

Retail Space for lease

PHASE 2

The logo for LLOYD, featuring a green square icon with a white geometric pattern to the left of the word "LLOYD" in a bold, white, sans-serif font.

LLOYD

205 E 12th St. | Sioux Falls, SD

The Property

The One2, currently under construction in downtown Sioux Falls, will be a six-story mixed-use building boasting 175 modern apartments and approximately 3,100 square feet of commercial space. The property will exude sophistication with high-end finishes and provide 231 enclosed parking spaces, ensuring both residents and commercial tenants have a seamless experience. Nestled just one block off Phillips Avenue, the development provides easy access to dining, retail, and entertainment, as well as significant employment opportunities. In the midst of Sioux Falls' population surge, The One2 stands as a response to the growing demand for upscale multifamily housing & commercial space in the vibrant heart of downtown. Estimated to open March of 2025.

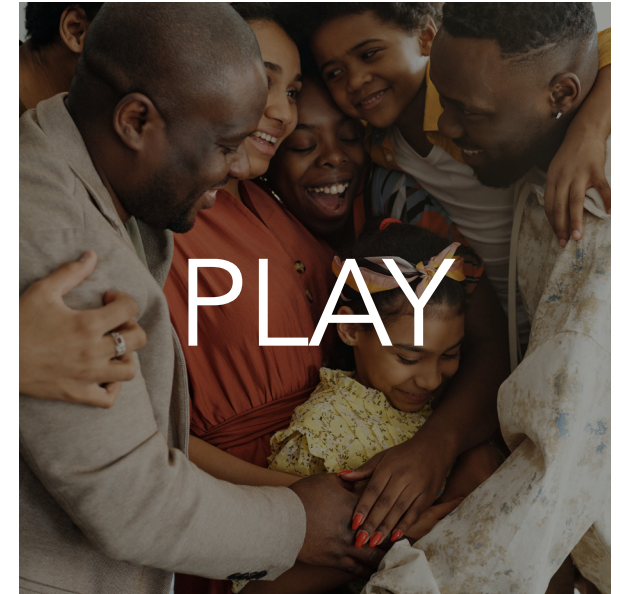




With 175 modern apartments, each residence at The One2 is crafted with high-end fixtures, ensuring unparalleled luxury. Residents will enjoy the convenience of 231 enclosed parking spaces, state-of-the-art fitness center, community room, dedicated dog park, and an elevated courtyard.

