

# Office Space FOR LEASE

3501

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



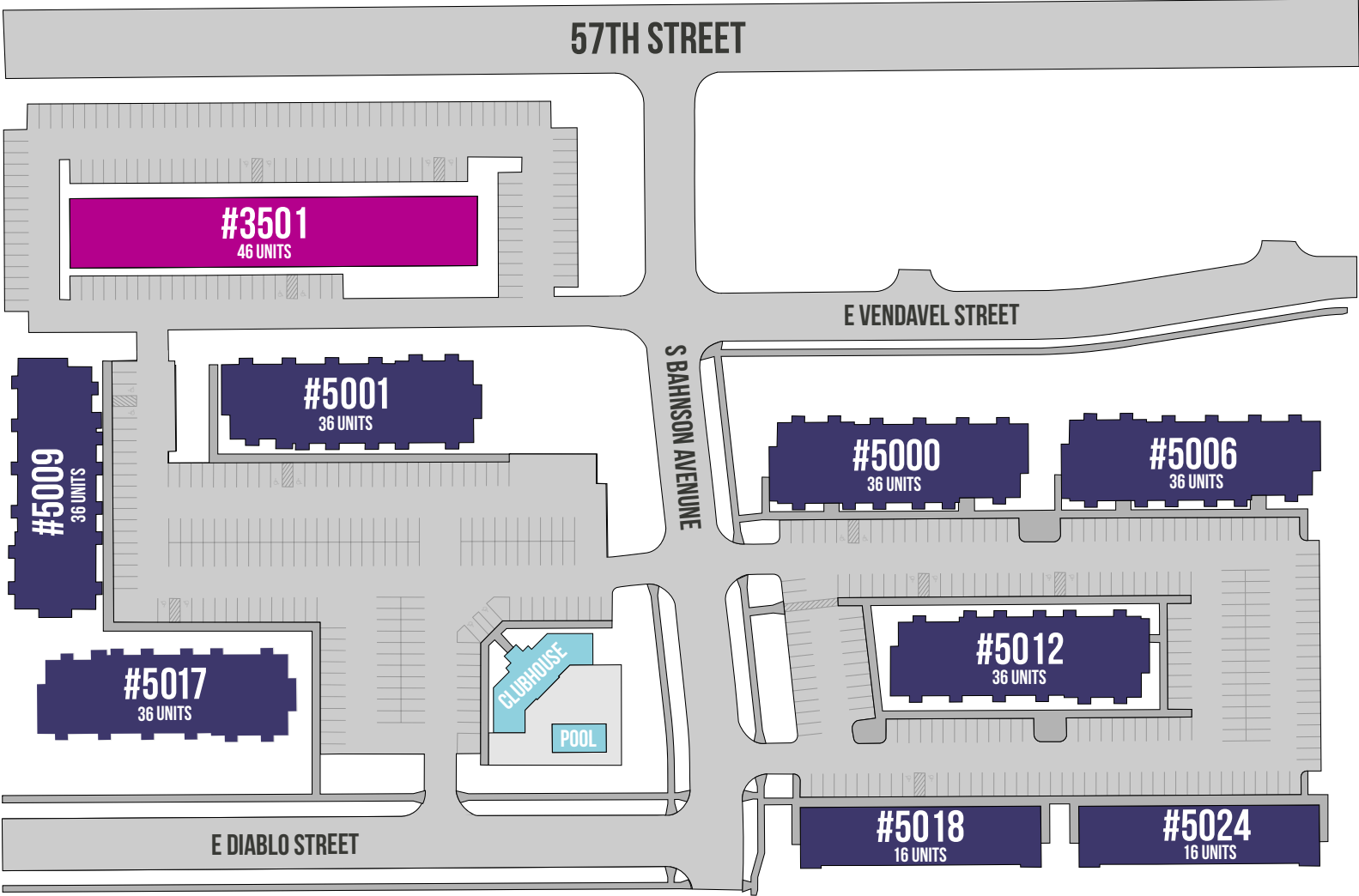
# The Property

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 **one built-out office** available for immediate occupancy, or **shell space with a generous TIA** offered, The Rowe on 57th has what you need for your business.



