# Office Space for lease







## The Property

The Carlton at Dawley Farm is a new luxurious east side community that offers a contemporary level of sophistication. The mixed-use development offers up to 16 built-to-suit and at least 2 turnkey office suites along with 152 apartment units with modern finishes and various ammenities including a rooftop patio, indoor pool, hot tub, a dog park, underground parking, and more!

Join the Dawley Farm Village, an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment. The center features over 30 retailers and boasts a growing 5,669 population within just 1 mile. The retail district is surrounded by multiple growing multifamily & residential housing developments.









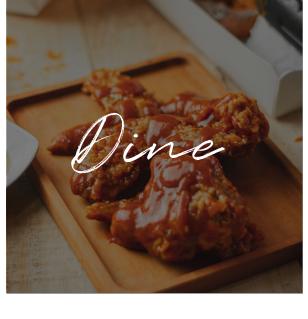




With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture
   Homestore
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers

- Kidtopia
- Kohl'sMainstream Ro
- Mainstream Boutique
- Maurices
- PetSmart
- Sally Beauty
- Sherwin WIlliams
- Target
- T-Mobile
- Ulta
- Verizon
- Walmart



Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway (2)
- Wendy's



Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- Active Generations Senior Living (future)
- Carlton at Dawley Farm (Phase II coming soon)
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments (future)

#### Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa

- Eyesite
- Family Vision
- First Bank & Trust
- Massage Envy
- Midco
- Modern Dental
- Sports Clips
- Voyage Federal Credit Union
- Waxing the City





#### 2023 Estimated NNN Information

#### Itility Information

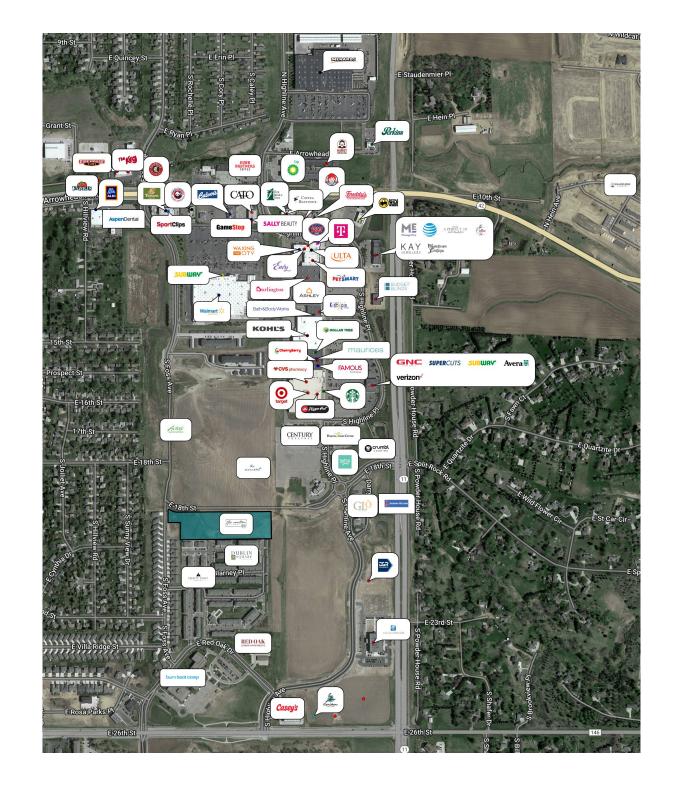
NNN	Paid By:	Cost (\$/SF)			
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.00			
Property Insurance	Paid by LL, Reim- bursed by Tenant	\$0.50			
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.50			
Total	-	\$8.00			
CAM includes the following utilities: Electricity, Gas, Water &					

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*T	hese numbers	are base	d on e	stimates	and a	re not	guaranteed.

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Lines to Build- ing (Currently all Electric)	Mid-Ameri- can 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 LL, Reimbursed by Tenant	Sioux Valley Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
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 (SFU and Sioux Valley)	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

