



512 N MAIN AVE

OFFICE SPACE FOR LEASE



512 N Main Ave,
Sioux Falls, SD 57104



2,288 SF +/- (main floor)
2,288 SF +/- (lower level)



\$12.00 / Main Floor SF NNN

Lower level SF is included in rent

LOCATION

Located one block off Phillips Avenue in downtown Sioux Falls, this office space offers convenient access to shops, restaurants, and cultural attractions. With its close proximity to Falls Park and the Big Sioux River, this building sits in a highly desirable location complete with its own parking lot.

DESCRIPTION

- Floorplan includes 6 cubicles, 2 large offices, reception area, main floor bathroom, copy room, conference room, and lower level storage with a kitchenette and bathrooms
- Historic building built in 1919; a contributor in the Old Courthouse and Warehouse District of Downtown Sioux Falls, on the National Register of Historic Places
- Outdoor patio area
- Unique opportunity with 30 shared parking stalls on site
- Many large windows providing ample lighting
- Single tenant office building
- Nearby neighborhood tenants Museum of Visual Arts, The Sampson House, Bread & Circus Sandwich Kitchen, The Coliseum, ICON Events + DaDa Gastropub, Minnehaha Courthouse, and more
- Availability is negotiable

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

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.
2,288 SF	\$22.00/SF NNN	\$7.65/SF	\$29.65/SF	\$67,839.20	\$5,653.27

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$4.08*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.57*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.00*
Total	-	\$7.65

UTILITY INFORMATION

Utility	Provider
Gas	Mid-American Energy
Electricity	Xcel Energy
Water & Sewer	City of Sioux Falls
Trash	Novak
Phone/Cable/Internet	Tenant can select their preferred provider

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

512 N MAIN AVE

OFFICE SPACE FOR LEASE



INTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

512 N MAIN AVE

OFFICE SPACE FOR LEASE



EXTERIOR PHOTOS



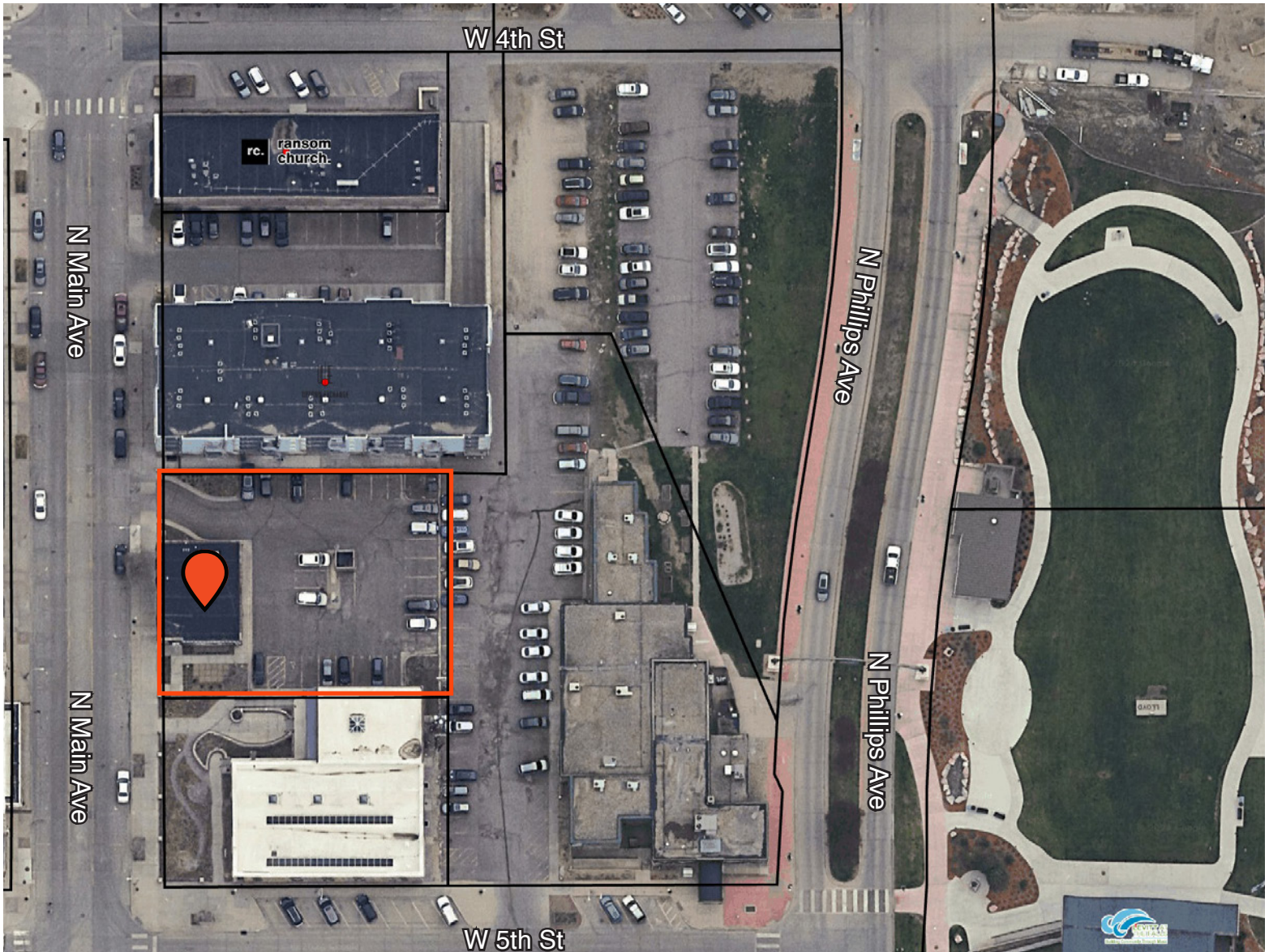
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

