



5010 S MINNESOTA

EXECUTIVE OFFICE SUITE FOR LEASE



122 S. Phillips Ave, Suite 230
Sioux Falls, SD 57104



1,566 SF



\$12.00 / SF NNN
Estimated NNN: \$6.50 / SF

LOCATION

Lower level office space along S Minnesota Avenue, just south of I-229 and 57th St. Near many attractive destinations like Prairie Green Golf Course, Look's Marketplace, USF Sports Complex, and much more.

DESCRIPTION

- Executive office suite with space for at least two large desks
- Access to common break area with cabinets and restrooms
- Tenant access through the back door
- Charming lot surrounded by trees, complete with a cozy back patio
- 12 parking spaces on-site for entire building
- Ample lighting in front and back parking lots
- Dense residential area with 3,128 housing units in a 1-mile radius
- Built in 2006; interior remodeled in 2014
- Tenants nearby include Keez Property Management, Dakota Dermatology, Hoy Law, Farm Bureau, Heritage Funeral Home, and First National Bank

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

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BUILDING COSTS

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

Size	Base Rent	Yearly Total Est.
236 SF	\$500 / Month Gross	\$6,000.00

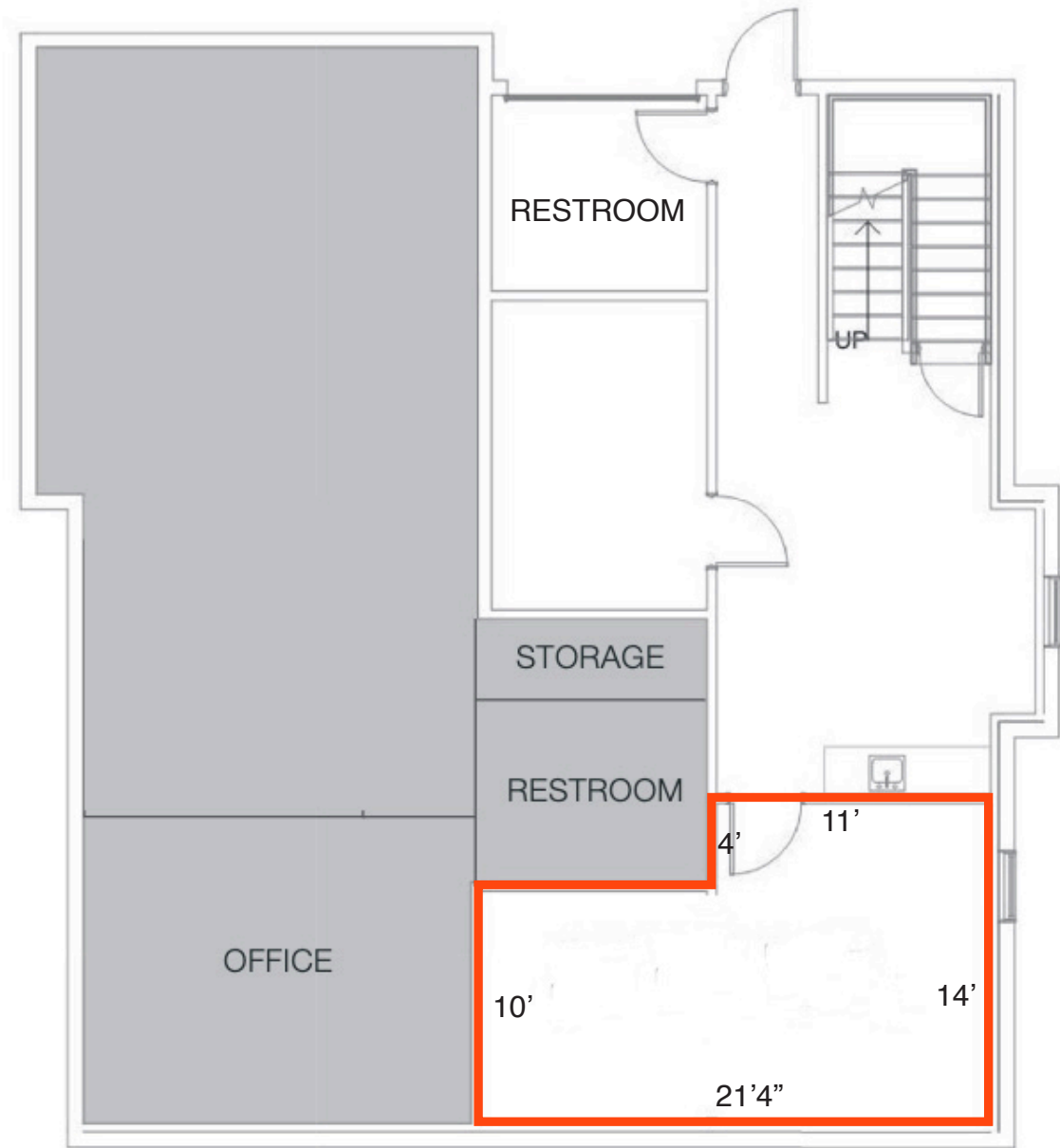
UTILITY INFORMATION

Utility	Paid By	Provider	Separately Metered
Gas	Paid by Landlord	Mid-American Energy	No
Electricity	Paid by Landlord	Xcel Energy	No
Water & Sewer	Paid by Landlord	City of Sioux Falls	No
Trash	Paid by Landlord	Novak	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	N/A

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FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL



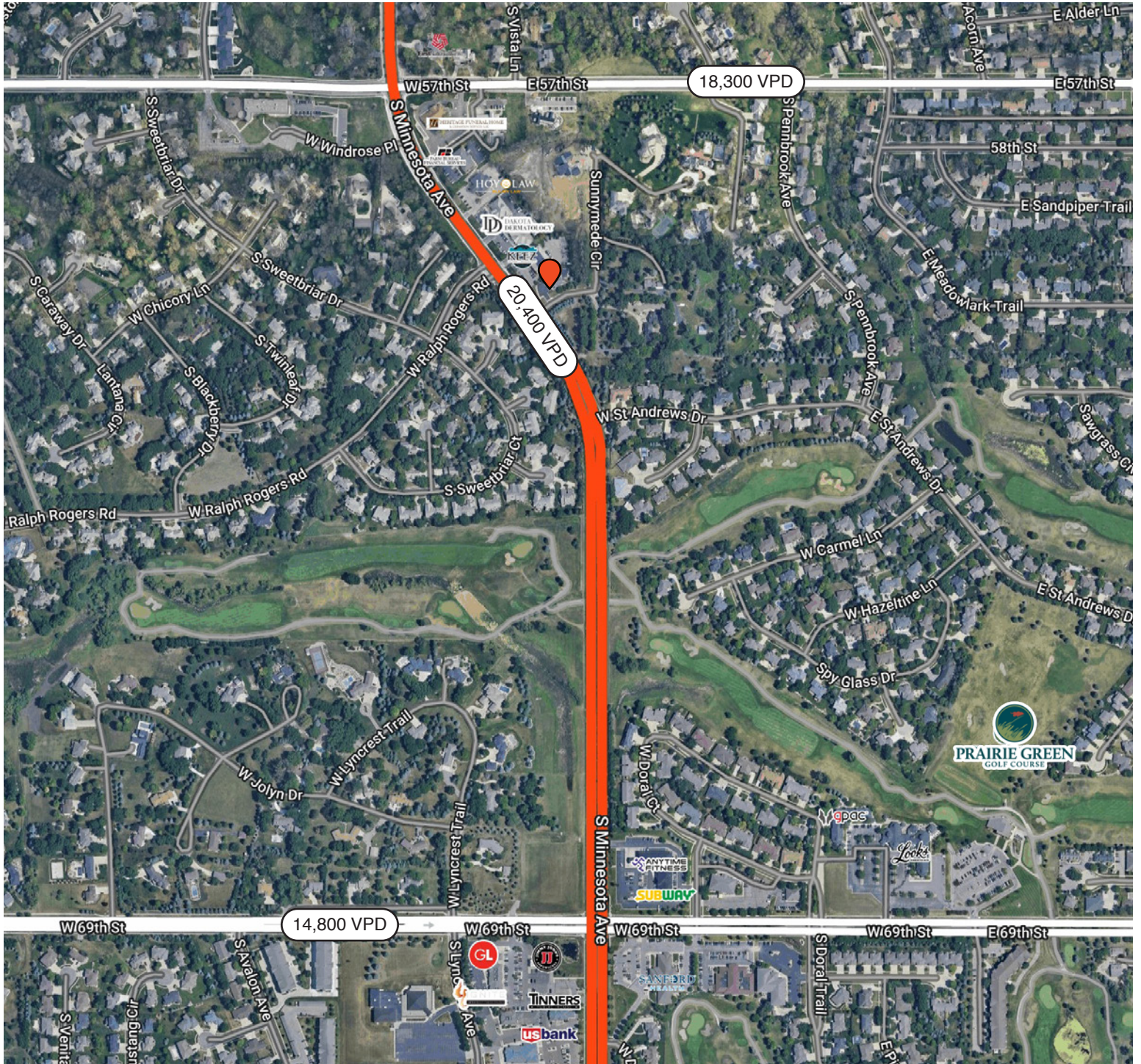
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SITE MAP



