



BROOKS CROSSING

OFFICE SPACE FOR LEASE



5048 E. 57th St, Suite B,
Sioux Falls, SD 57110



2,478 SF +/-



\$16.00 / SF NNN
Estimated NNN: \$4.96 / SF

LOCATION

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

- Floor plan includes five private offices, conference room, reception and waiting area, work room, cubicle/flex area, en-suite restrooms, and kitchenette
- Monument signage along 57th Street, as well as suite windows and door signage
- Front and rear entrances; front and rear parking
- On-site parking with a ratio of 1 space per 155 SF
- Neighboring businesses include Flyboy Donuts, Plains Commerce Bank, Barrel House, Silverstar Carwash, Ziggi's Coffee, First State Bank, Get N Go, Kwik Star, and Truks-N-Trykes Nursery
- Near Harmodon Park, which attracts 340,000 annual visitors
- Available 5/1/2024

ALEXIS MAHLEN | 605.321.4861 | alexis@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.
2,478 SF +/-	\$16.00/SF NNN	\$4.96/SF	\$20.96/SF	\$51,938.88	\$4,328.24

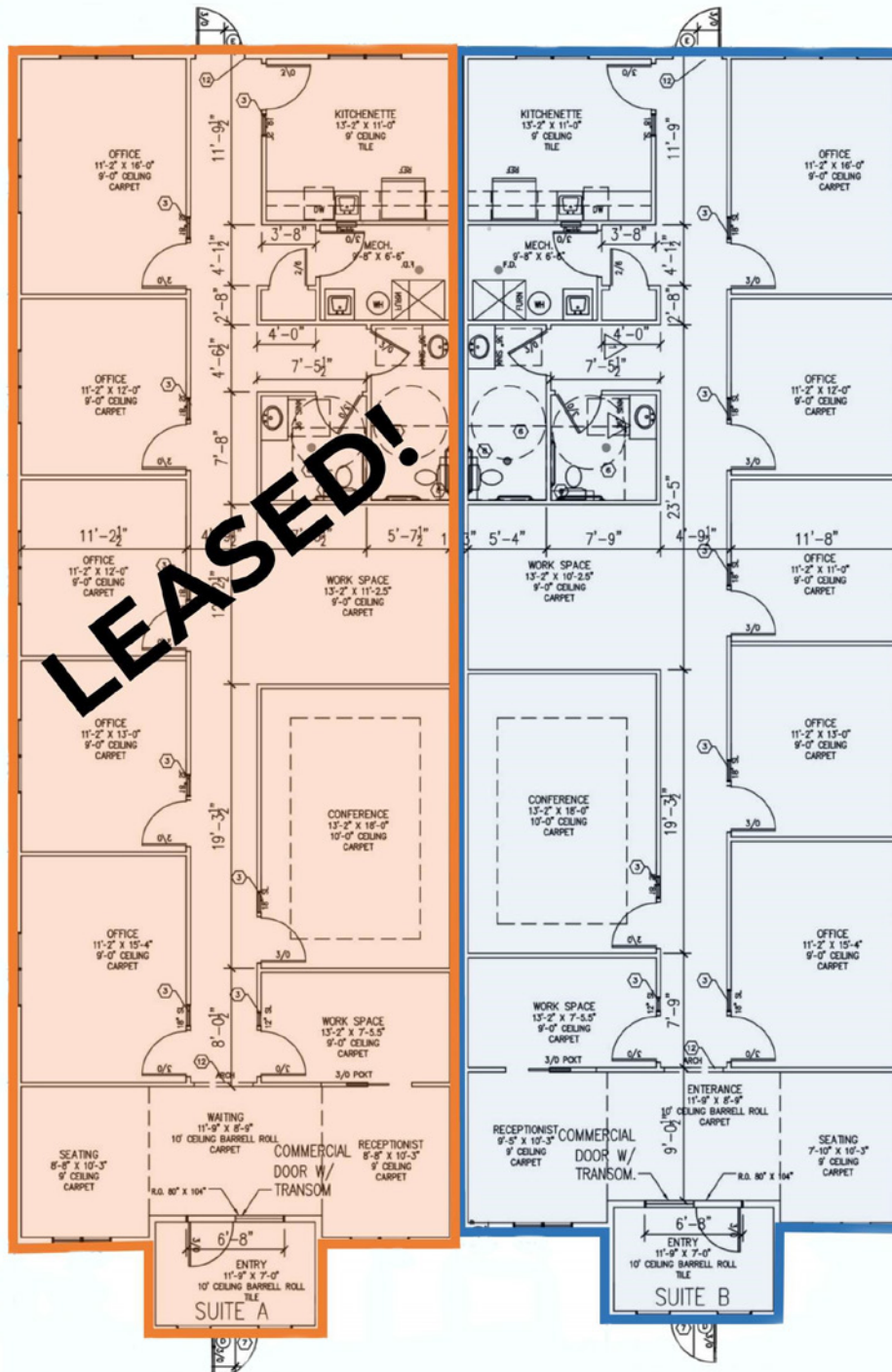
UTILITY INFORMATION

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 LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	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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FLOOR PLAN