512 N MAIN AVE

OFFICE SPACE FOR LEASE



SITE MAP



RAQUEL BLOUNT, SIOR | 605.728.9092 | raquel@lloydcompanies.com

512 N MAIN AVE

OFFICE SPACE FOR LEASE



AREA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

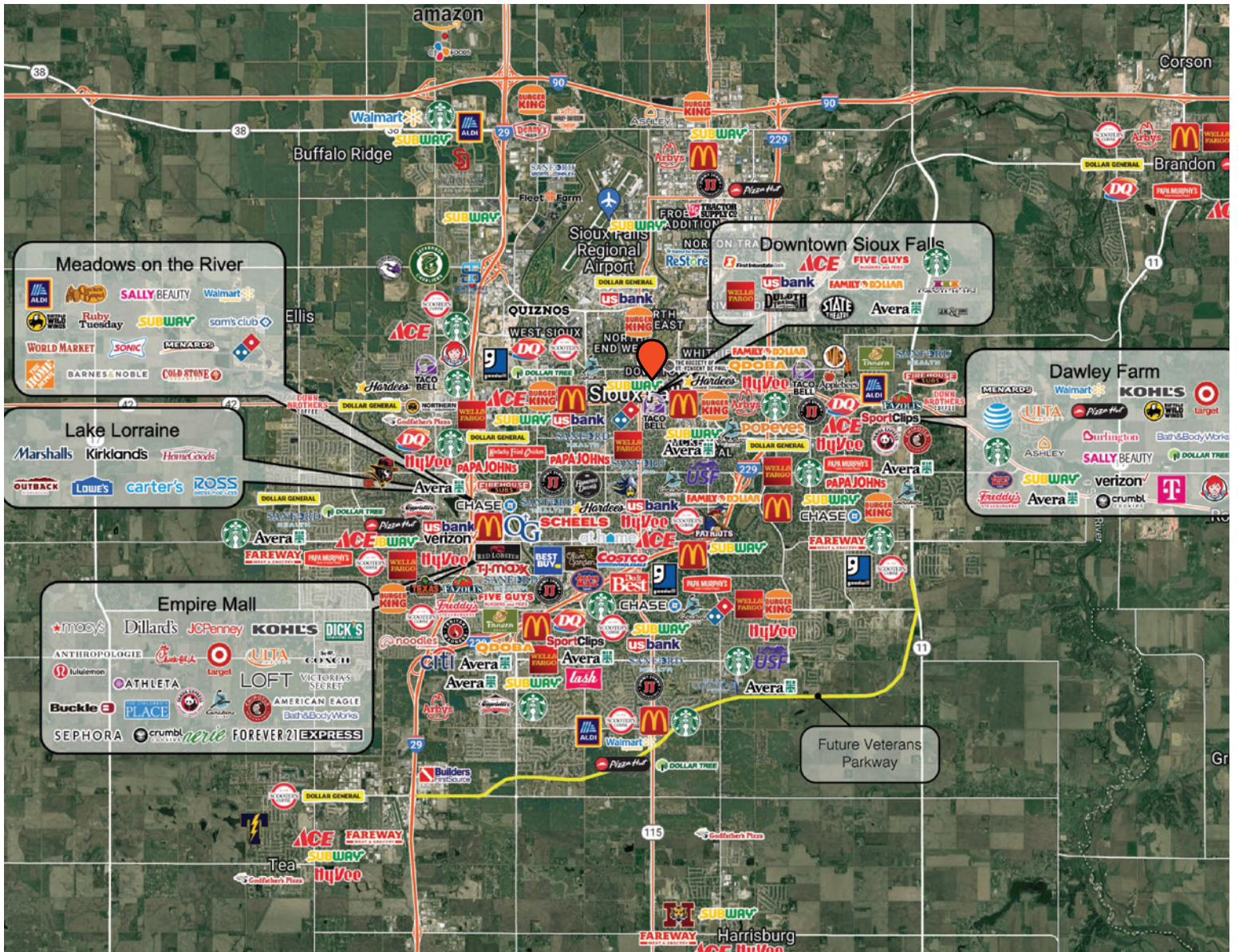
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