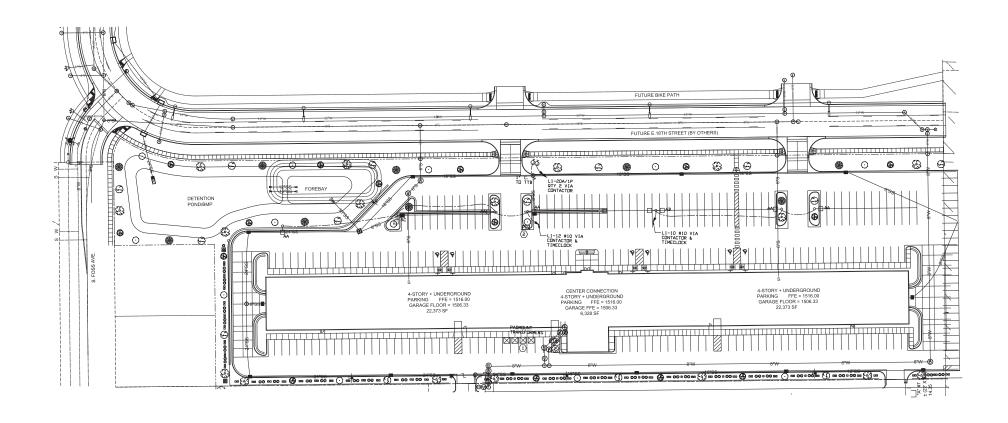


Site Mayo





### Site Plan



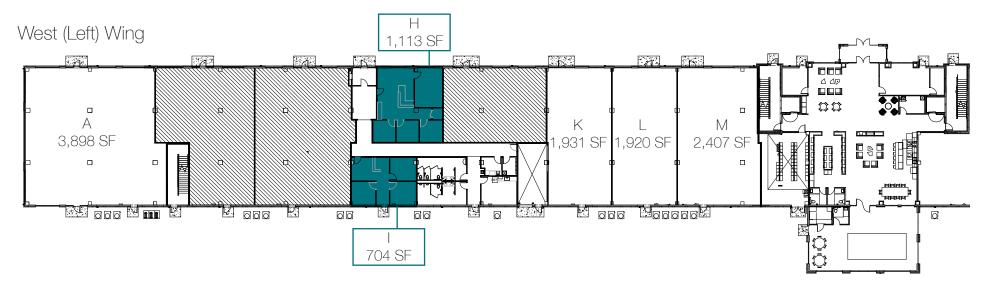


### Building Costs

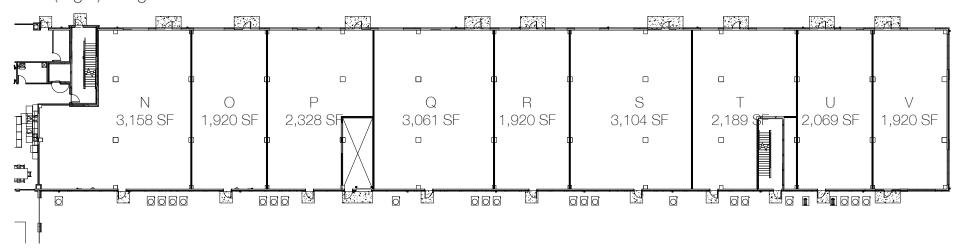
Unit	Space Condi- tion	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
А	Shell Space	3,898 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$109,144.00	\$9,095.33	\$40/SF
Н	<b>Built-out Space</b>	1,113 SF	\$25.00/SF NNN	\$8.00	\$33.00/SF	\$36,729.00	\$3,060.75	-
I	<b>Built-out Space</b>	704 SF	\$25.00/SF NNN	\$8.00	\$33.00/SF	\$23,232.00	\$1,936.00	-
K	Shell Space	1,931 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$54,068.00	\$4,505.67	\$40/SF
L	Shell Space	1,920 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$53,760.00	\$4,480.00	\$40/SF
М	Shell Space	2,407 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$67,396.00	\$5,616.33	\$40/SF
Ν	Shell Space	3,158 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$88,424.00	\$7,368.67	\$40/SF
0	Shell Space	1,920 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$53,760.00	\$4,480.00	\$40/SF
Р	Shell Space	2,328 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$65,184.00	\$5,432.00	\$40/SF
Q	Shell Space	3,061 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$85,708.00	\$7,142.33	\$40/SF
R	Shell Space	1,920 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$53,760.00	\$4,480.00	\$40/SF
S	Shell Space	3,104 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$86,912.00	\$7,242.67	\$40/SF
Т	Shell Space	2,189 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$61,292.00	\$5,107.67	\$40/SF
U	Shell Space	2,069 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$57,932.00	\$4,827.67	\$40/SF
V	Shell Space	1,920 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$53,760.00	\$4,480.00	\$40/SF
N - V	Shell Space	21,669 SF	\$20.00/SF NNN	\$8.00	\$28.00/SF	\$606,732.00	\$50,561.00	\$40/SF



#### Building Floor Plan



#### East (Right) Wing



Concept Only. Information herein is deemed reliable, but not guaranteed.