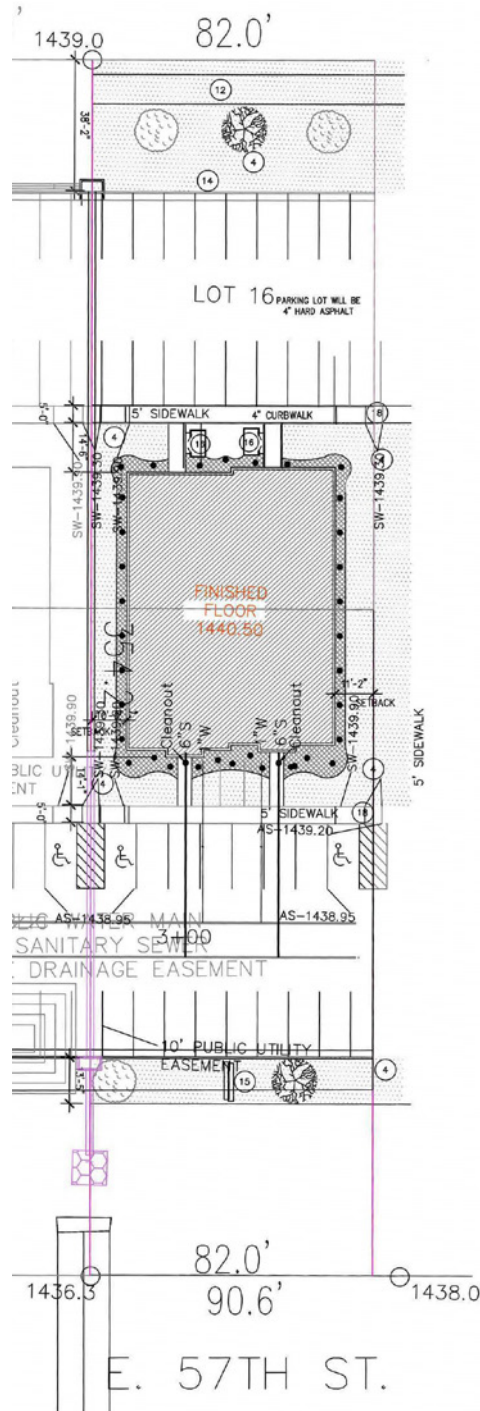
Concept only; subject to change



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SITE PLAN

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AERIAL VIEW