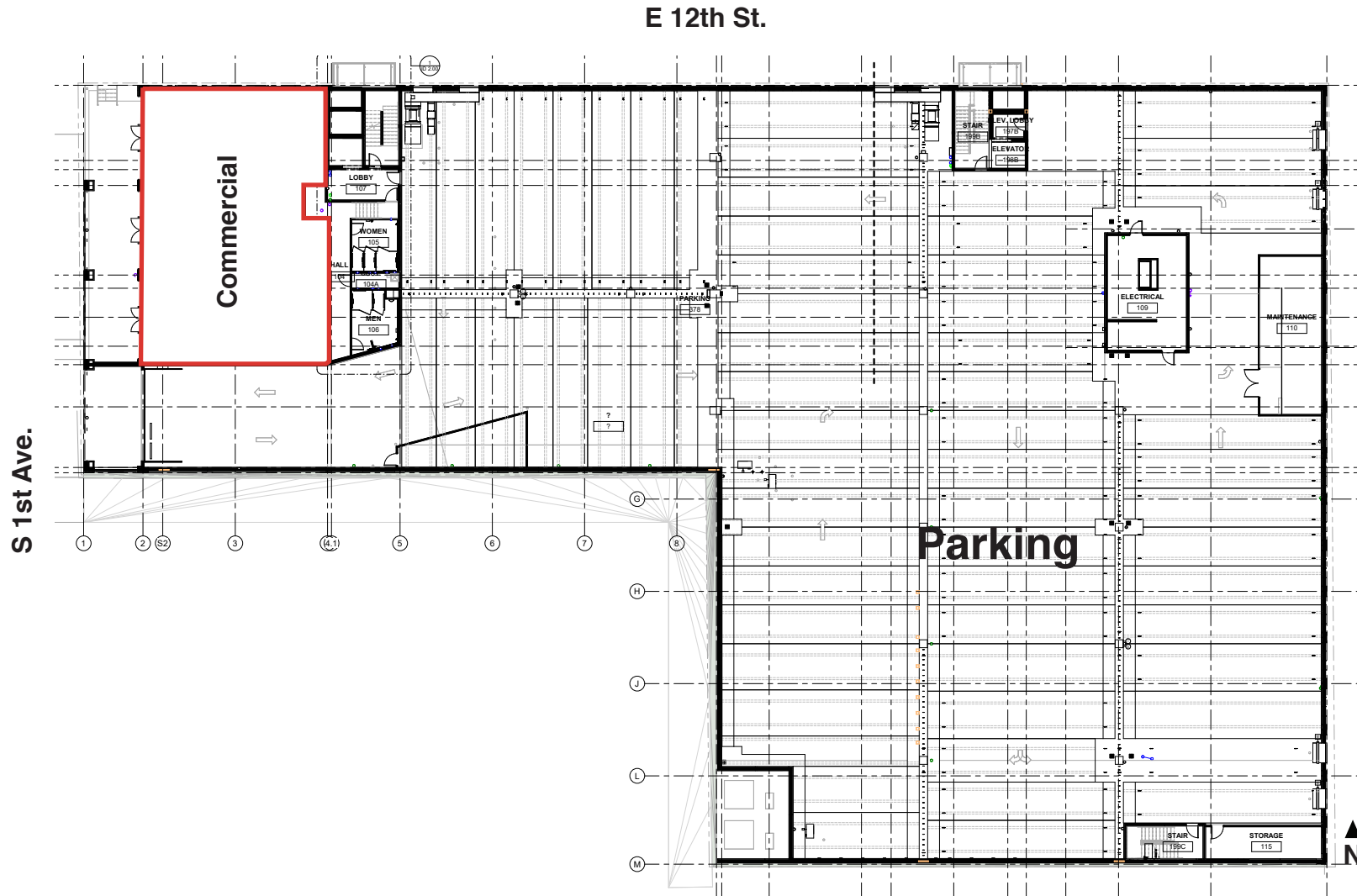


The One2 isn't just a residence; it's a strategic commercial hub in the heart of downtown Sioux Falls. Boasting 3,077 square feet of prime commercial space and 231 enclosed parking spaces, it's positioned to cater to the city's growing workforce.



Situated in Sioux Falls' bustling entertainment district and just steps from Phillips Avenue, residents & visitors are immersed in a dynamic cultural scene. From live performances and festivals to trendy dining and nightlife, The One2 puts you at the center of it all.

