

# OAKBROOK II SUITE 110

OFFICE SPACE FOR LEASE



5032 S Bur Oak Place, Suite 110  
Sioux Falls, SD 57108



963 SF +/-



\$16.50 / SF NNN  
Estimated NNN: \$9.64 / SF

## LOCATION

Prime exposure located right off 57th Street. Convenient location for employees and customers with easy access to I-229 and I-29, and multiple popular shopping centers, restaurants, and grocery stores nearby.

## DESCRIPTION

- Floorplan includes a reception area, storage, 2 offices, and 1 small meeting room/large executive office
- Co-tenants include Waddell & Reed, Merkle Law Firm, Bankers Trust Company of South Dakota, and NSN Revenue Resources
- Nearby neighborhood tenants include Vance Thompson Vision, Verizon, Vern Eide Honda, The UPS Store, Hilton Garden Inn, Qdoba, Jersey Mike's, Noodles & Company, Panera Bread and more
- Accessible parking with 74 parking stalls on site and 1 underground stall
- Highly trafficked area with 19,050 VPD on 57th Street
- Opportunity for pylon/monument signage
- Available June 1, 2024
- Contact Broker for more information

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

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

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BUILDING COSTS

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

| Size   | Base Rent      | NNN Est.    | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|--------|----------------|-------------|-------------------------|-------------------|--------------------|
| 963 SF | \$16.50/SF NNN | \$9.64 / SF | \$26.14 / SF            | \$25,172.82       | \$2,097.74         |

2024 ESTIMATED NNN INFORMATION

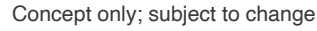
| NNN   | Paid By:                         | Cost (\$/SF) |
|---|----------------------------------|--------------|
| Real Estate Taxes   | Paid by LL, Reimbursed by Tenant | \$3.42*      |
| Property Insurance  | Paid by LL, Reimbursed by Tenant | \$0.37*      |
| Common Area Maintenance                                       | Paid by LL, Reimbursed by Tenant | \$5.85*      |
| Total   | -                                | \$9.64       |
| 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         | Yes                |
| Sewer                | Paid by Tenant through CAM          | City of Sioux Falls                        | Yes         | Yes                |
| 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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## INTERIOR PHOTOS



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## SIGNAGE PHOTOS



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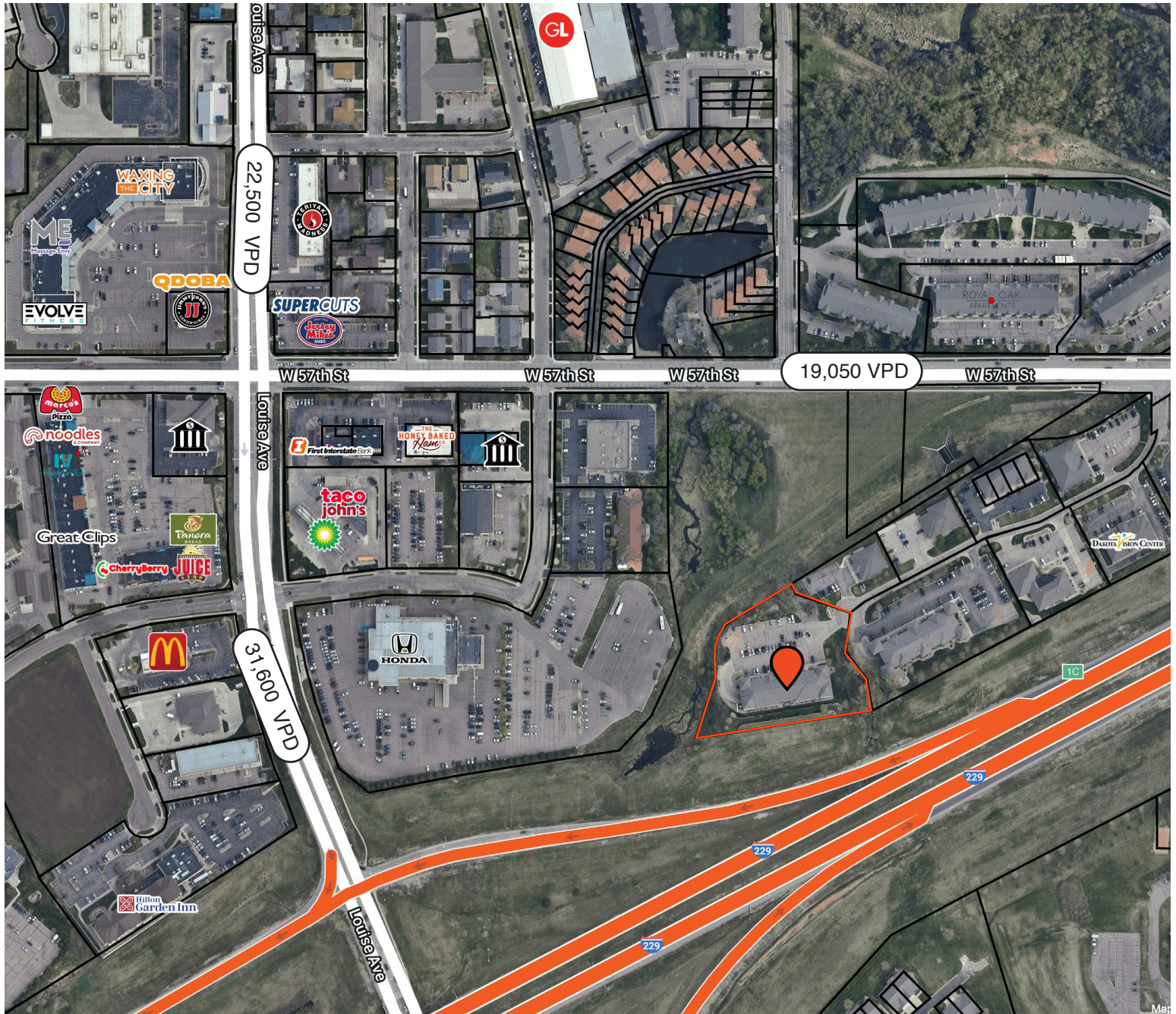