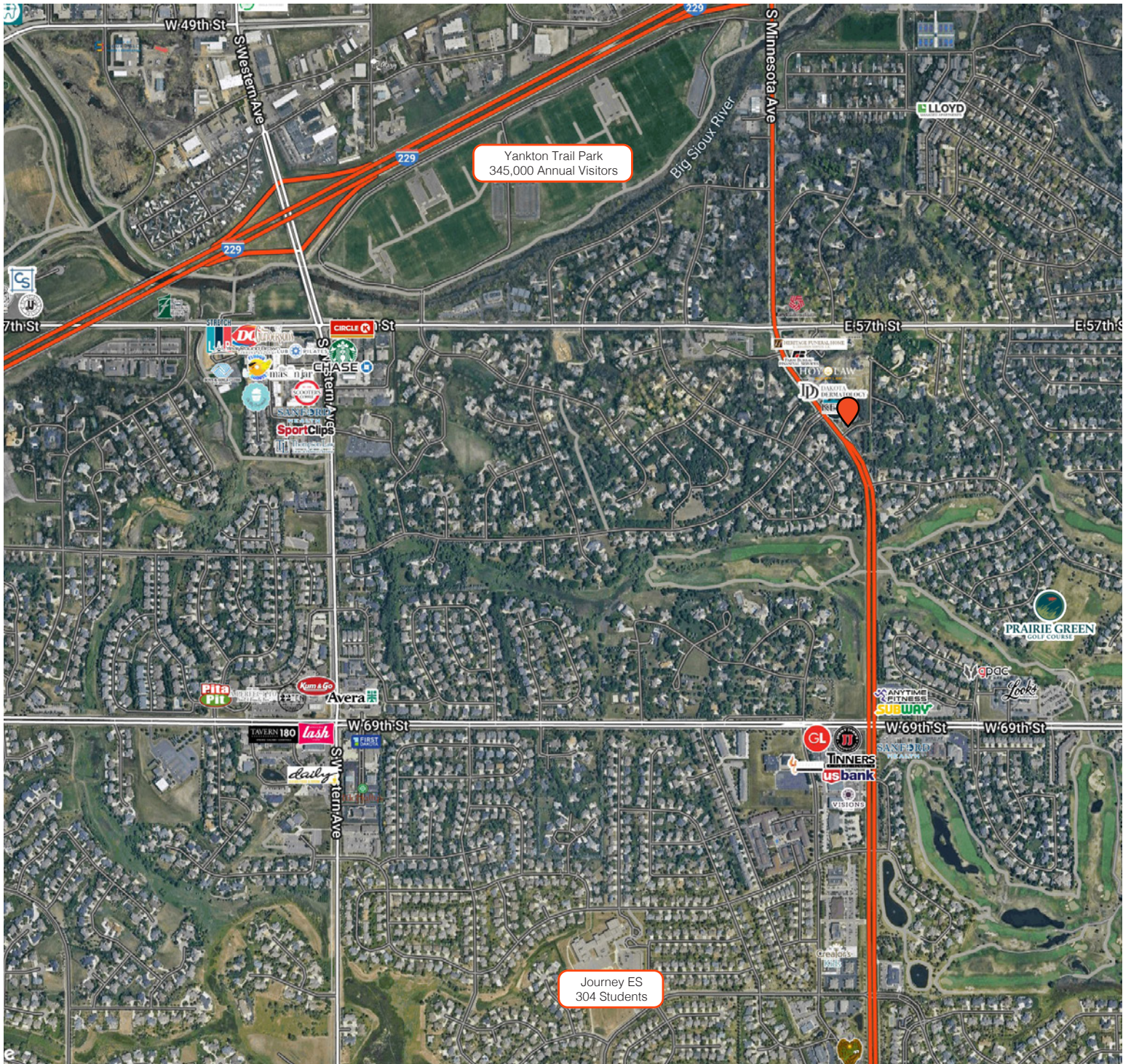
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AREA MAP



