

BROOKS CROSSING

OFFICE SPACE FOR LEASE



5016 E. 57th St., Suite A & B
Sioux Falls, SD 57110



2,473 - 4,946 SF +/-



\$18.00 / SF NNN
Estimated NNN: \$5.69 / SF

LOCATION

First Generation office space located along E. 57th Street, offering excellent exposure and easy access. Your business deserves the quality and amenities that the Brooks Crossing Professional Park has to offer.

DESCRIPTION

- Quality first generation space
- On-site parking with a ratio of 1 space per 155 SF
- Front and rear entrances and parking for both suites
- Neighboring businesses include Flyboy Donuts, Plains Commerce Bank, Barrel House, SilverStar Carwash, First State Bank, Get N Go, Kwik Star, and Truks-N-Trykes Nursery.
- Located along East 57th Street with a daily traffic count of 10,600 vehicles – between Sycamore Avenue/57th Street and Veterans Parkway/57th Street intersections.
- Monument Signage along 57th Street.
- Suites can be leased separately or together.
- Suite A & Suite B Individually
 - 7 Private Offices with windows and 9' ceilings
 - Large Conference Room
 - Break Room with Kitchenette
 - Work room
 - Reception / Waiting Area
 - 2 ADA Restrooms
- Suite A & Suite B Combined
 - 14 Private Offices with windows and 9' ceilings
 - 2 Large Conference Rooms
 - 2 Break Rooms with Kitchenettes
 - 2 Work Rooms
 - Reception / Waiting Areas
 - 4 ADA Restrooms

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 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.

Space	SF	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Suite A	2,473	\$18.00 / SF NNN	\$5.69 / SF	\$23.69 / SF	\$58,585	\$4,882.11
Suite B	2,473	\$18.00 / SF NNN	\$5.69 / SF	\$23.69 / SF	\$58,585	\$4,882.11
Suite A & B	4,946	\$18.00 / SF NNN	\$5.69 / SF	\$23.69 / SF	\$117,171	\$9,764.23

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.33*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.35*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.01*
Total	-	\$5.69

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant	Mid-American Energy	No	Yes	
Electricity	Paid by Tenant	Xcel Energy	No	Yes	
Water & Sewer	Paid by Tenant through CAM Reimbursement	City of Sioux Falls	Yes	No	If Tenant leases both Suite A & B then Tenant will pay directly to Provider
Trash	Paid by Tenant	Tenant's Choice	No	N/A	
Phone/Cable/Internet	Paid by Tenant	N/A	N/A	N/A	

