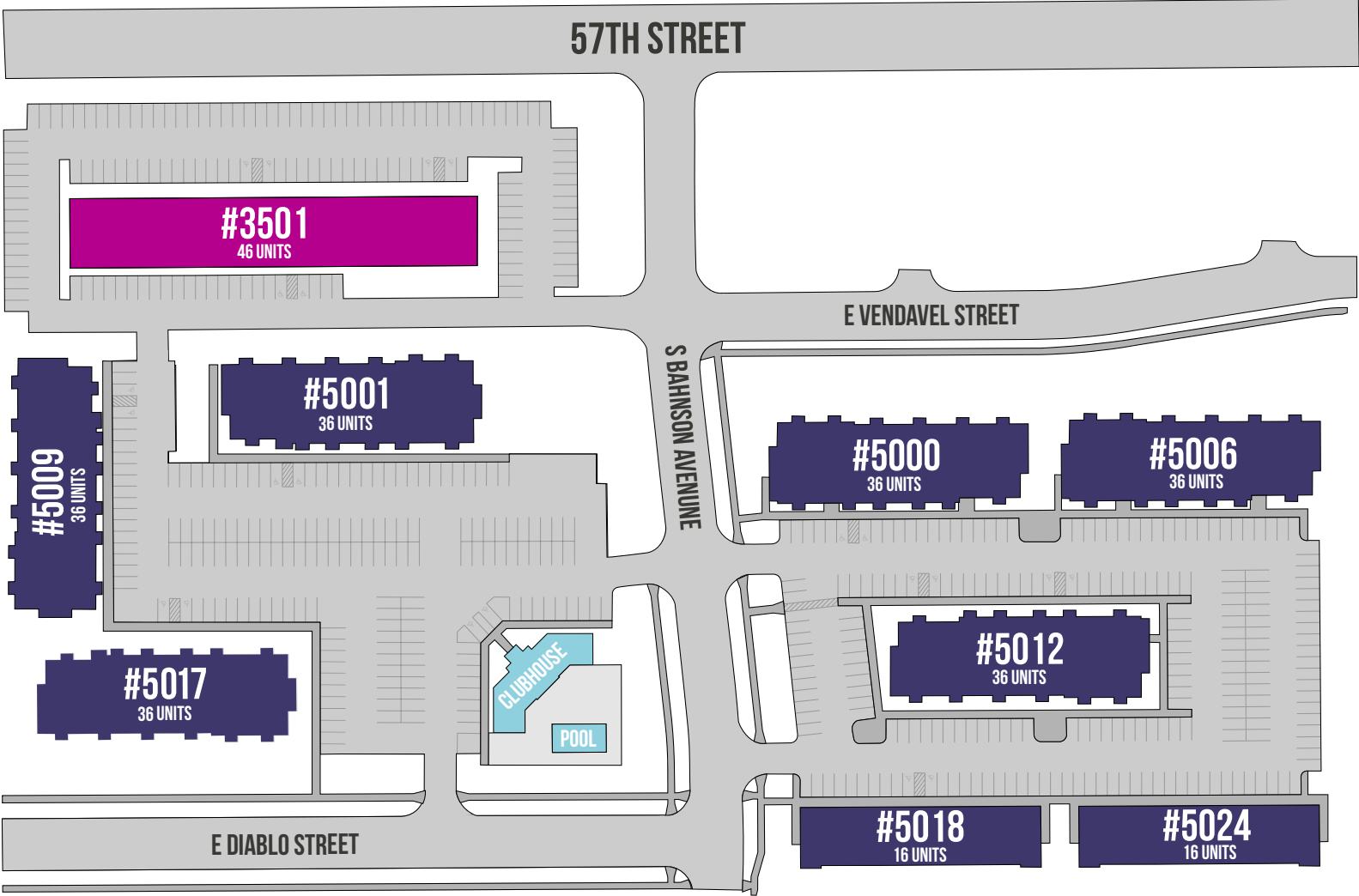
The Rowe on 57th, a mixed-use community, offers a retro twist on modern living and fosters a community lifestyle unlike any other. Located in southeast Sioux Falls, The Rowe provides opportunities for nearby dining, shopping, work and entertainment.