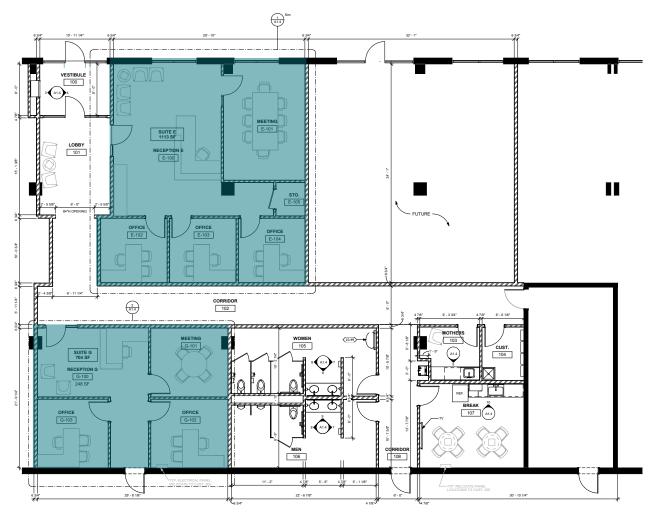
### Built-out Office Suites Floor Plan



Unit	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Н	1,113 SF	\$25.00/SF NNN	\$8.00	\$31.50/SF	\$3,060.75	\$3,060.75	-
I	704 SF	\$25.00/SF NNN	\$8.00	\$33.00/SF	\$23,232.00	\$1,936.00	-



### Built-out-Office Suites Floor Plan

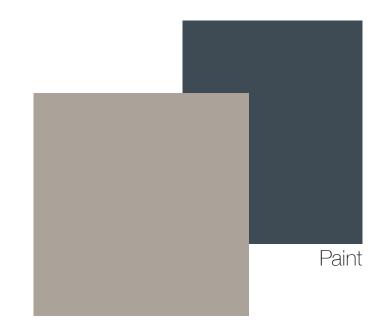


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#### Built-out Office Suites Finishes









Concept Only. Subject to change.

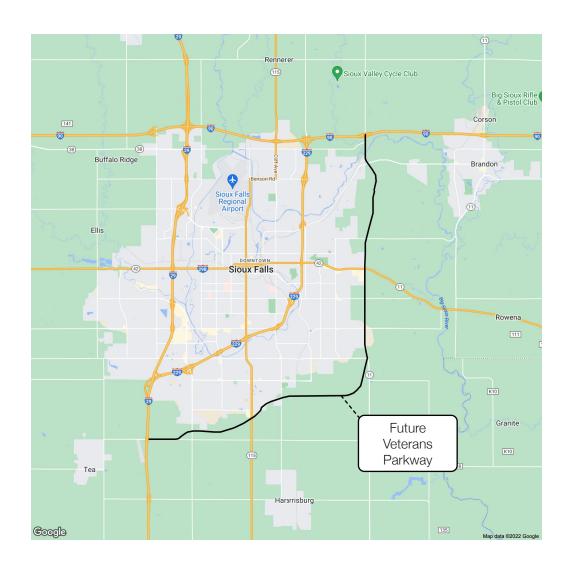
Built-out-Office Suites Common Areas Finishes **BREAKROOM** KITCHENETTE Concept Only. Subject to change. **LLOYD** 

### Ease of Access

Dawley Farm Village is located at the crossroads of Veterans Parkway and Highway 42. Just minutes from I-229 and I-90, Dawley Farm is at the heart of the rapidly-growing east region of Sioux Falls. Conveniently located less than 15 minutes from both Downtown Sioux Falls and Brandon, the shopping center brings in visitors from the city of Sioux Falls and neighboring rural communities.

The State of South Dakota Transportation
Commission approved plans to complete
construction on the remaining 8.5 miles that make
up the southern section of Veterans Parkway. This
project is the final stage in connecting I-29 and I-90
with construction expected to begin in 2023 and an
anticipated completion date in 2026. This 6-lane (3
in each direction) addition is aimed to largely reduce
congestion on nearby roads and prepare Sioux
Falls for 2050 transportation system needs. With
this addition, it is anticipated that the area of Dawley
Farms Village will largely increase in traffic.

The area is also very accessible by other means of transportation with bike paths and bus routes developed around and through the shopping area. The center is designed with ample sidewalk & bike path space to be pedestrian-friendly and welcoming neighboring residents to visit.





