



TAN TARA

OFFICE SPACE FOR LEASE



609 E Tan Tara Circle, Unit 100,
Sioux Falls, SD 57108



1,566 SF +/-



\$21.00 / SF
Gross including utilities

LOCATION

Class A office space located near Prairie Green Golf Course at 69th Street & Tan Tara Circle. Many professional services and eating establishments are located nearby.

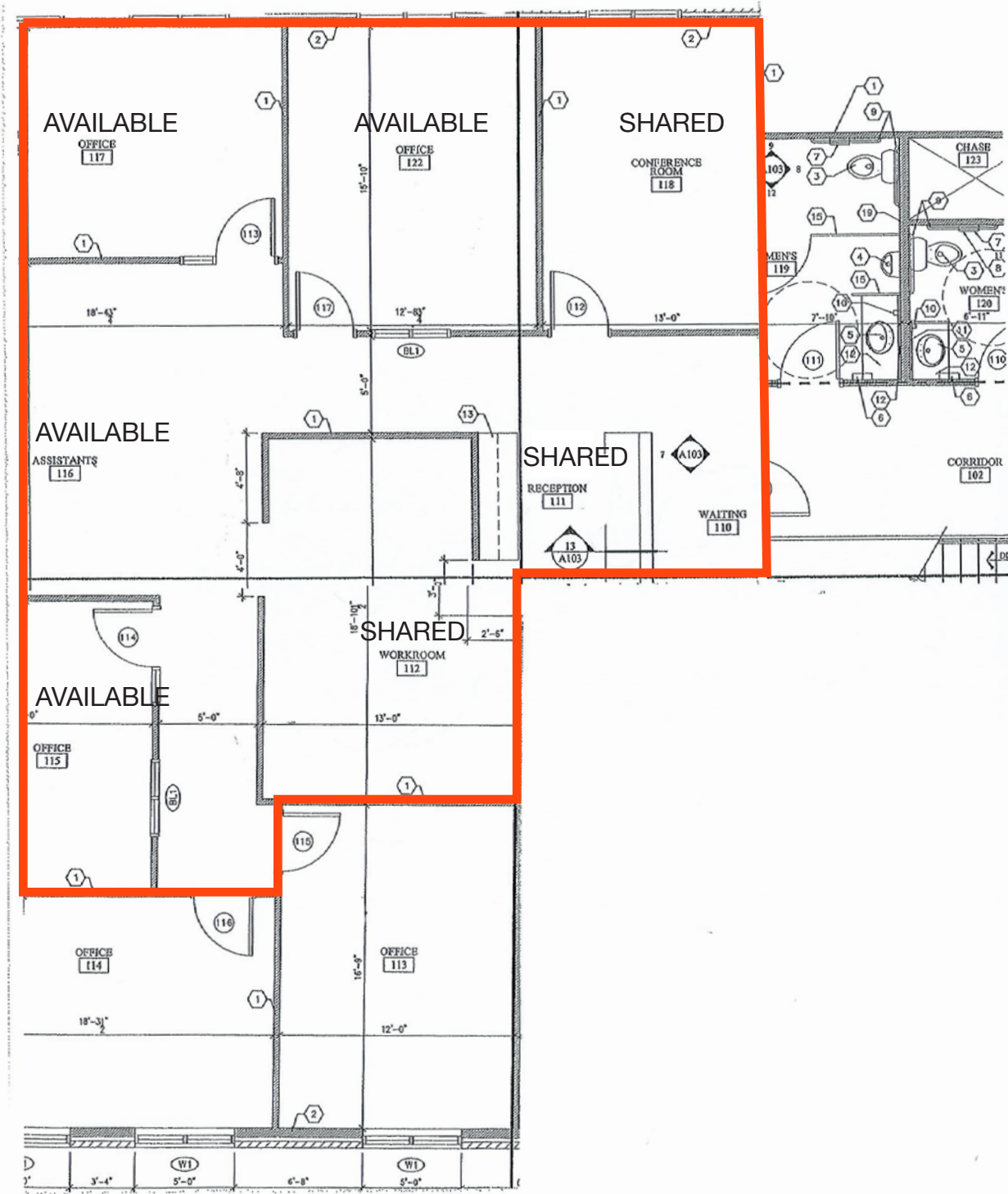
DESCRIPTION

- Floor plan includes a shared office suite with three private offices, cubicle area, and shared conference room, reception, and workroom
- Professional office space offering a common area break room, restrooms, and locked storage available for use
- Signage potential on Tan Tara Circle monument, monument facing 69th Street, and near the suite's door
- Seventeen on-site surface parking spaces
- Join neighborhood tenants Prairie Green Golf Course, Look's Marketplace, GPAC, Tinner's Public House, University of Sioux Falls Sports Complex, Roundhouse Brew Pub, Sioux Falls Christian School, many residential neighborhoods, and more
- Tenant to provide separate internet, phone system, and copier
- Office furniture is negotiable
- Available now