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



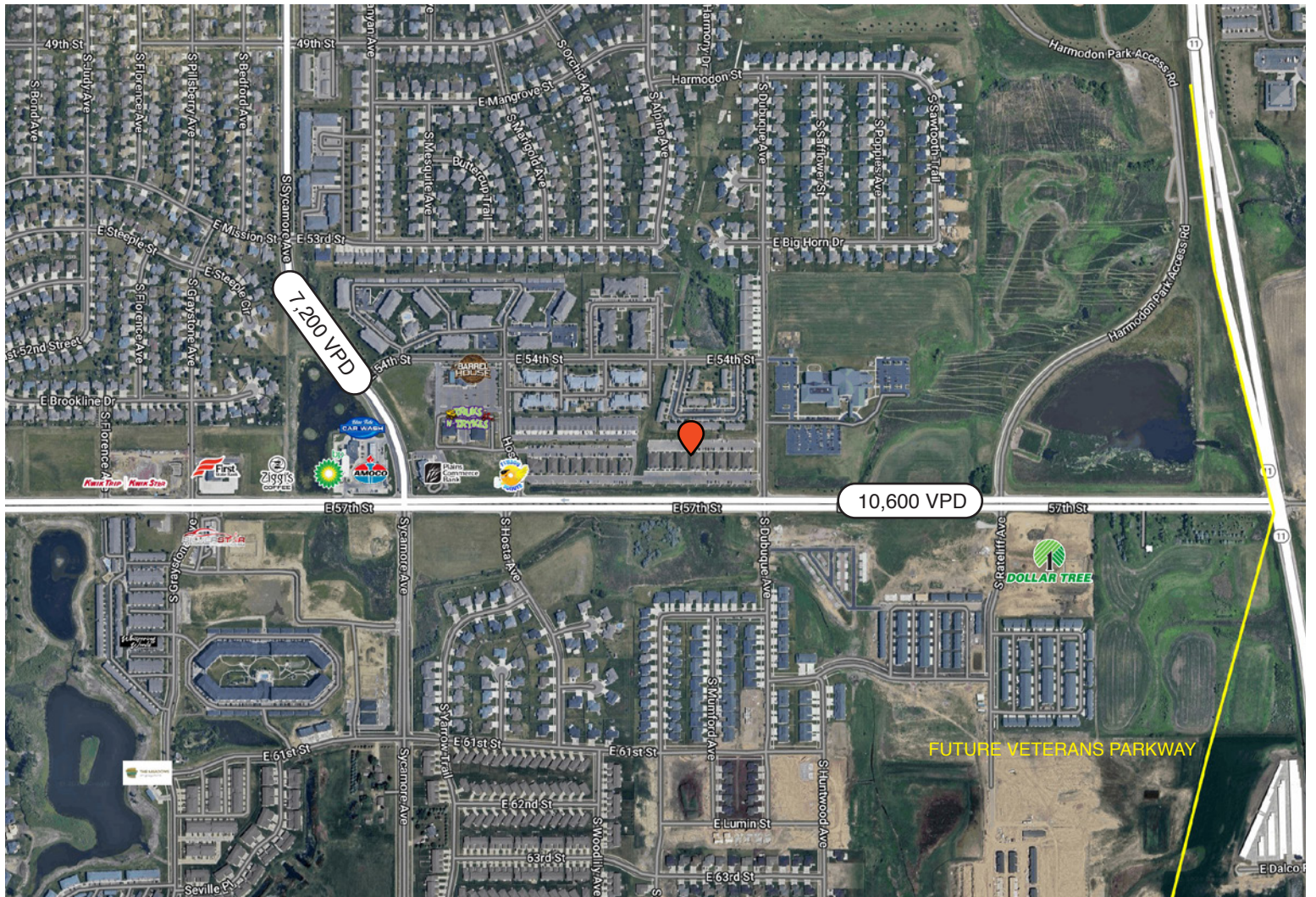
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SITE MAP