# Site Plan



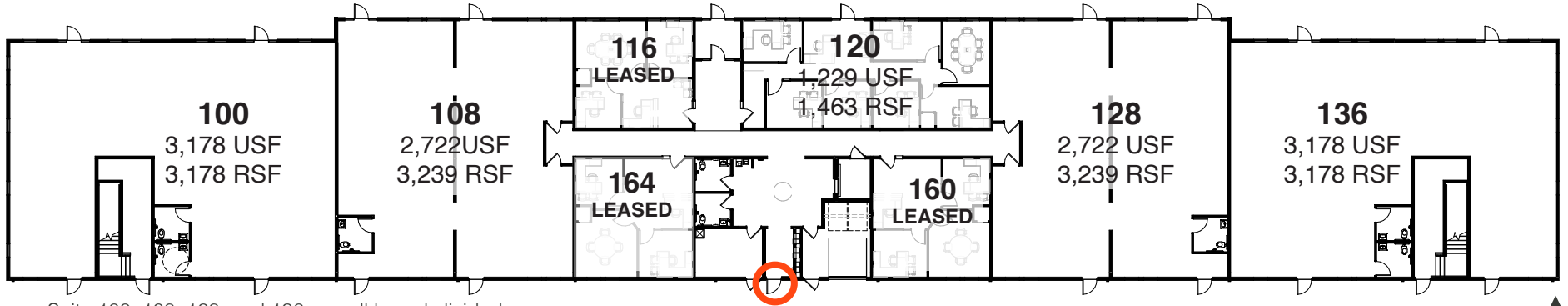
 SUBJECT SITE



Rowe 57<sup>TH</sup>

# Building

## Floor Plan & Costs



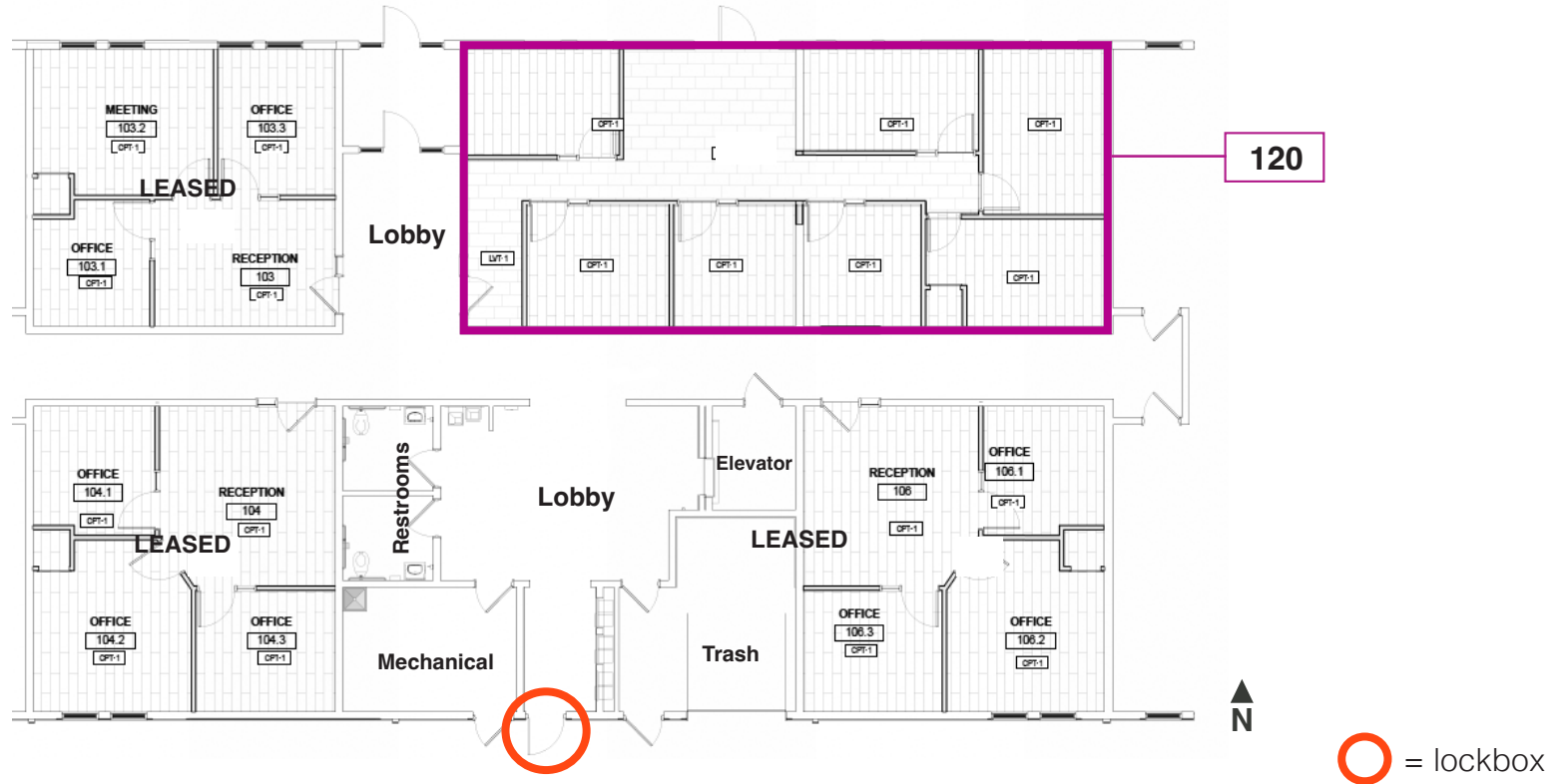
- Suite 100, 108, 128, and 136 can all be subdivided.
- Shell space available now and ready for tenant build-outs
- Built-out space available now
- Shell space includes bathroom stubs. Contact Broker for work letter.