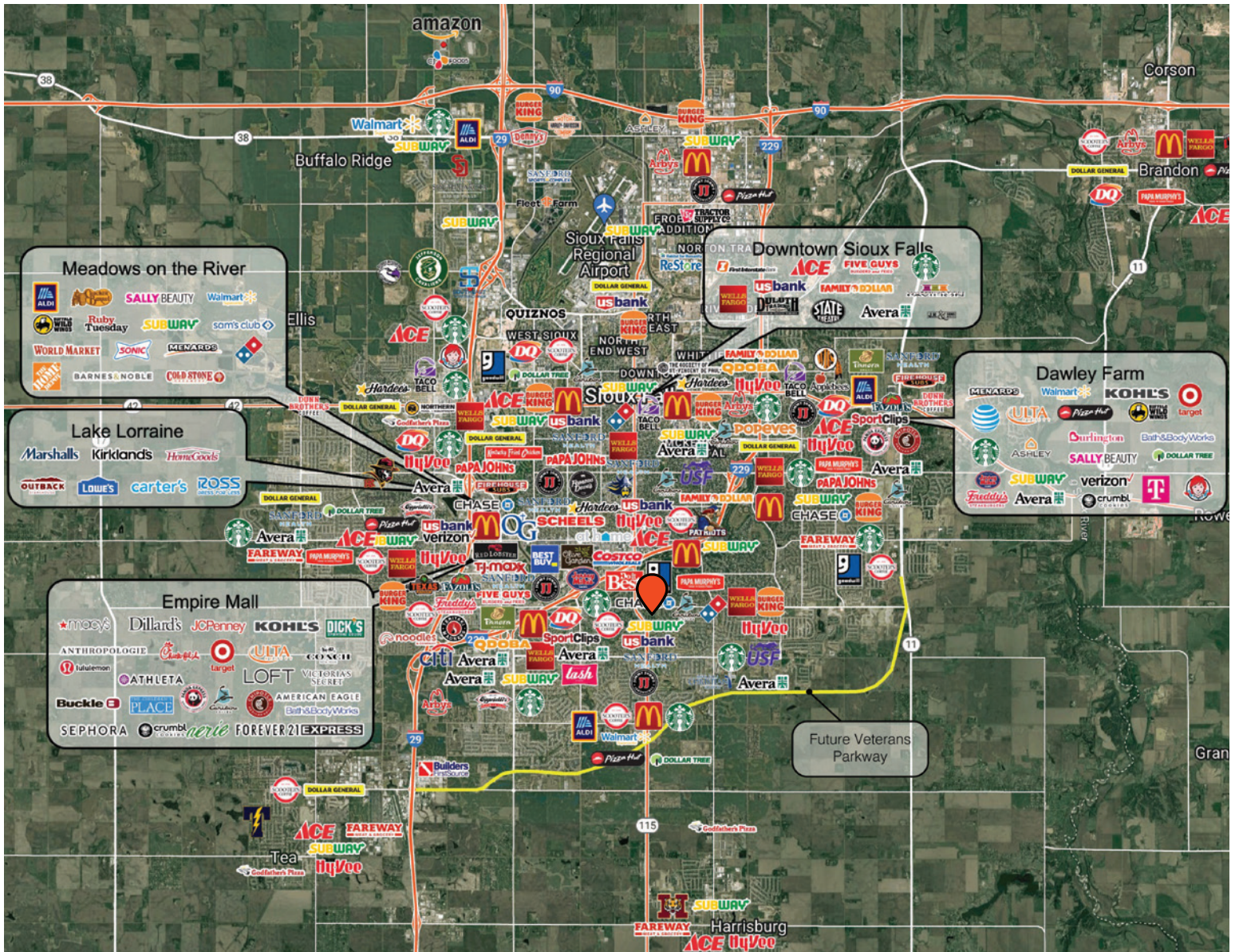
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CITY MAP