The new mixed-use building 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 **three 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

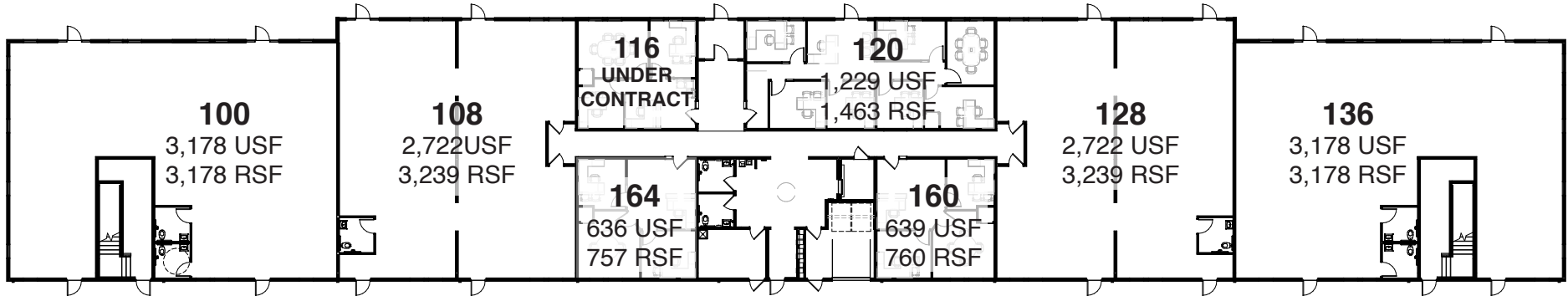


 SUBJECT SITE



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 now
- Shell space includes bathroom stubs. Contact Broker for work letter.

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	\$6.50	\$24.50/SF	\$77,861.00	\$6,488.42	\$50/SF
108	Shell	2,722 SF	1.19	3,239 SF	\$18.00/SF NNN	\$6.50	\$24.50/SF	\$79,355.50	\$6,612.96	\$50/SF
116 - Under Contract	Built-out	586 SF	1.19	697 SF	-	-	-	-	-	-
164	Built-out	636 SF	1.19	757 SF	\$24.00/SF NNN	\$8.00	\$32.00/SF	\$24,224.00	\$2,018.67	-
120	Built-out	1,229 SF	1.19	1,463 SF	\$24.00/SF NNN	\$8.00	\$32.00/SF	\$46,816.00	\$3,901.33	-
160	Built-out	639 SF	1.19	760 SF	\$24.00/SF NNN	\$8.00	\$32.00/SF	\$24,320.00	\$2,026.67	-
128	Shell	2,722 SF	1.19	3,239 SF	\$18.00/SF NNN	\$6.50	\$24.50/SF	\$77,861.00	\$6,488.42	\$50/SF
136	Shell	3,178 SF	0	3,178 SF	\$18.00/SF NNN	\$6.50	\$24.50/SF	\$79,355.50	\$6,612.96	\$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



Exterior Photos



SHELL SPACE UTILITIES & NNN INFO



2025 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.