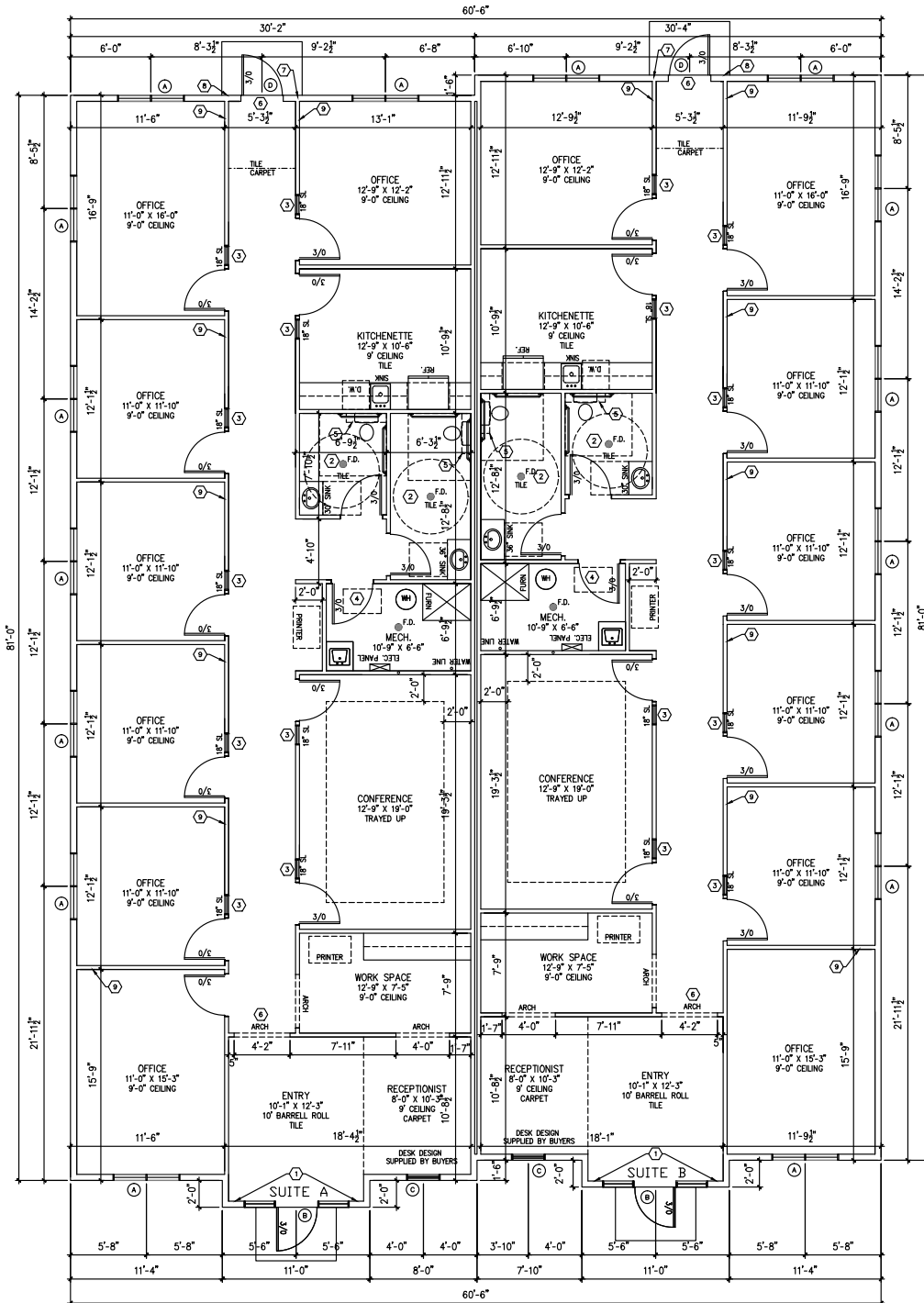
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FLOOR PLAN

Concept only; subject to change



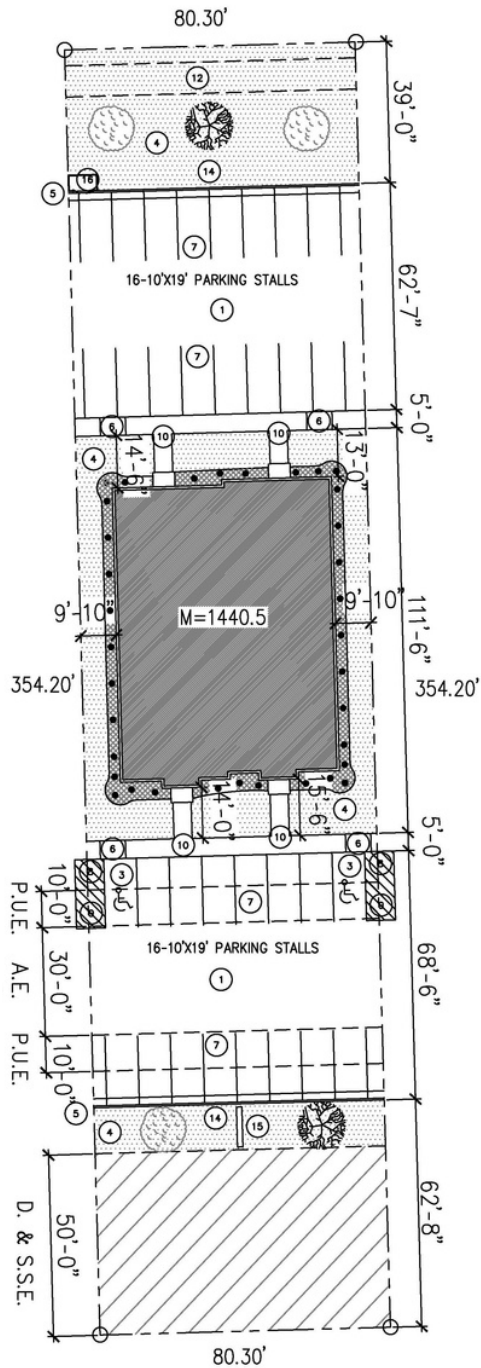
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SITE PLAN