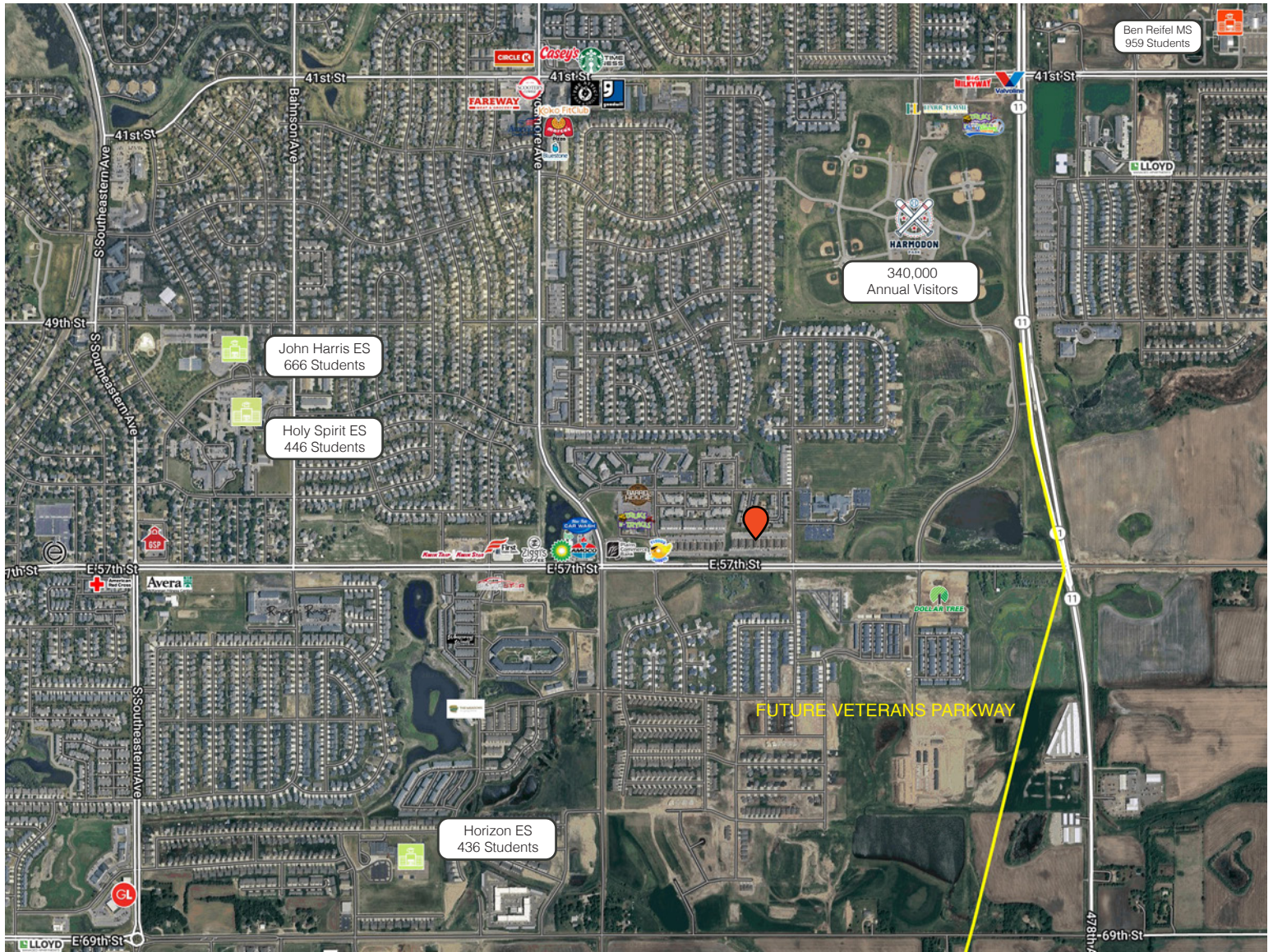
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AREA MAP