 = 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>120</b> | <b>Built-out</b> | <b>1,229 SF</b> | <b>1.19</b> | <b>1,463 SF</b> | <b>\$18.00/SF NNN</b> | <b>\$7.50</b> | <b>\$25.50/SF</b>       | <b>\$37,306.50</b> | <b>\$3,108.88</b>  | <b>-</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

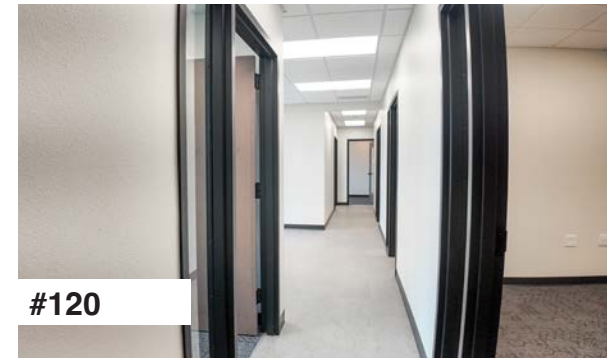
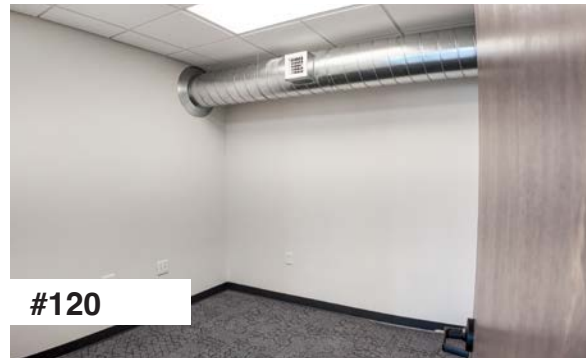
## Floor Plan & Costs



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. |
|-------|-----------------|---------------|-------------|-----------------|----------------|----------|-------------------------|-------------------|--------------------|
| 120   | Built-out       | 1,229 SF      | 1.19        | 1,463 SF        | \$18.00/SF NNN | \$7.50   | \$25.50/SF              | \$37,306.50       | \$3,108.88         |