512 N MAIN AVE

OFFICE SPACE FOR LEASE



CITY MAP



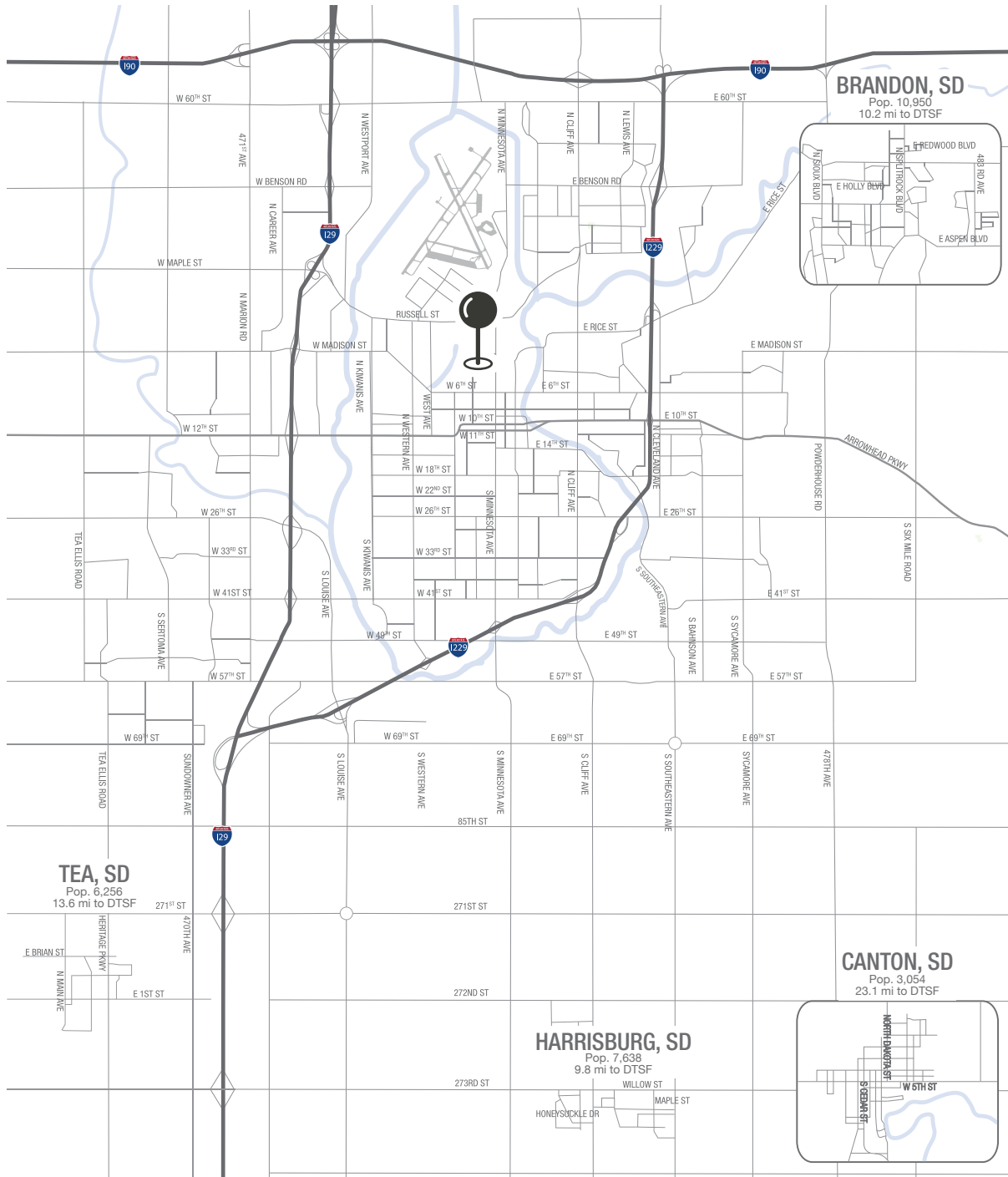
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

512 N MAIN AVE

OFFICE SPACE FOR LEASE



MSA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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