



BROOKS CROSSING

OFFICE SUITE FOR LEASE



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



2,473 SF +/-



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

LOCATION

First generation office space located along East 57th Street, showcasing excellent visibility with daily traffic counts of 10,600 vehicles. Conveniently situated between the intersections of Sycamore Avenue/57th Street and Veterans Parkway/57th Street.

DESCRIPTION

- Suite B includes 7 private offices with windows and 9' ceilings, large conference room, break room with kitchenette, work room, reception/ waiting area, and 2 ADA restrooms
- Neighboring businesses include Flyboy Donuts, Plains Commerce Bank, The Barrel House, SilverStar Carwash, Get N Go, Kwik Star, and Truks-N-Trykes Nursery
- Monument signage available along 57th St
- Front and rear parking; front and rear entrances
- Near Harmodon Park, which attracts 340,000 annual visitors
- Suite A co-tenant includes The Agency, a recruiting firm

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BUILDING COSTS

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

Space	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,473 SF	\$18.00/SF NNN	\$5.69/SF	\$23.69/SF	\$58,585.37	\$4,882.11

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

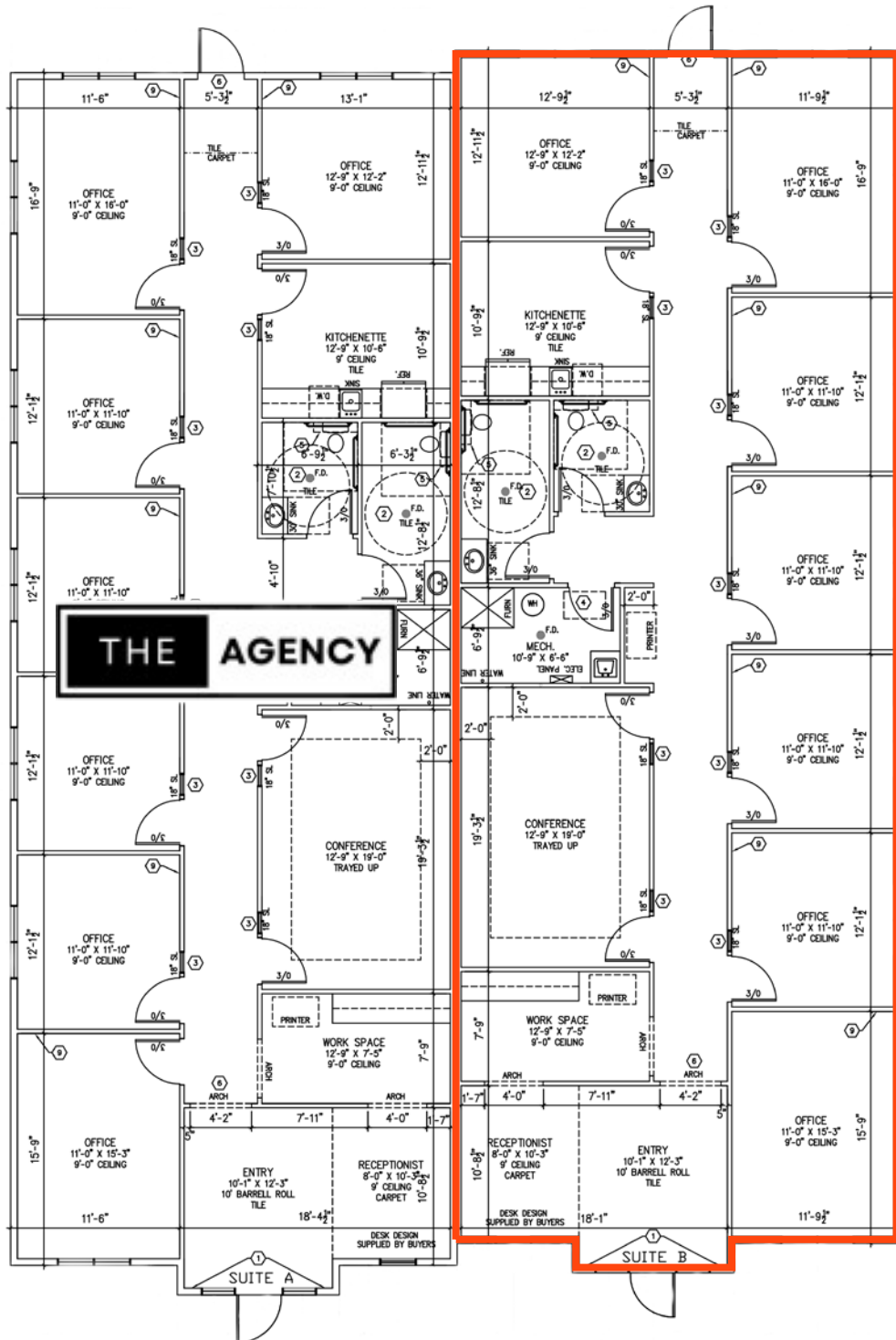
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant directly to Provider	Tenant's choice	No	Yes
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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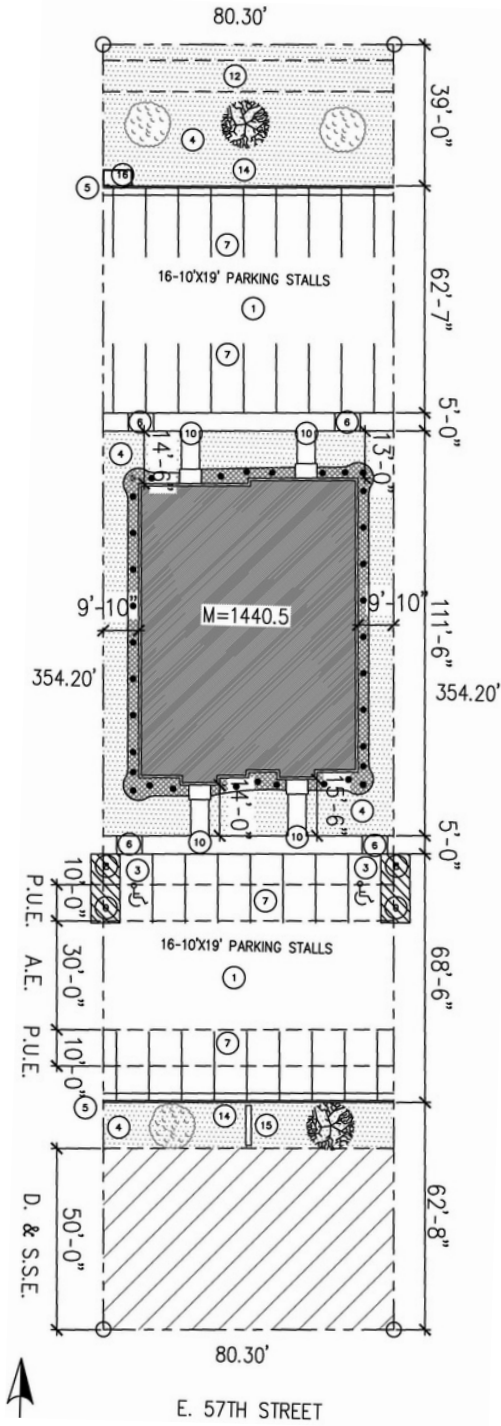
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SITE PLAN

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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