2025 ESTIMATED NNN INFORMATION - BUILT-OUT

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reim-bursed by Tenant	\$2.00
Property Insurance	Paid by LL, Reim-bursed by Tenant	\$0.50
Common Area Maintenance	Paid by LL, Reim-bursed 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; reim-bursed 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

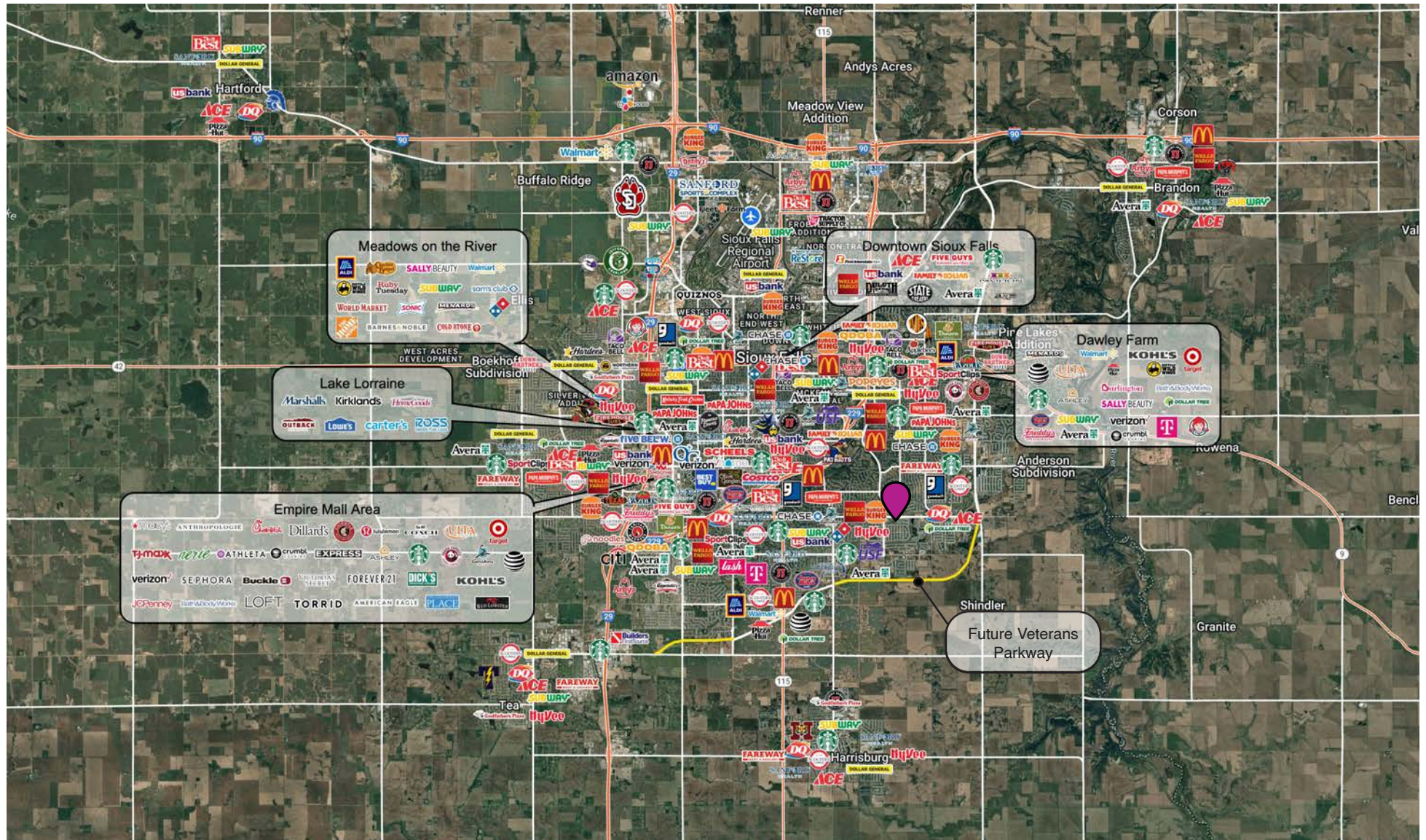
Aerial View



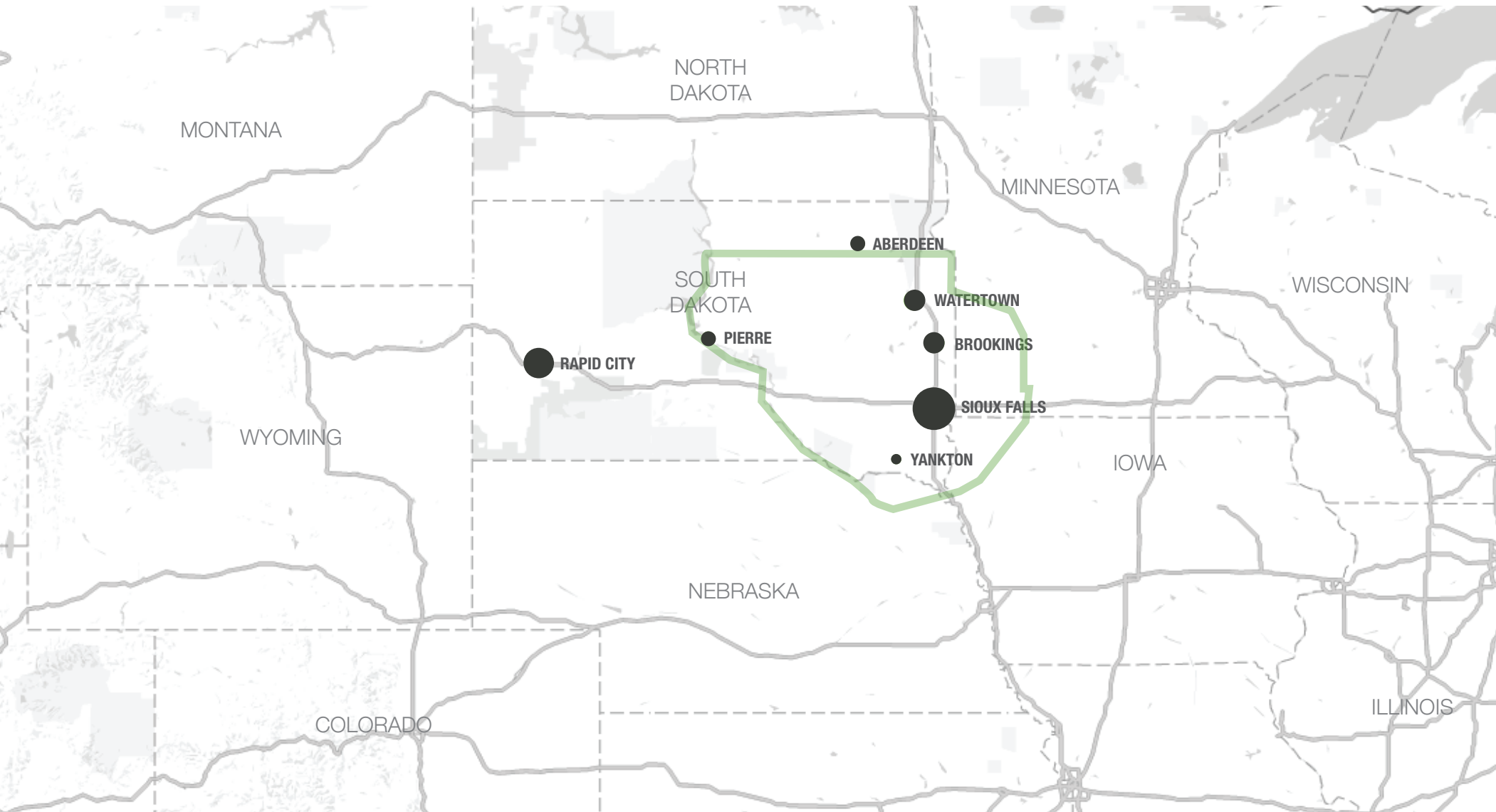
Neighborhood Map



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. 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	219,588*	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)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)



Third City in Economic Strength
(Policom 2023)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Smithfield
3,239

Avera
8,200

HyVee
2,390



3,627

amazon
1,600

Office Space FOR LEASE

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