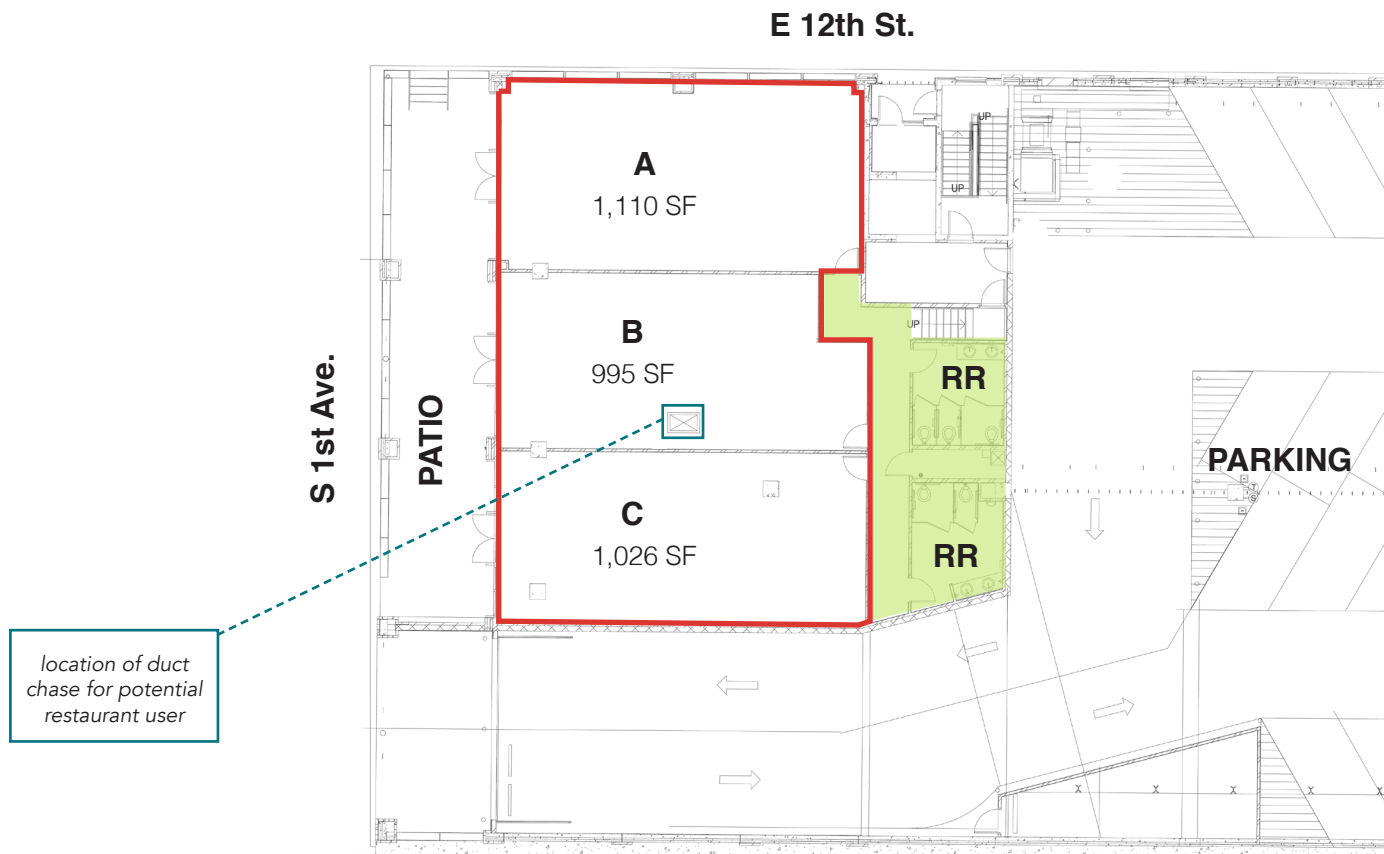
Site Plan



Information herein deemed reliable, but not guaranteed.