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

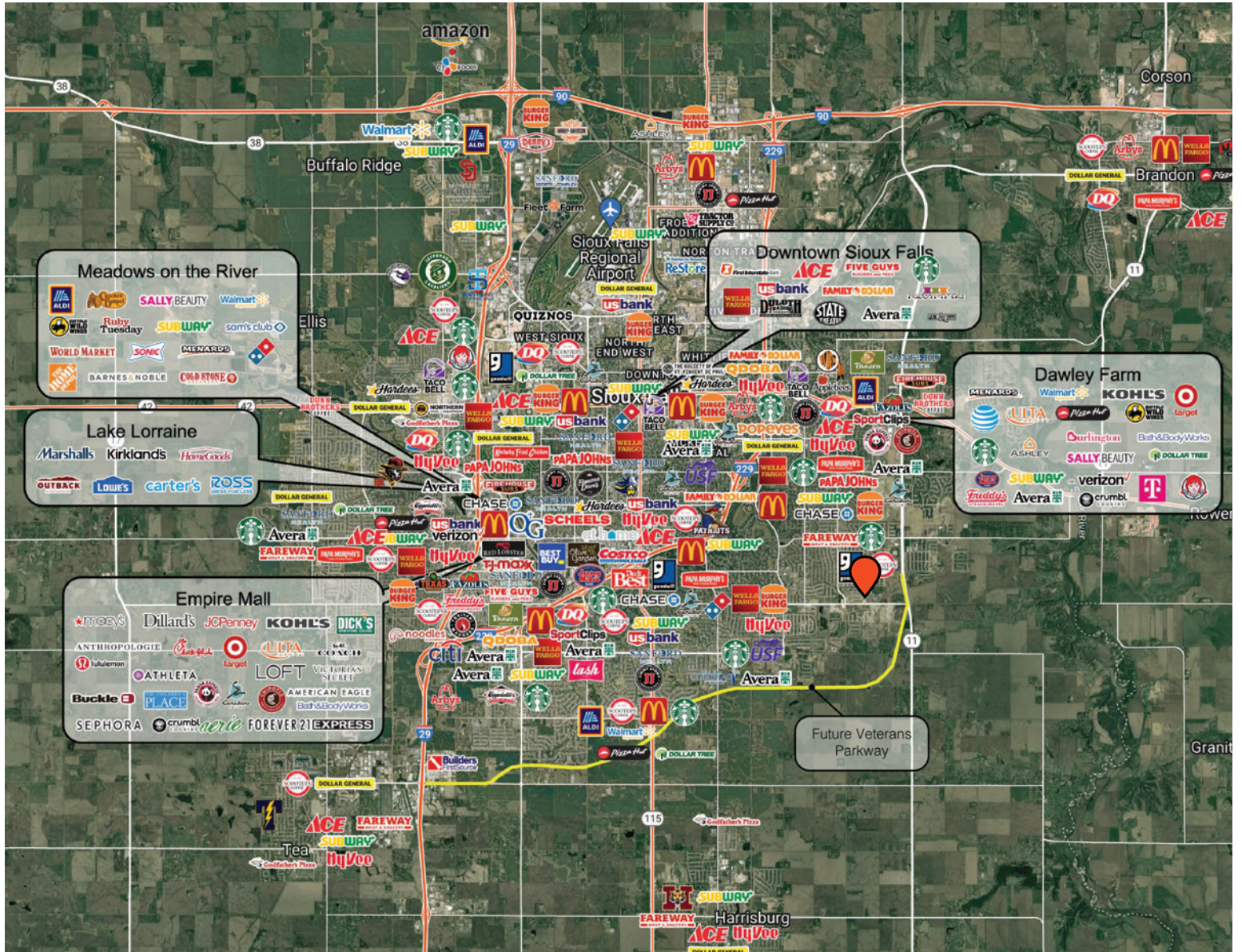
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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CITY MAP



