

WATERFALL PLAZA

OFFICE/RETAIL SPACE FOR LEASE



401 W 69th Street
Sioux Falls, SD 57108



1,239 SF +/-



\$21.00 / SF NNN
Estimated NNN: \$6.43 / SF

LOCATION

Waterfall Plaza is located near the 69th Street & Minnesota Avenue intersection. Several medical and professional services, shopping and dining options are located nearby.

DESCRIPTION

- Floor plan includes an open retail floor, 3 offices, en-suite restroom, and storage/break room
- End-cap space that faces 69th Street providing extra exposure
- Excellent natural light
- Building and monument signage available
- Adequate surface parking
- Zoned C-3 Commercial
- Co-tenants include Dental Wellness, Allstate, Profile by Sanford, Baker Audiology & Hearing Aids, Edward Jones, Fisher Sisters Real Estate, Chevron Salon, Vibrant Health Chiropractic, Ignite Fitness Studio, Mitchell Counseling & Consulting, Tinner's Bar & Grill, US Bank, Jimmy John's, GreatLIFE, and more

ALEXIS MAHLEN

605.321.4861

alexis@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size (Usable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,239 SF	\$21.00/SF NNN	\$6.43/SF	\$27.43/SF	\$33,985.77	\$2,832.15

2023 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.1*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.35*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.97*
Total	-	\$6.43
CAM includes the following utilities: Water, Sewer, and Trash		

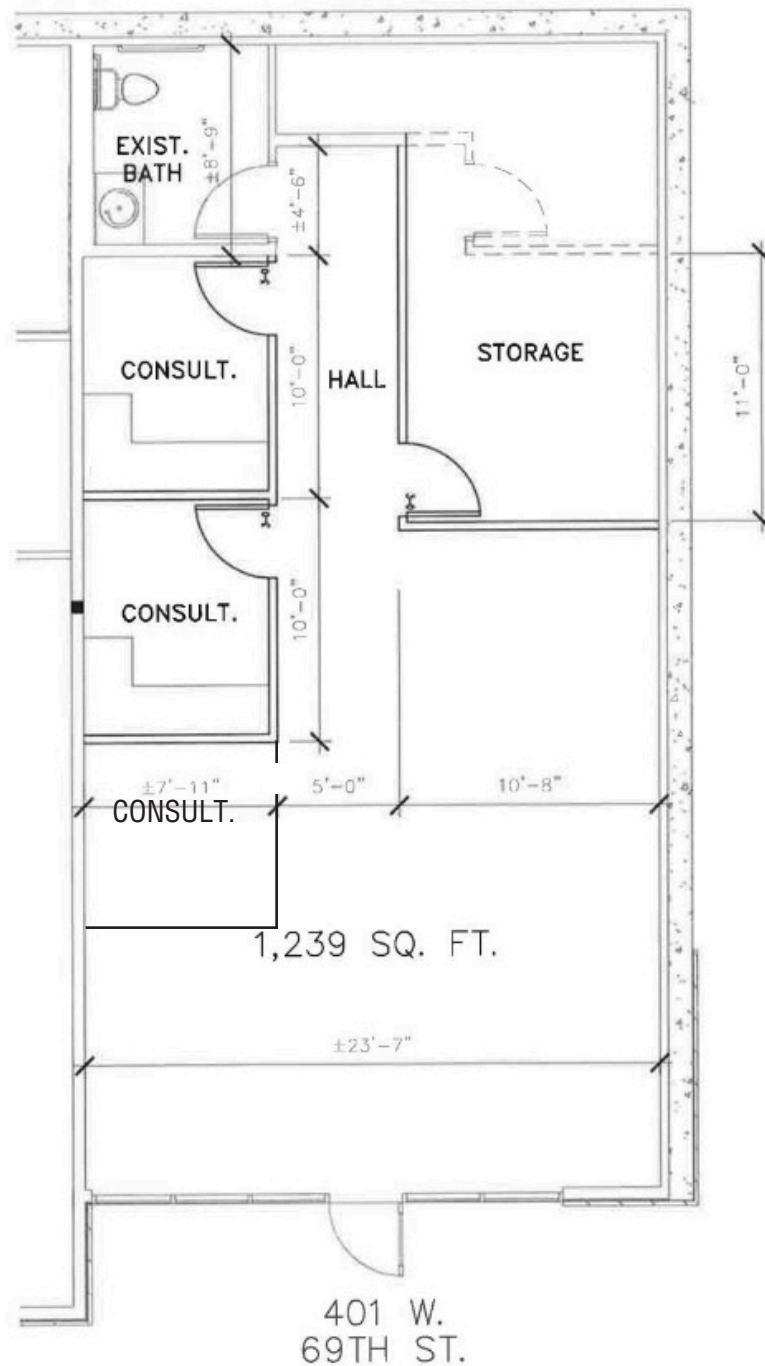
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to provider	Xcel Energy	No	Yes
Water	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A