# 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, 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 | \$5.00        |
| <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; 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 |

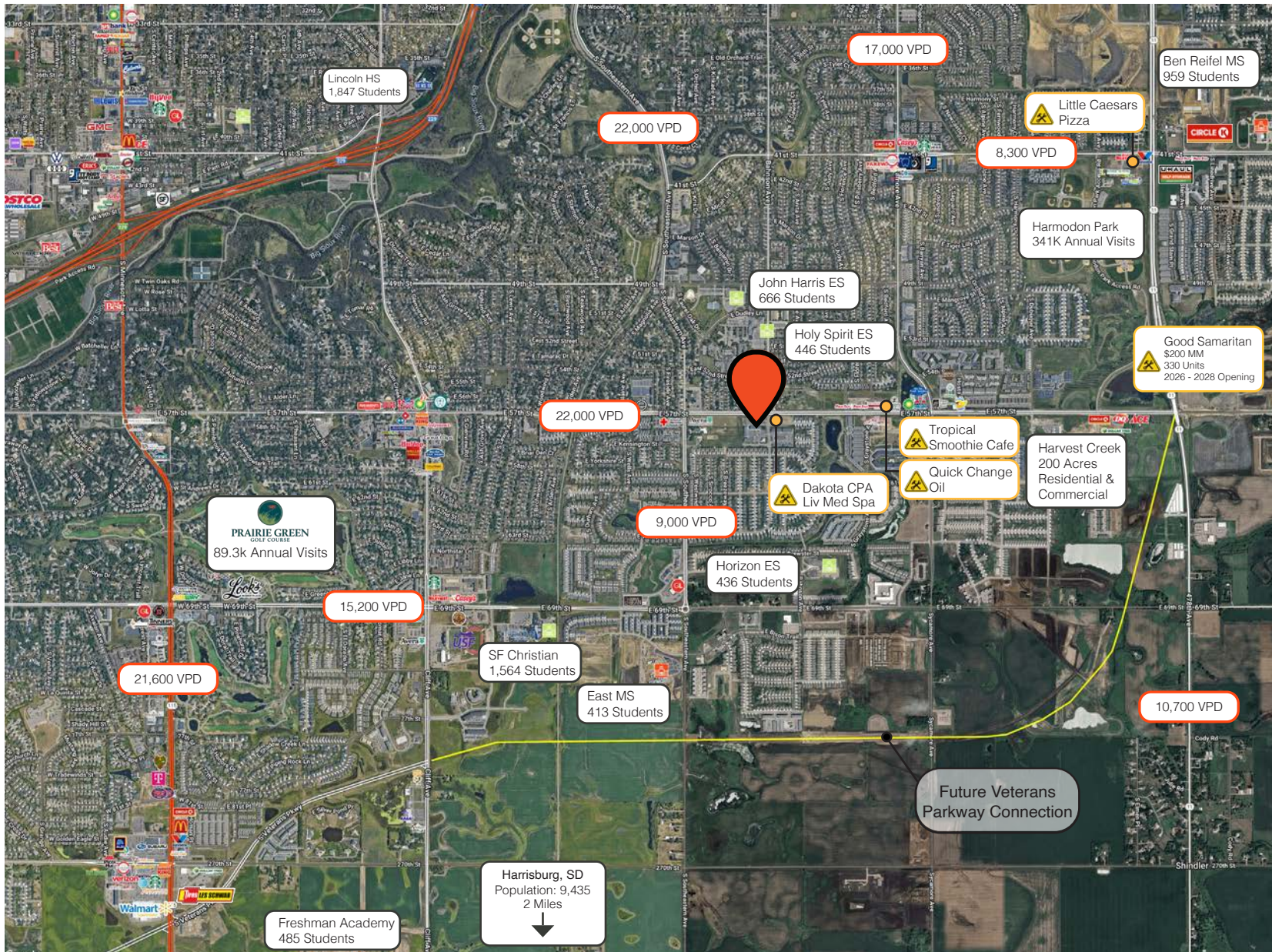


# Aerial View



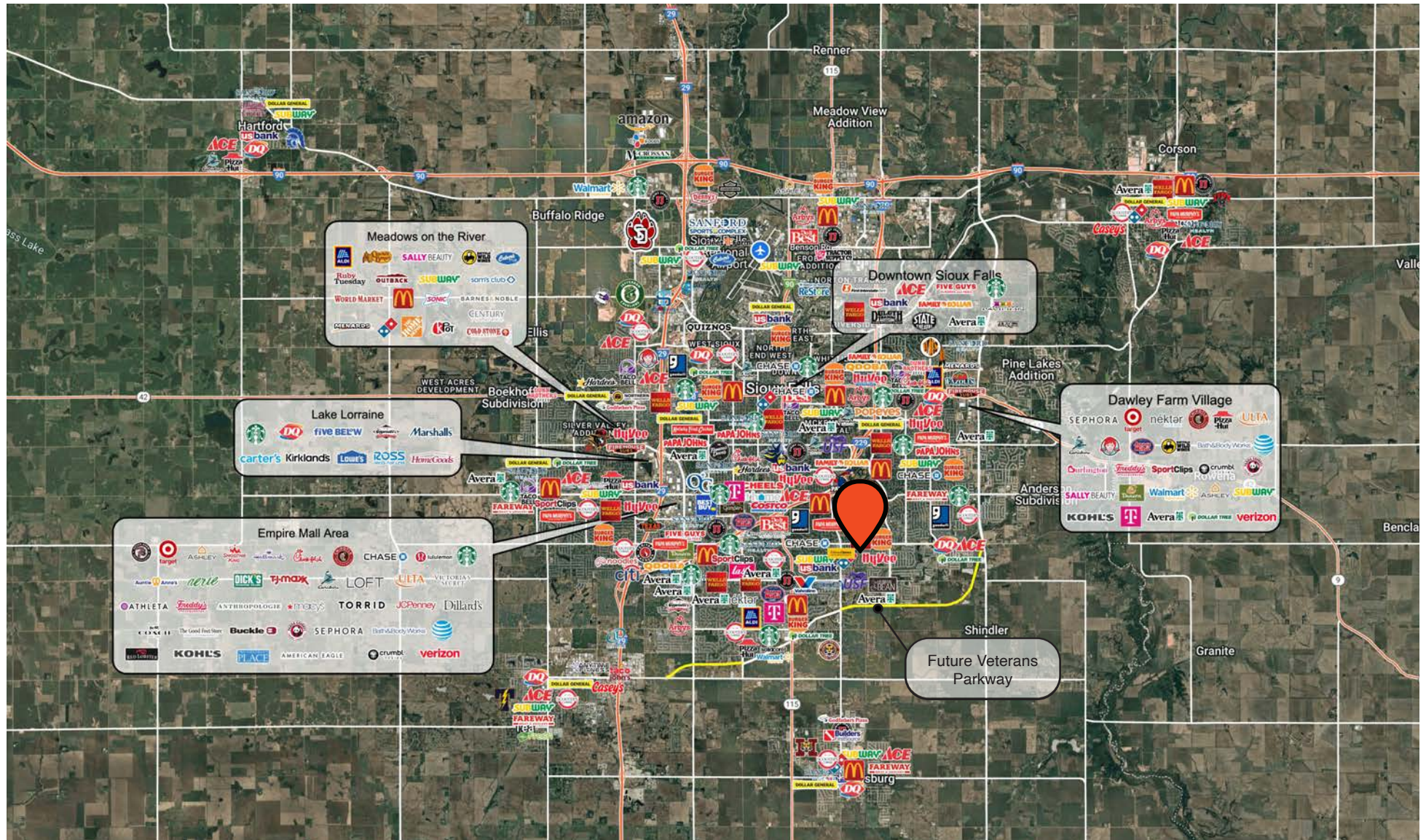


# Neighborhood Map





# Sioux Falls Map





# 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     |
| 2026                  | 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



10,929



8,200



3,627



3,239



2,390



1,600

# Office Space FOR LEASE

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