#### Dawley Farm Merchants



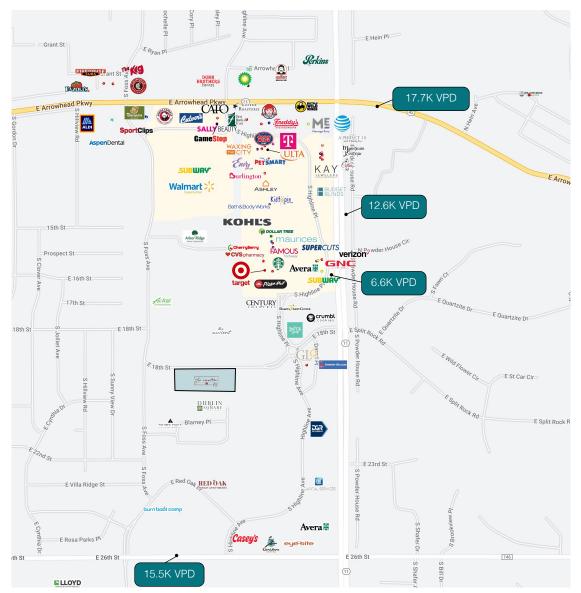


### Daily Traffic & Visitors

2.6M 2021 visits

7.1K visits/day

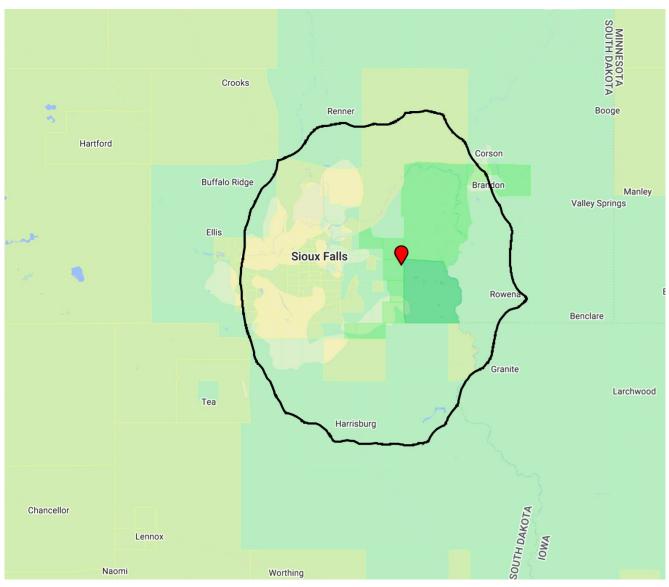
30+
retailers



<sup>\*</sup> Source: Traffic counts - Esri. Visits calculated using a daily average of the year's visits based on Safe Graph yearly store area data. Visits are tracked using location sharing technologies on smartphones & is defined as a 5 minute or longer duration of being within the defined area.



#### Visition Data



<sup>\*</sup> Source: Safe Graph. Visits over the year 2021 and where the traveler(s) originate (usually work or home). Visits are tracked using location sharing technologies on smartphones & is defined as a 5 minute or longer duration of being within the defined area.



#### Key









Majority of Visits Origination

### Demographics



	1-mile	3-mile	5-mile	MSA
Population	5,669	56,115	118,072	202,191
Daytime Population	4,958	38,189	128,487	222,657
Median Household Income	\$72,853	\$73,247	\$66,390	\$66,990



#### Residents

The Dawley Farm Village surrounding area has been growing exponentially over the years especially when it comes to housing. With ample housing developments under construction and many in planning phases, this growth is expected to continue into the coming years. Not only does the area feature many multi-family complexes, but also single-family homes that hold a median value of \$269,444 (1-mile radius).