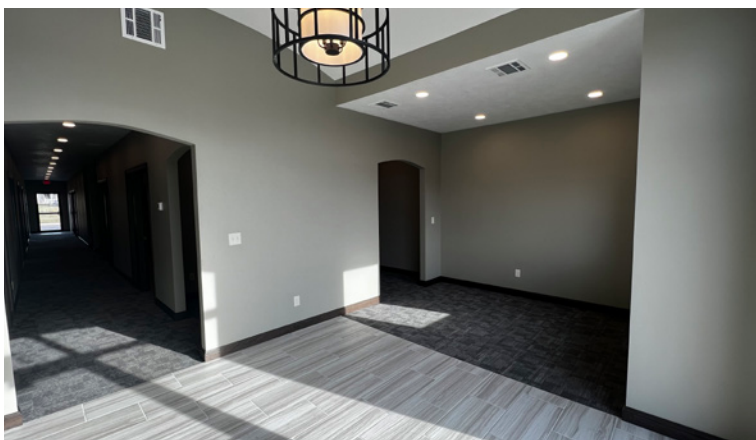
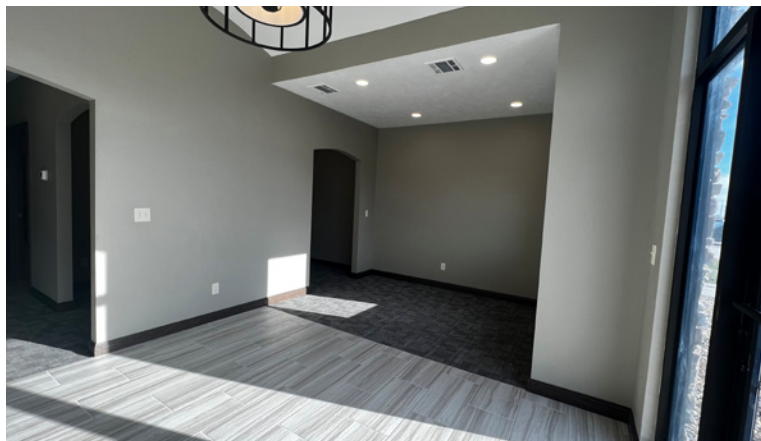
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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INTERIOR PHOTOS



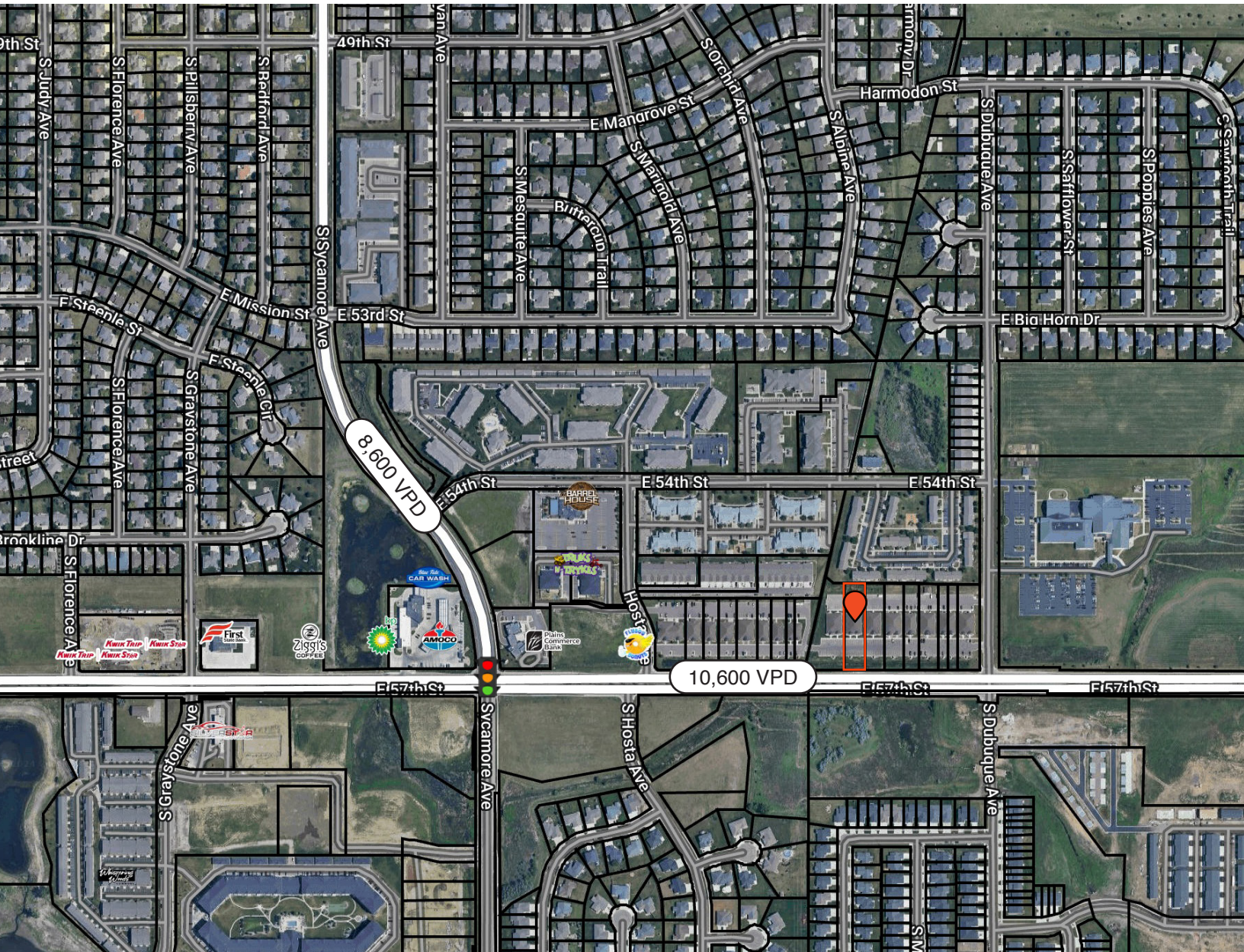
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SITE MAP