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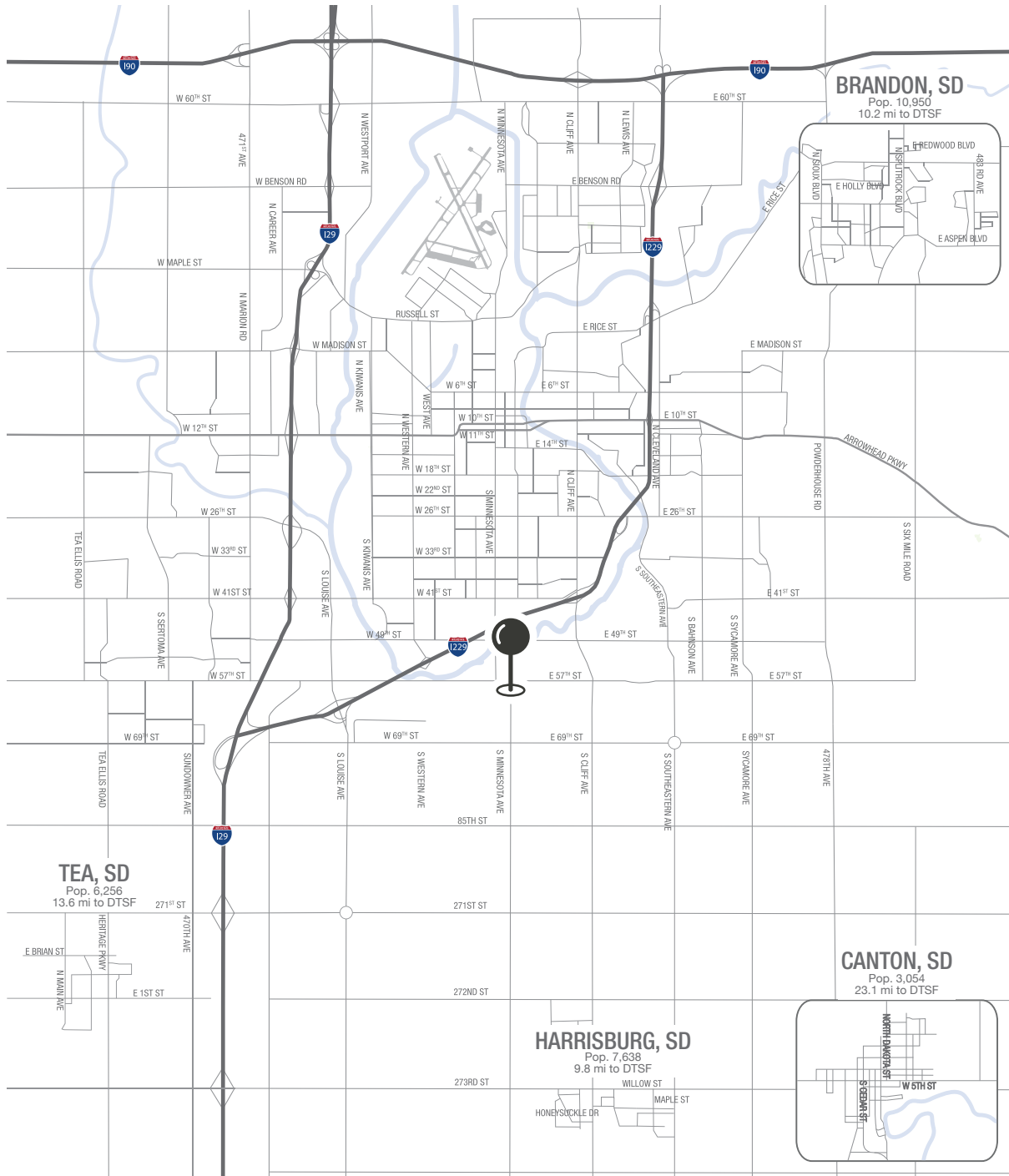
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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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