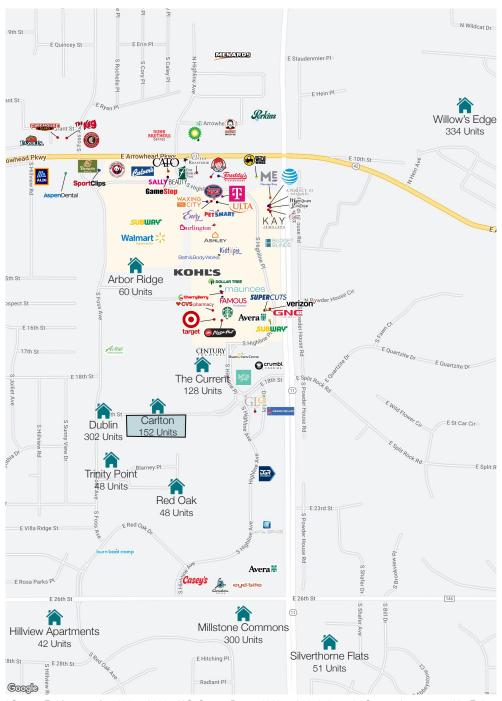
74.5% households with 2+ people\*

>750 units under construction

56.1K residents within 3 miles

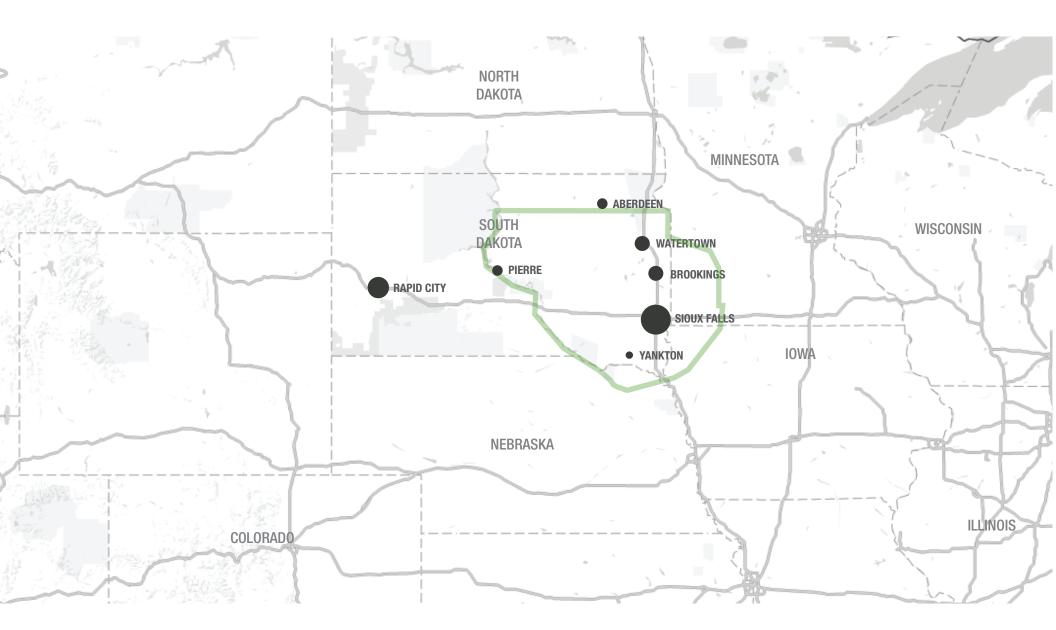
118.1K
residents within
Smiles





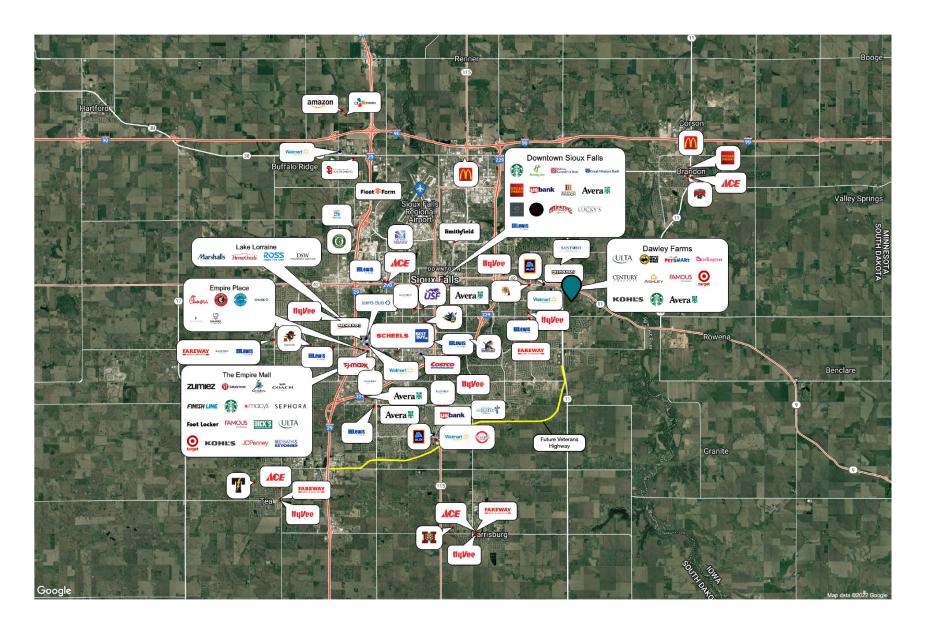
\* Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2022 geography.

### Sioux Falls Mayo





### Sioux Falls Mayo





#### Demographics

Sioux Falls, ranked #1 on Forbes 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			
2022	202,191	289,759			
2027	214,291	307,639			

#### **FAST FACTS**



Lincoln Country -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**

SAN	F	<b>(‡)</b>	$RD^{\circ}$
HE	Α	LT	H

11,239



7,888

#### Smithfield

3,700



3,688



3,050



2,364



For Lease



Office
State



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com 605-728-9092

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