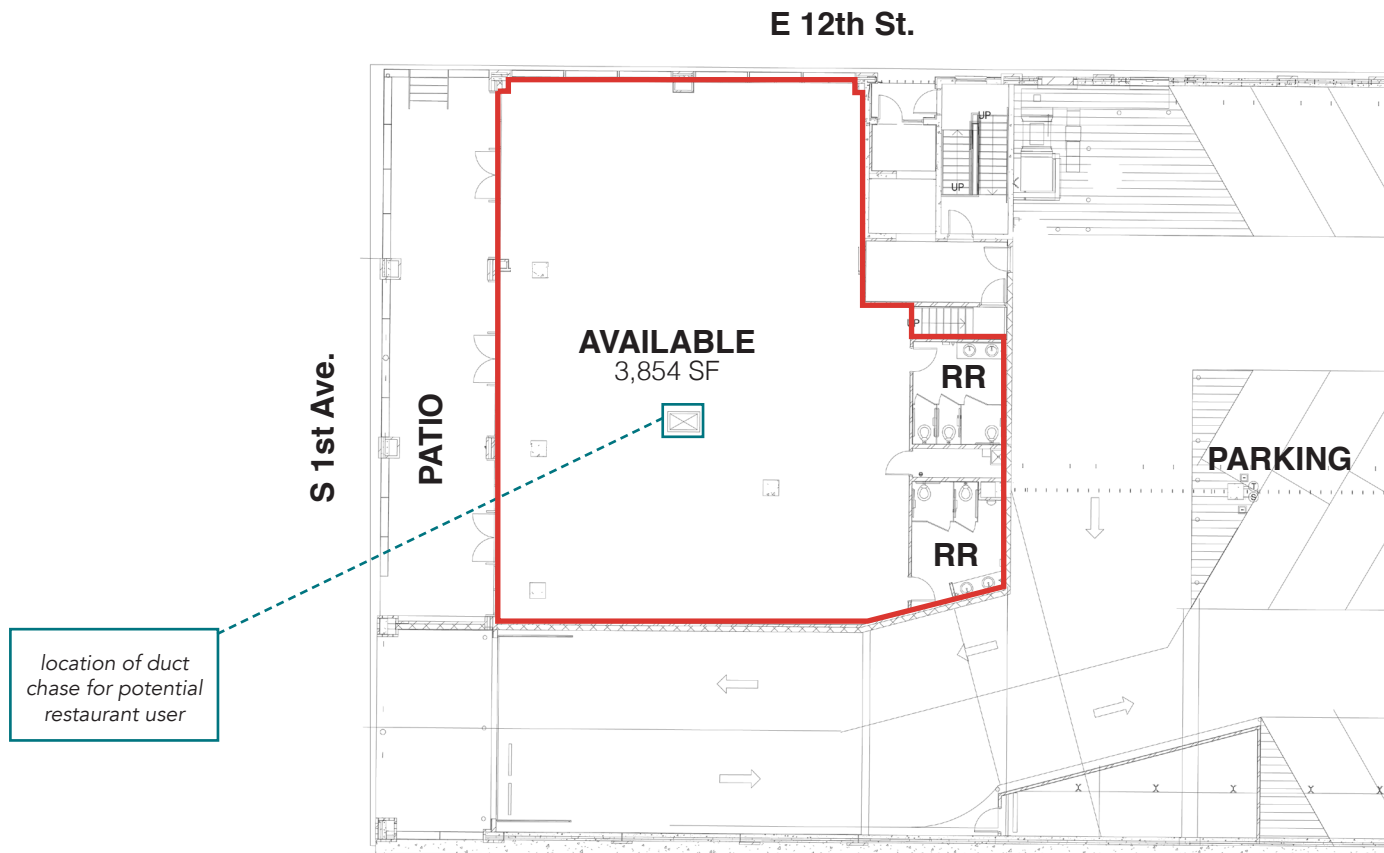
Concept Sub-Division Plan

Suite	Status	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN)	Yearly Total Est.	Monthly Total Est.	TIA
A	Available	1,110 USF	23%	1,358 RSF	\$24.00/SF NNN	\$6.00/SF	\$30.00/SF	\$40,750.40	\$3,395.87	\$50/SF
B	Available	995 USF	23%	1,229 RSF	\$24.00/SF NNN	\$6.00/SF	\$30.00/SF	\$36,860.59	\$3,071.72	\$50/SF
C	Available	1,026 USF	23%	1,267 RSF	\$24.00/SF NNN	\$6.00/SF	\$30.00/SF	\$38,009.01	\$3,167.42	\$50/SF



Concept Plan

Status	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN)	Yearly Total Est.	Monthly Total Est.	TIA
Available	3,854 USF	0%	3,854 RSF	\$24.00/SF NNN	\$6.00/SF	\$30.00/SF	\$115,650.00	\$9,635.00	\$50/SF