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FLOOR PLAN

Concept only; subject to change



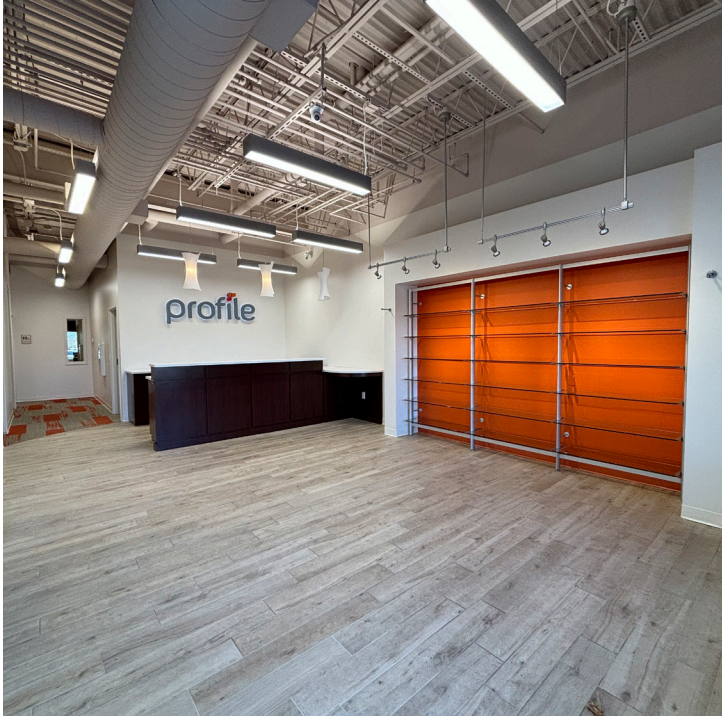
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INTERIOR



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EXTERIOR



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SITE MAP



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AREA MAP



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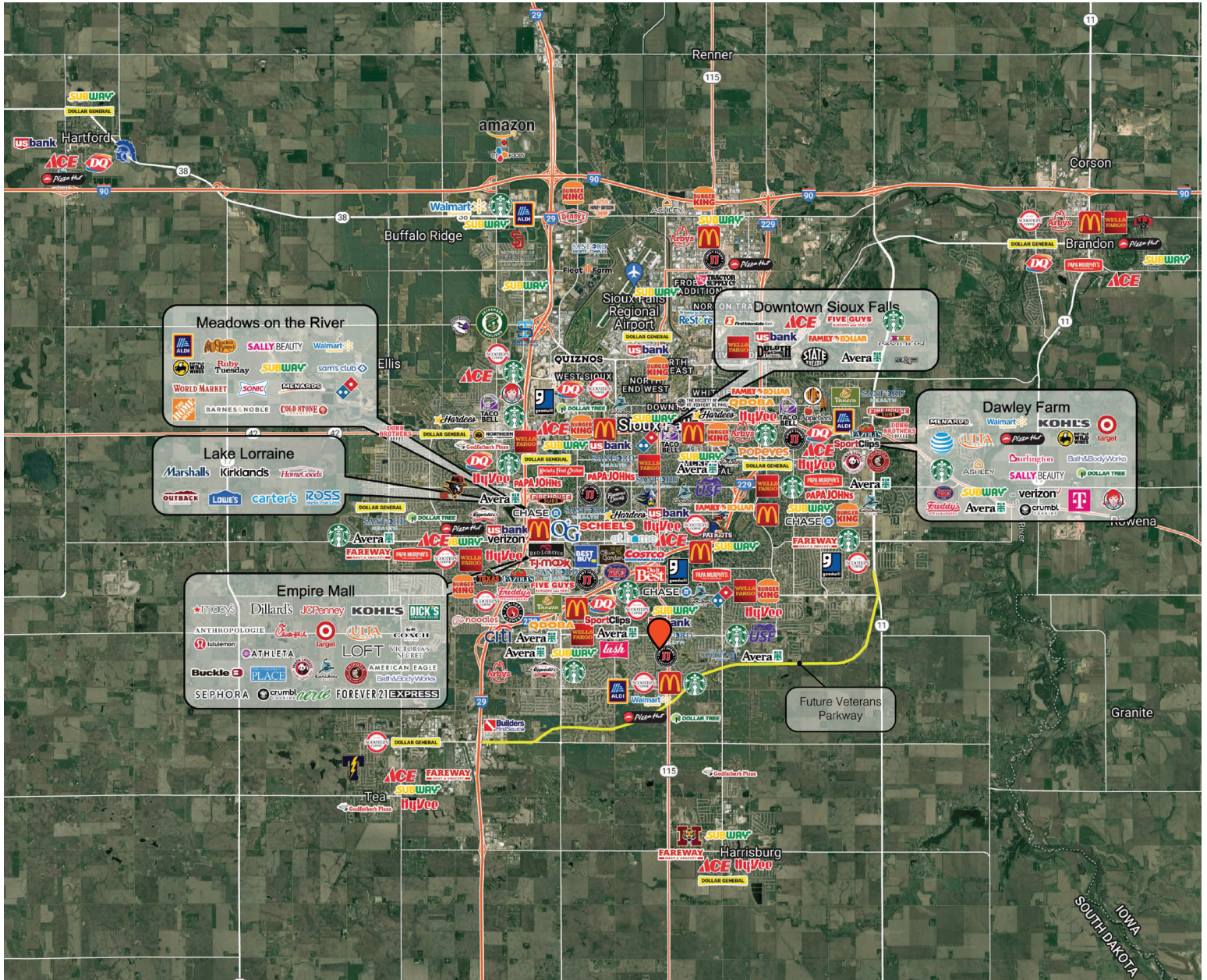
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SIoux FALLS MAP



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SIoux FALLS 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.

FAST FACTS



#2 Best Tax Climate
in the U.S.
(Tax Foundation 2024)



Best City for Young
Professionals
(SmartAsset 2023)



#1 Most Affordable
City in America
(Reader's Digest 2023)



#3 Hottest Job
Market
(ZipRecruiter 2023)



Top City for Millenni-
als Buying Homes
(SmartAsset 2020)



Third City in Eco-
nomic Strength
(Policom 2023)



Second Best City to
Start a Career
(Zippia 2020)



Top Eight Happiest
Cities in America
(WalletHub 2023)

TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



2,505

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