ALEXIS MAHLEN | 605.321.4861 | alexis@lloydcompanies.com

FLOOR PLAN

Concept only; subject to change



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 **LLOYD**

SHARED SPACE PHOTOS



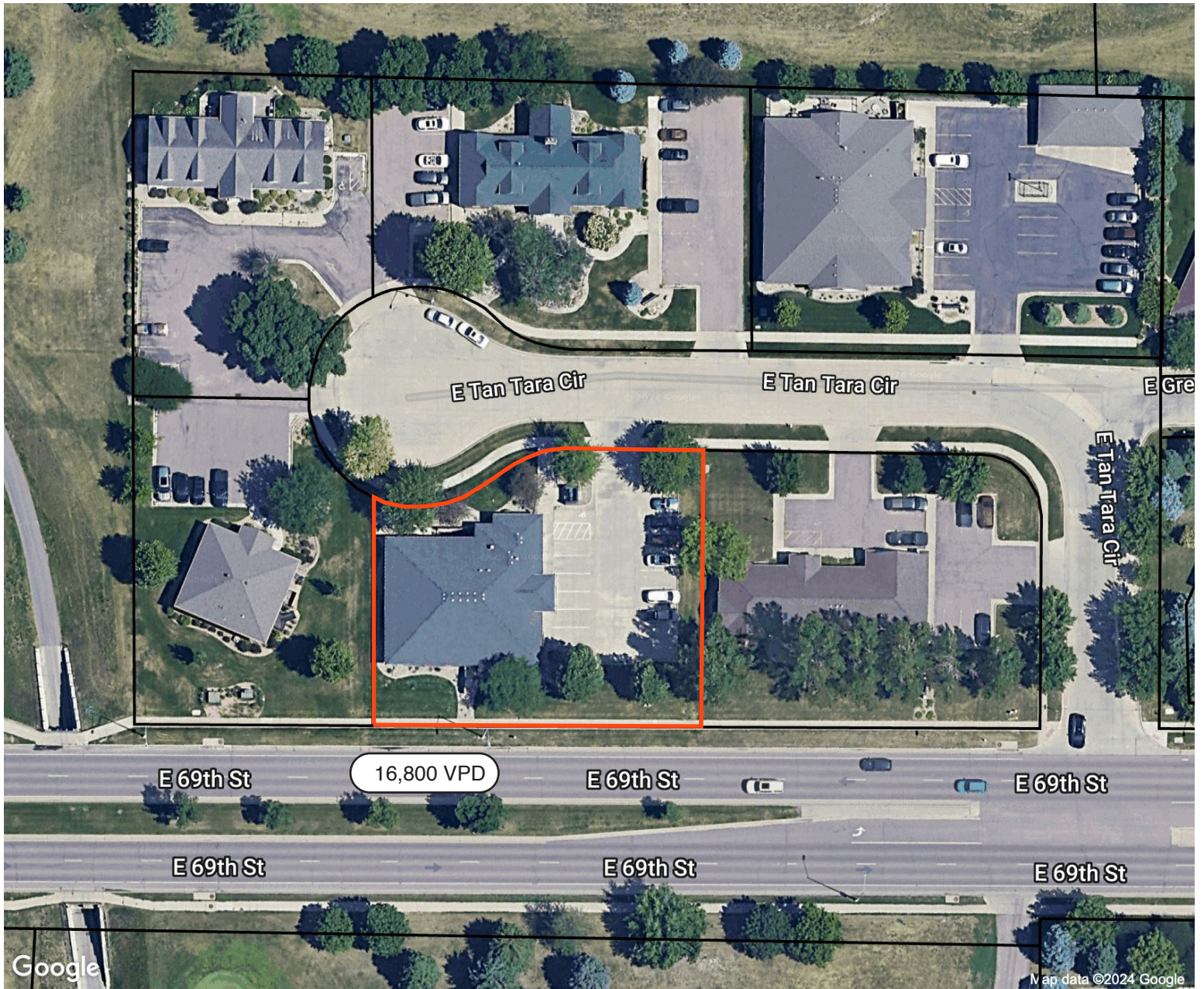
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INTERIOR PHOTOS