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## SITE MAP



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## AREA MAP



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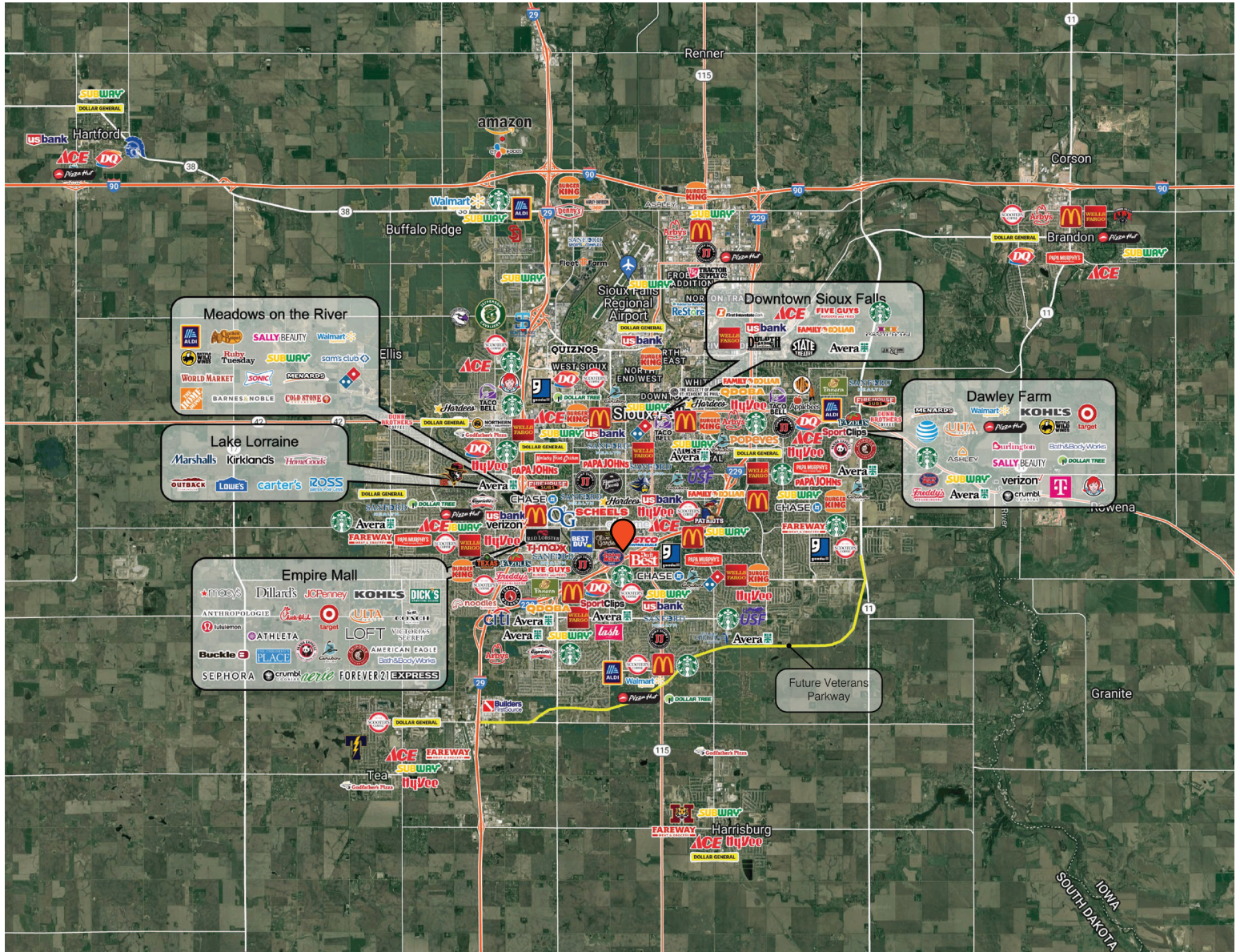