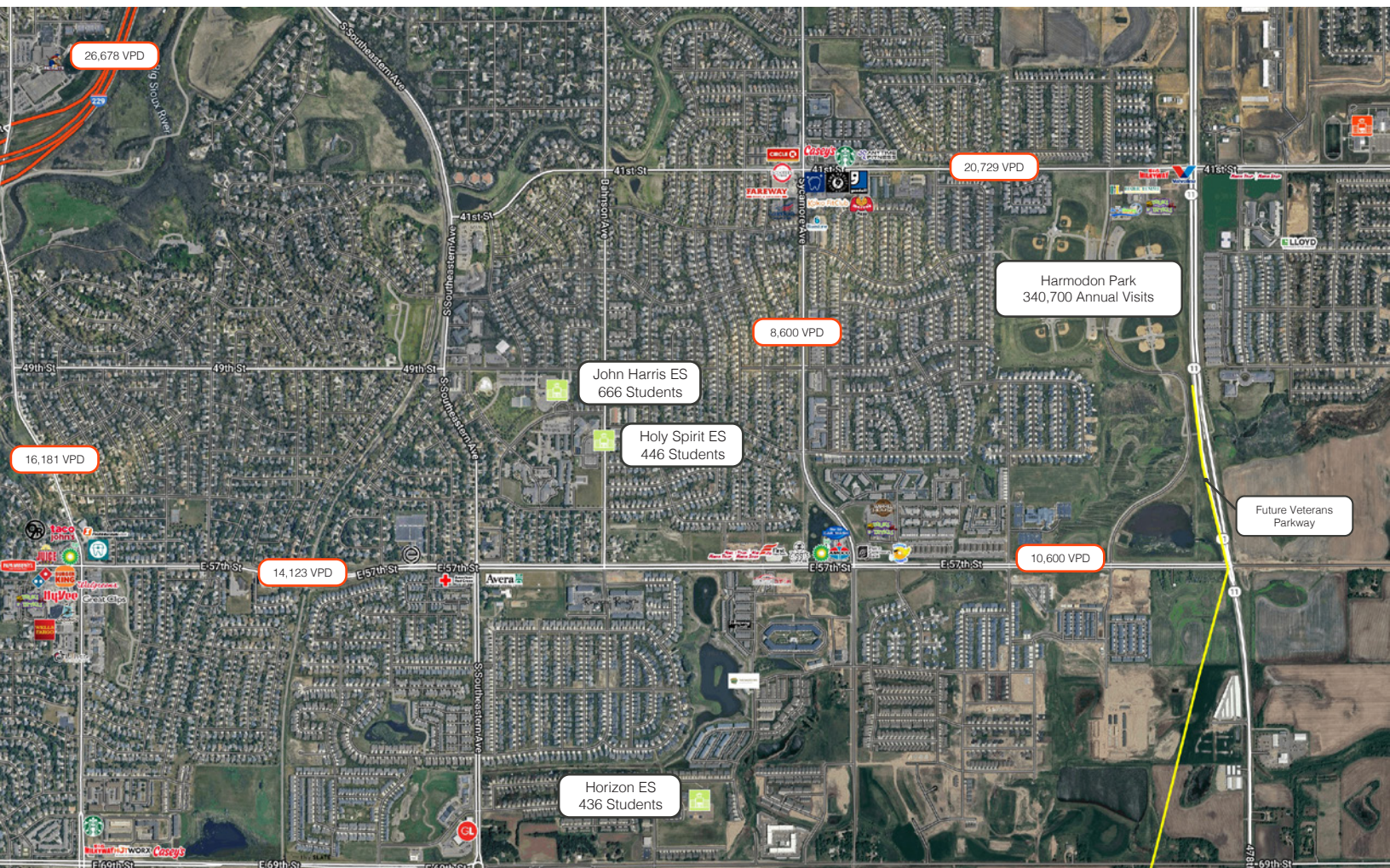
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AREA MAP