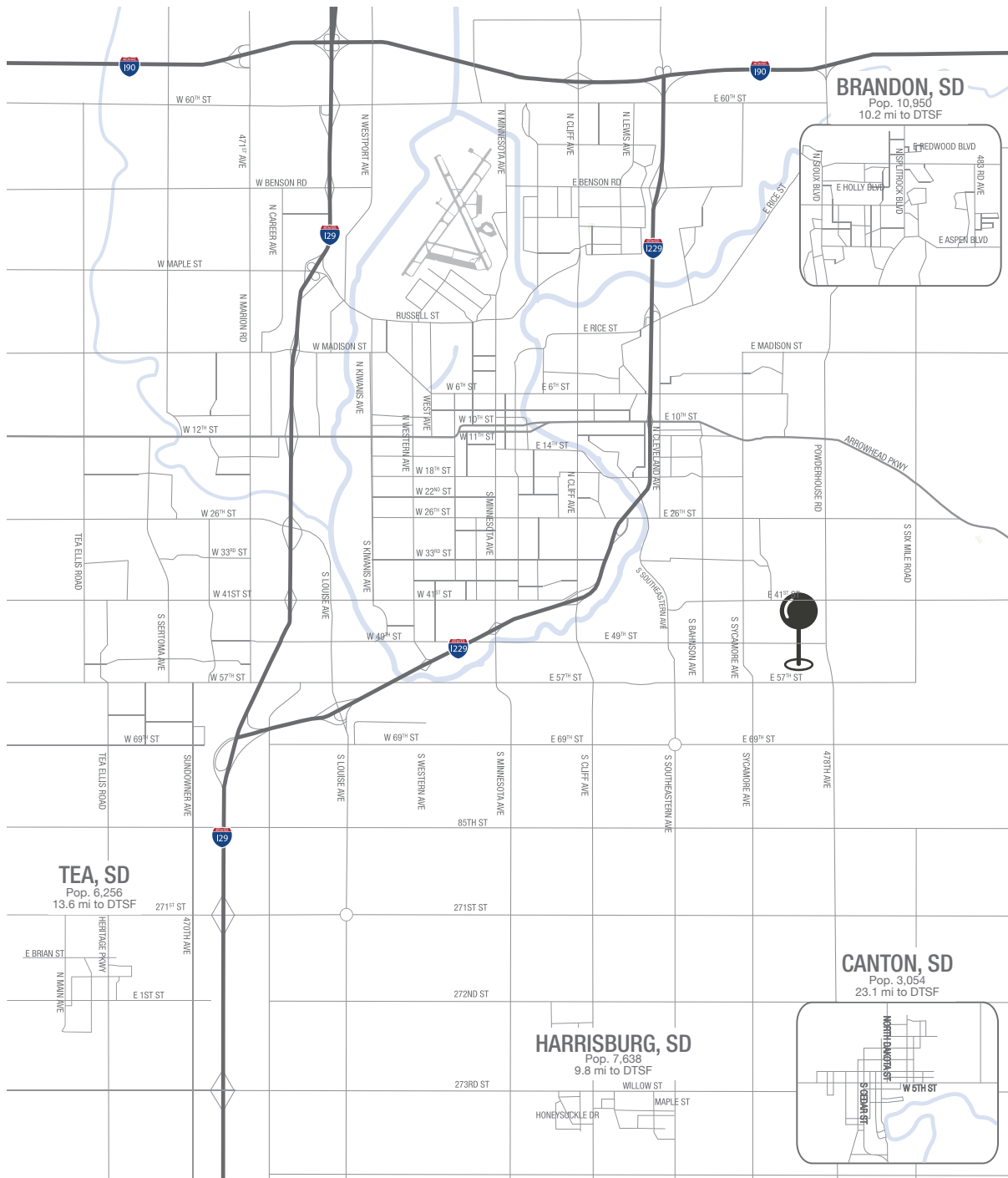
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MSA MAP



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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