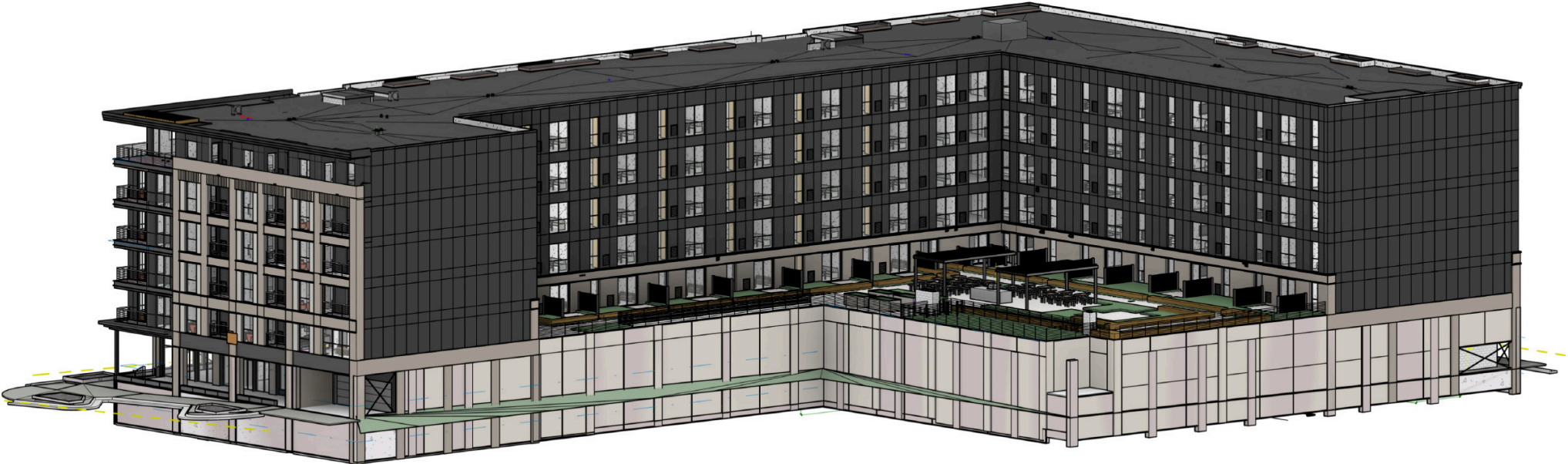


Overall layout is flexible including locations of restrooms; size & shape may change. Concept plan; subject to change. Information herein deemed reliable, but not guaranteed.