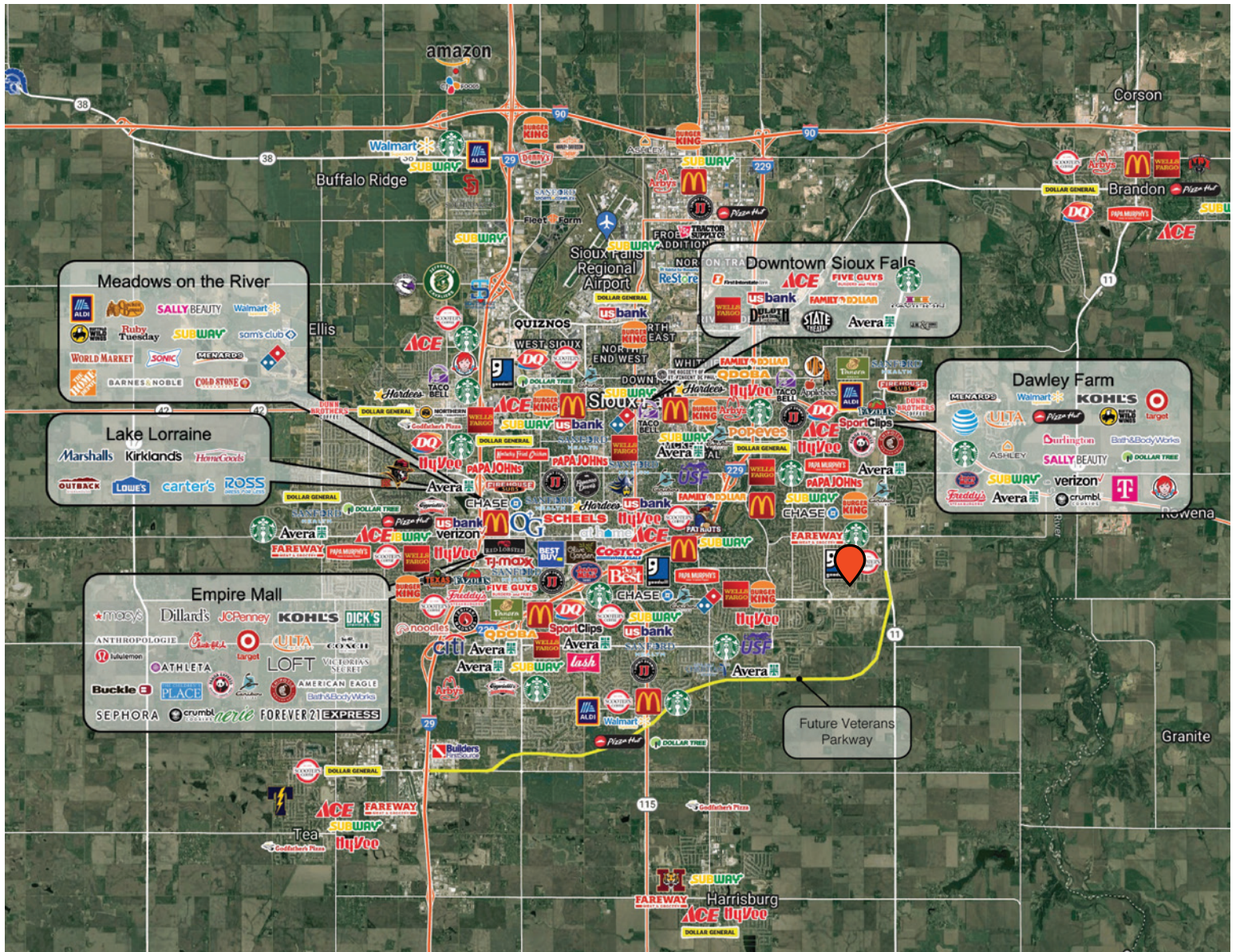
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CITY MAP