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SUITE PHOTOS



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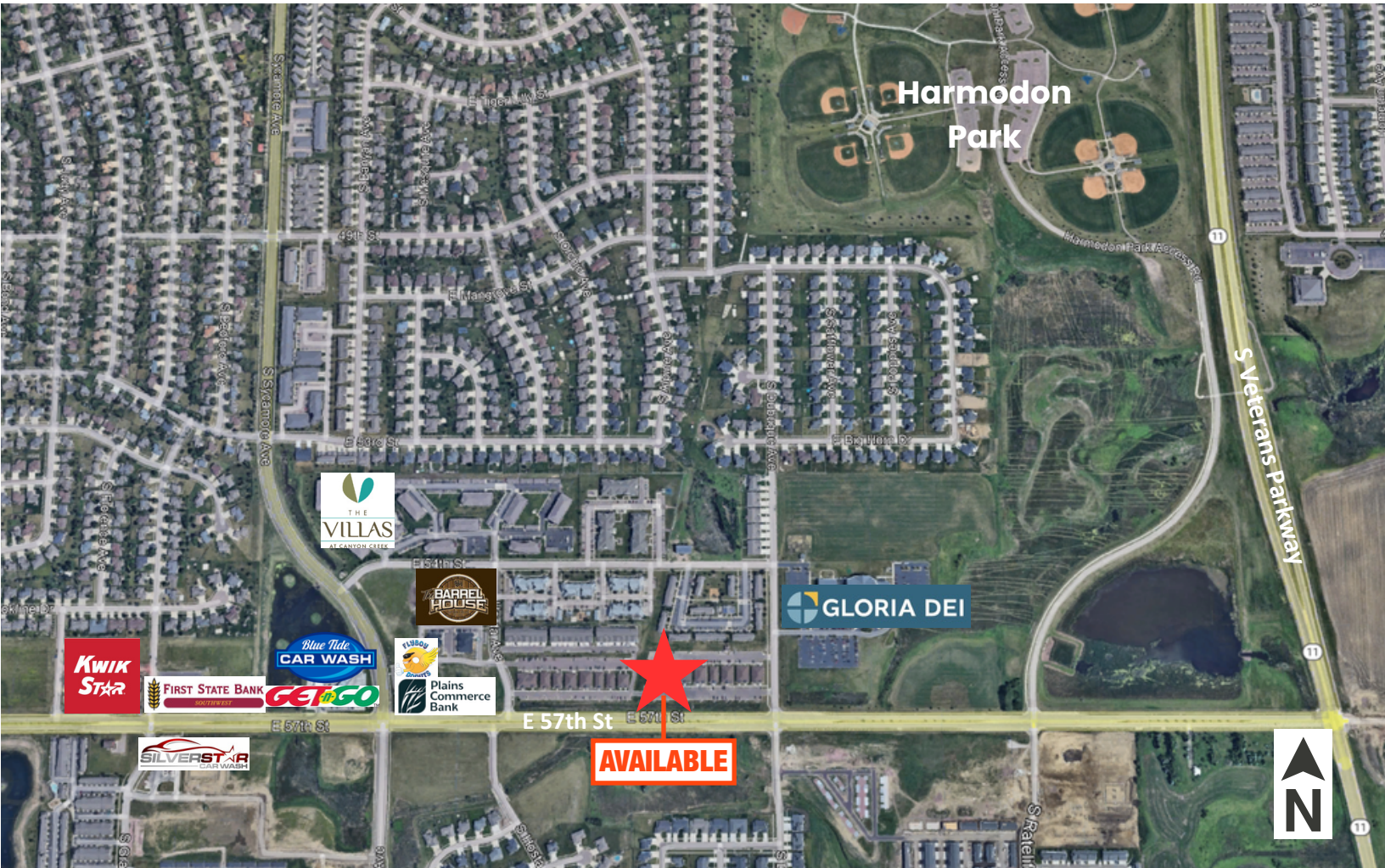
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BROOKS CROSSING

OFFICE SPACE FOR LEASE



SITE MAP



NEIGHBORING OCCUPANTS

- Signature Companies
- Taylor Law Firm
- Complete Weddings + Events
- Active Faith Chiropractic
- CEGA Innovations
- Sioux Falls Audiology Associates
- KLG Engineering
- Cain Ellsworth & Company, LLP

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AREA MAP



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