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## CITY MAP



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|                                | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 2010 Total Population          | 6,234     | 62,639    | 131,268   |
| 2020 Total Population          | 7,753     | 73,920    | 158,324   |
| 2020 Group Quarters            | 108       | 1,650     | 3,189     |
| 2023 Total Population          | 8,539     | 78,292    | 169,053   |
| 2023 Group Quarters            | 108       | 1,650     | 3,158     |
| 2028 Total Population          | 9,070     | 81,833    | 178,522   |
| 2023-2028 Annual Rate          | 1.21%     | 0.89%     | 1.10%     |
| 2023 Total Daytime Population  | 17,499    | 92,459    | 182,943   |
| Workers                        | 13,510    | 57,220    | 108,705   |
| Residents                      | 3,989     | 35,239    | 74,238    |
| <b>Household Summary</b>       |           |           |           |
| 2010 Households                | 3,306     | 25,865    | 53,556    |
| 2010 Average Household Size    | 1.88      | 2.32      | 2.37      |
| 2020 Total Households          | 4,108     | 30,881    | 65,399    |
| 2020 Average Household Size    | 1.86      | 2.34      | 2.37      |
| 2023 Households                | 4,367     | 32,730    | 70,073    |
| 2023 Average Household Size    | 1.93      | 2.34      | 2.37      |
| 2028 Households                | 4,619     | 34,202    | 74,127    |
| 2028 Average Household Size    | 1.94      | 2.34      | 2.37      |
| 2023-2028 Annual Rate          | 1.13%     | 0.88%     | 1.13%     |
| 2010 Families                  | 1,311     | 15,513    | 32,285    |
| 2010 Average Family Size       | 2.68      | 2.93      | 2.99      |
| 2023 Families                  | 1,654     | 18,721    | 40,744    |
| 2023 Average Family Size       | 2.87      | 3.05      | 3.06      |
| 2028 Families                  | 1,750     | 19,435    | 42,918    |
| 2028 Average Family Size       | 2.88      | 3.07      | 3.07      |
| 2023-2028 Annual Rate          | 1.13%     | 0.75%     | 1.05%     |
| <b>Housing Unit Summary</b>    |           |           |           |
| 2000 Housing Units             | 2,608     | 20,194    | 45,315    |
| Owner Occupied Housing Units   | 16.7%     | 60.3%     | 58.7%     |
| Renter Occupied Housing Units  | 77.6%     | 36.7%     | 37.5%     |
| Vacant Housing Units           | 5.8%      | 2.9%      | 3.7%      |
| 2010 Housing Units             | 3,711     | 27,777    | 57,489    |
| Owner Occupied Housing Units   | 21.3%     | 58.1%     | 58.4%     |
| Renter Occupied Housing Units  | 67.9%     | 35.0%     | 34.7%     |
| Vacant Housing Units           | 10.9%     | 6.9%      | 6.8%      |
| 2020 Housing Units             | 4,430     | 32,465    | 69,408    |
| Vacant Housing Units           | 7.3%      | 4.9%      | 5.8%      |
| 2023 Housing Units             | 4,675     | 34,272    | 74,547    |
| Owner Occupied Housing Units   | 29.7%     | 60.7%     | 58.6%     |
| Renter Occupied Housing Units  | 63.7%     | 34.8%     | 35.4%     |
| Vacant Housing Units           | 6.6%      | 4.5%      | 6.0%      |
| 2028 Housing Units             | 4,936     | 35,722    | 78,585    |
| Owner Occupied Housing Units   | 31.4%     | 62.6%     | 59.2%     |
| Renter Occupied Housing Units  | 62.2%     | 33.1%     | 35.1%     |
| Vacant Housing Units           | 6.4%      | 4.3%      | 5.7%      |
| <b>Median Household Income</b> |           |           |           |
| 2023                           | \$54,382  | \$77,510  | \$75,552  |
| 2028                           | \$59,901  | \$85,818  | \$83,376  |
| <b>Median Home Value</b>       |           |           |           |
| 2023                           | \$270,879 | \$261,477 | \$259,806 |
| 2028                           | \$284,328 | \$275,651 | \$272,770 |
| <b>Per Capita Income</b>       |           |           |           |
| 2023                           | \$44,421  | \$46,742  | \$43,357  |
| 2028                           | \$49,702  | \$53,325  | \$49,801  |
| <b>Median Age</b>              |           |           |           |
| 2010                           | 32.8      | 33.4      | 33.7      |
| 2023                           | 35.1      | 36.4      | 36.3      |
| 2028                           | 35.9      | 37.0      | 36.7      |

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