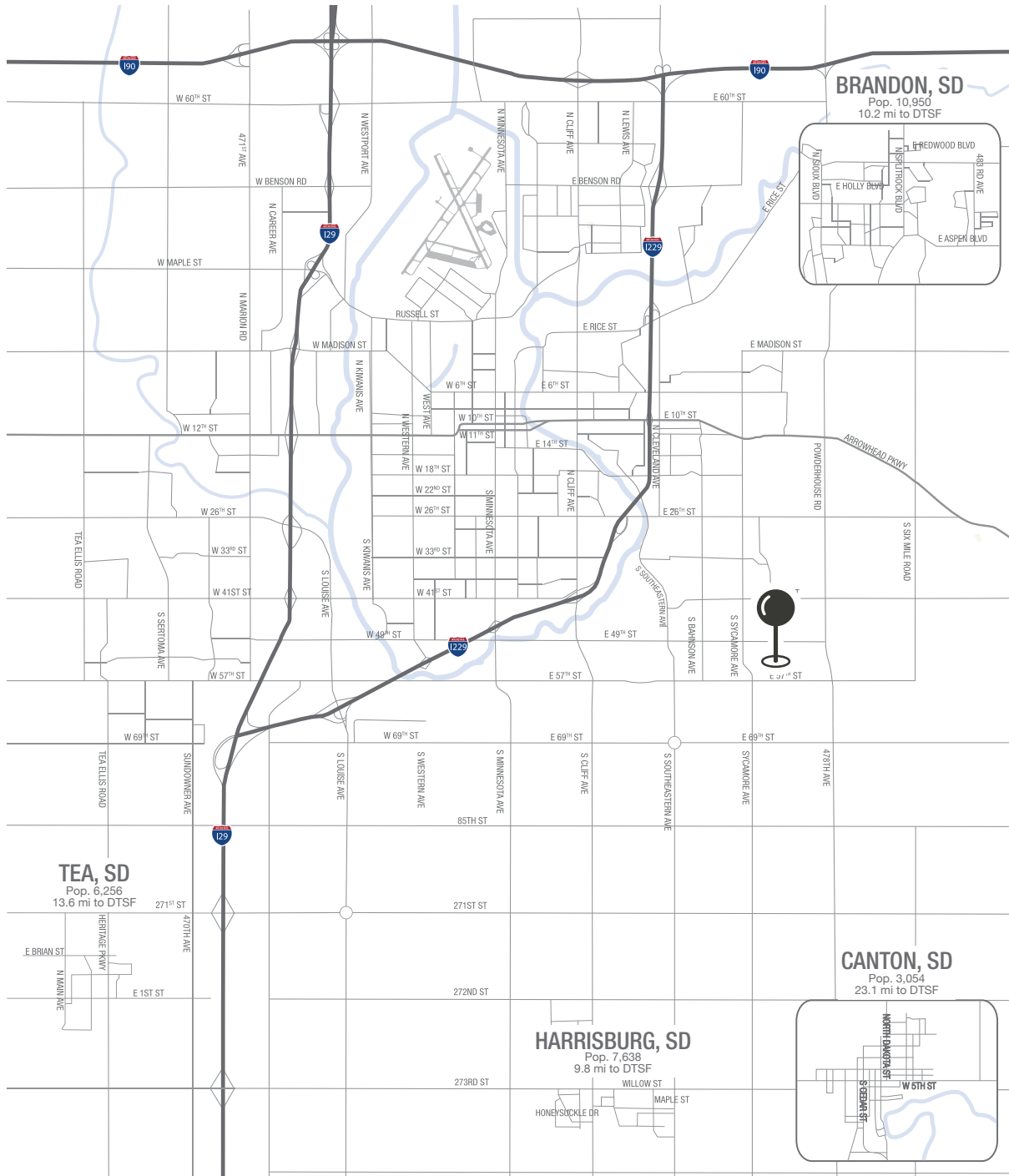
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505