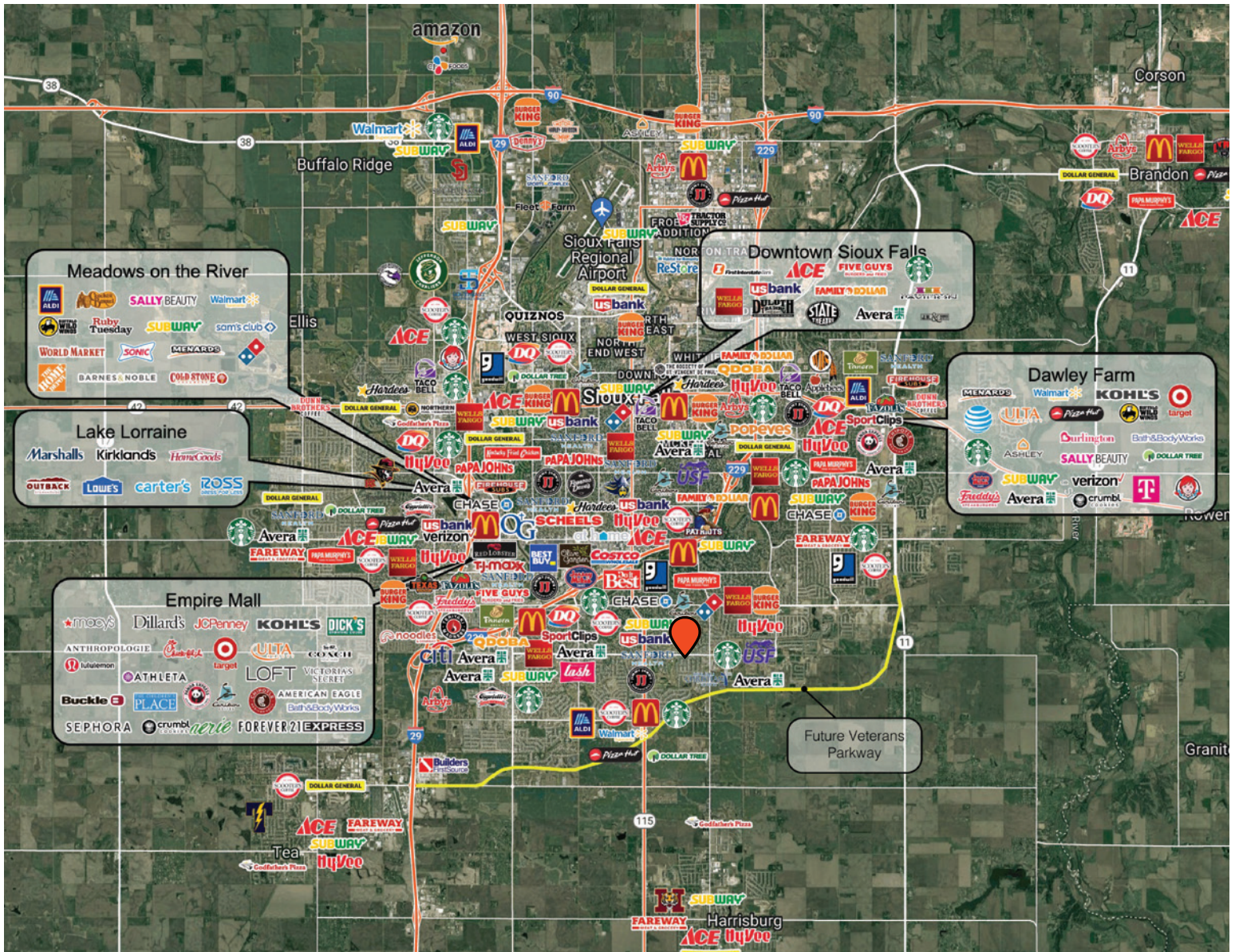
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SITE MAP



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CITY 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