Exterior Rendering



Exterior Rendering - SW View



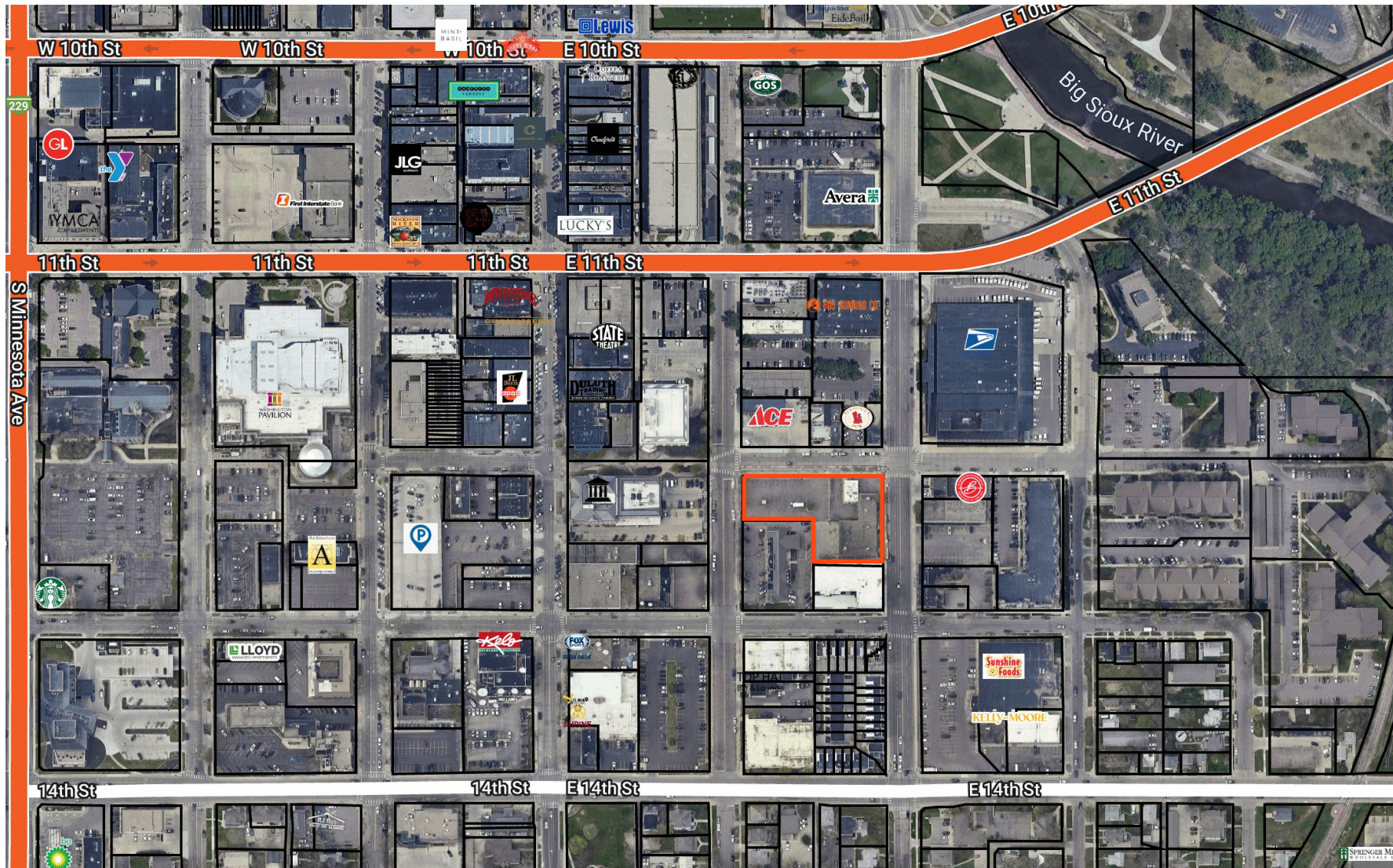
Exterior Rendering - NW View



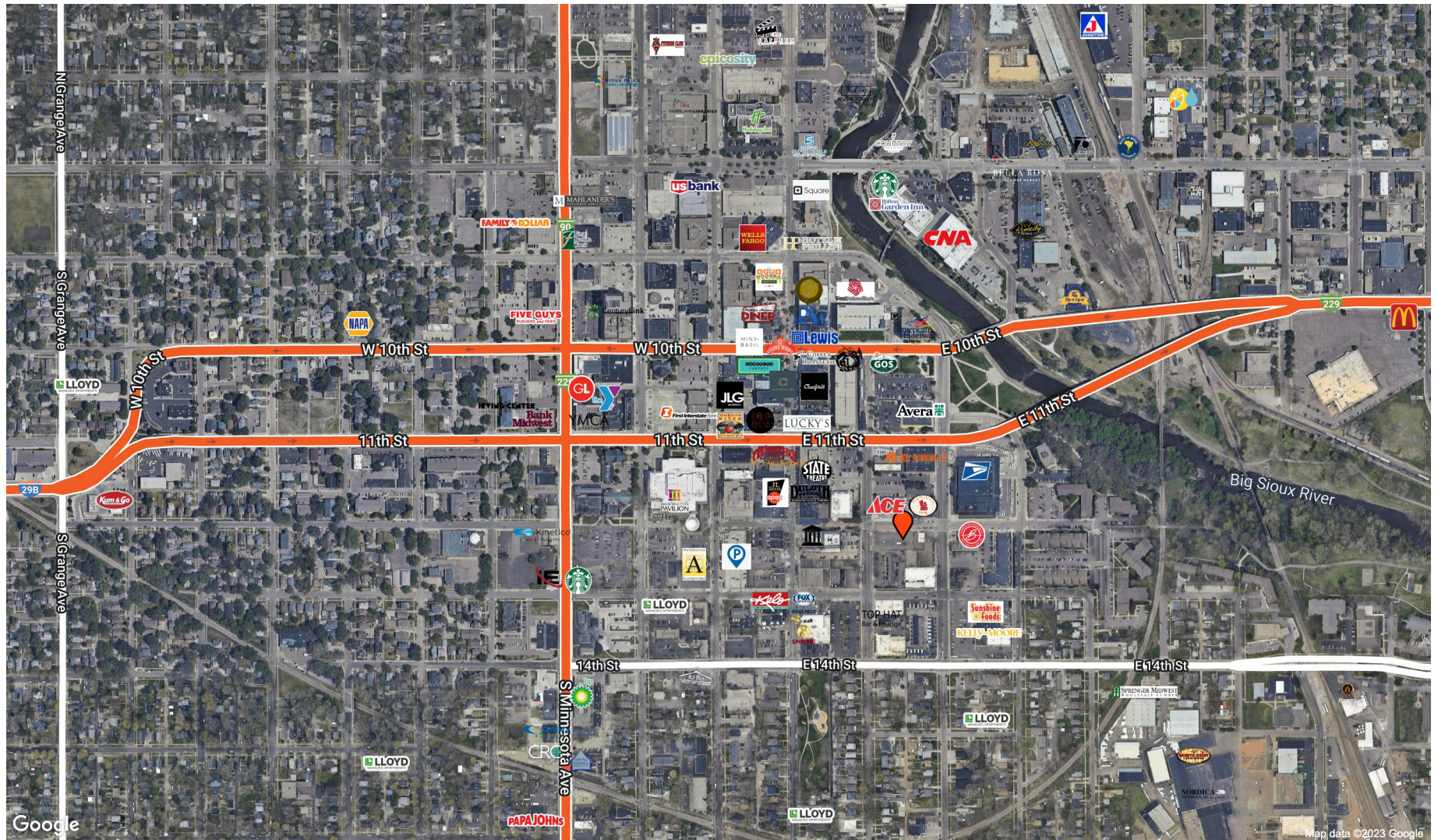
Site Map



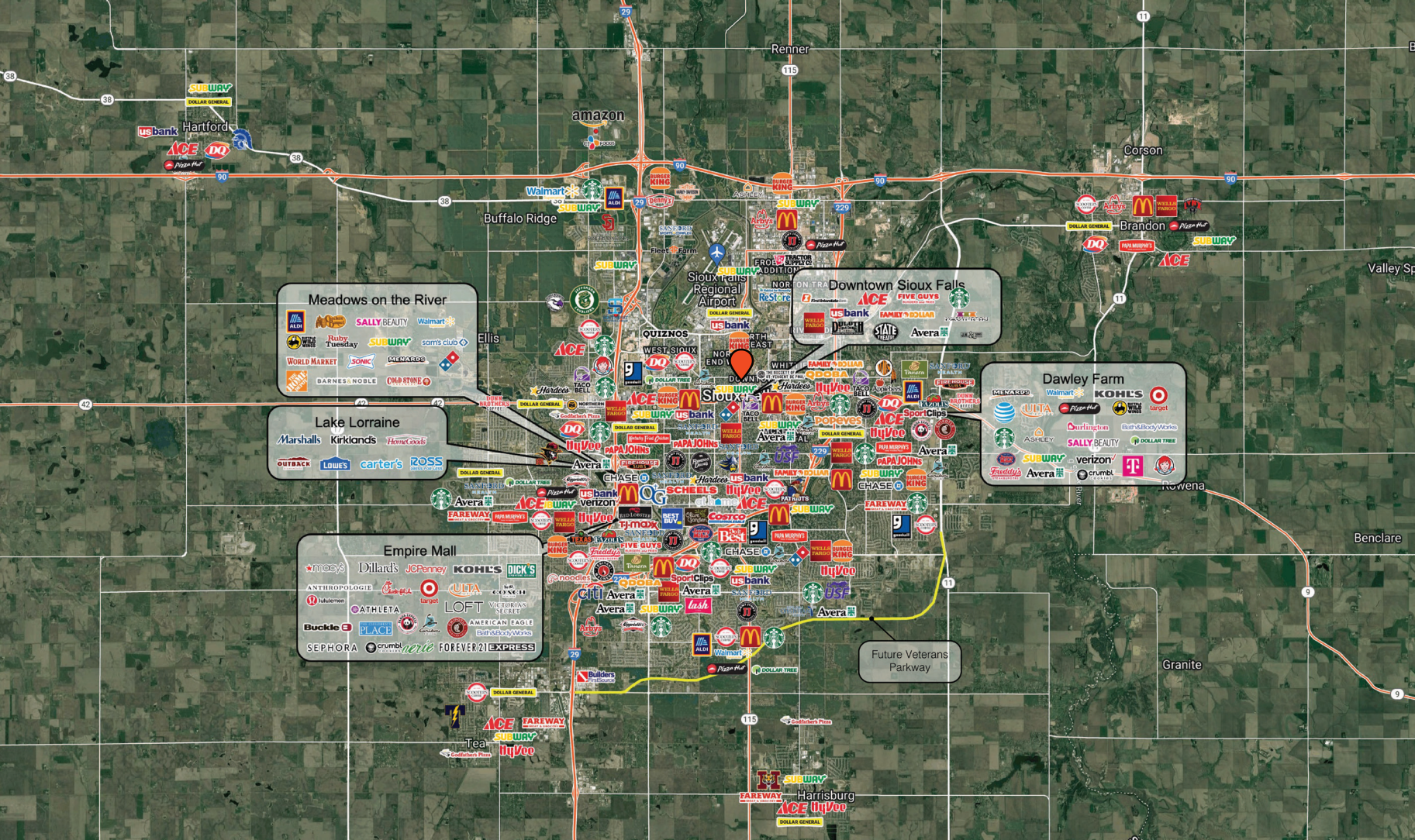
Area Map



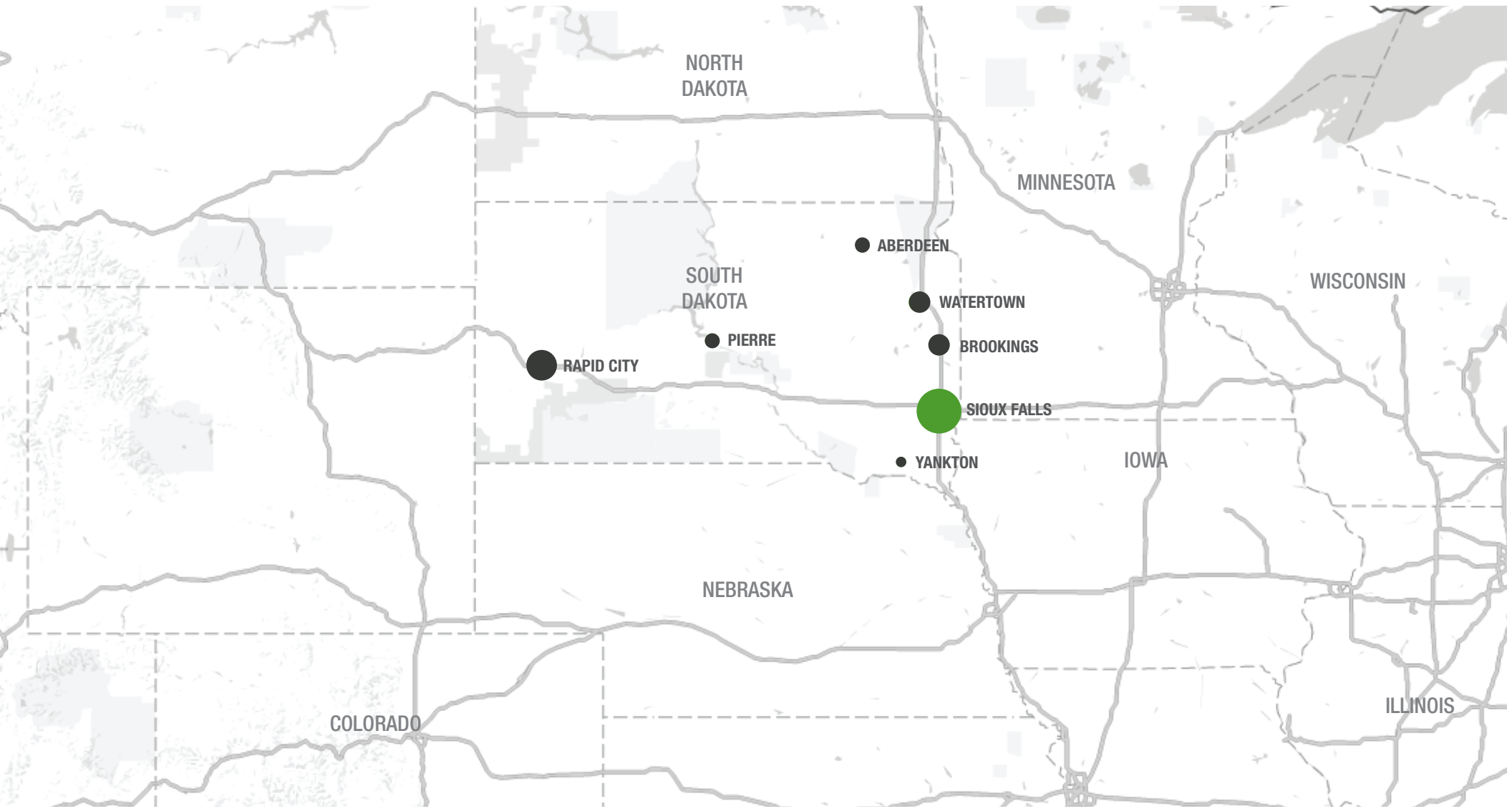
Downtown Sioux Falls Map



Sioux Falls Map



South Dakota 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.

	1-mile	3-mile	5-mile	Sioux Falls		MSA	
Year	2023			2023	2028	2023	2028
Population	17,489	84,224	180,469	206,333	219,756	294,592	312,586
Daytime Population	35,622	119,803	215,877	228,193	-	294,887	-
Median Household Income	\$53,657	\$59,678	\$71,094	\$74,673	\$82,930	\$78,317	\$87,394

MAJOR EMPLOYERS

Sanford Health | **10,750**

Avera Health | **8,298**

Sioux Falls School District | **3,688**



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