



# DORAL CENTRE

## OFFICE SPACE FOR LEASE



101 W. 69th St,  
Sioux Falls, SD 57108



2,200 - 7,280 SF +/-



\$18.50 / SF NNN  
Estimated NNN: \$9.09 / SF

### LOCATION

Located just east of Minnesota Avenue on 69th Street, across from Looks Marketplace and Prairie Green Golf Course. Doral Centre offers excellent exposure, easy access, and a beautiful setting.

### DESCRIPTION

- Suite 201 includes 9 offices, a workroom, and two storage areas (2,200 SF)
- Suite 205 includes a reception area, kitchenette, 14 windowed offices, 8 un-windowed offices, and a conference room, along with an outdoor deck with a view of the golf course (5,080 SF)
- Suites are currently combined for a total of 7,280 SF
- Building amenities include a large conference room, patio area, storage, surface and underground parking
- This space includes 4 free indoor garage spaces, in addition to surface parking
- Signage opportunities include pylon, building, directory and suite door
- Built in 2006
- TIA is negotiable
- Availability is negotiable

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## BUILDING COSTS

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

Space	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
201	2,200 SF	\$18.50/SF NNN	\$9.09/SF	\$27.59/SF	\$60,698.00	\$5,058.17	Negotiable
205	5,080 SF	\$18.50/SF NNN	\$9.09/SF	\$27.59/SF	\$140,157.20	\$11,679.77	Negotiable
201 & 205	7,280 SF	\$18.50/SF NNN	\$9.09/SF	\$27.59/SF	\$200,855.20	\$16,737.93	Negotiable

## 2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.72*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.76*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.61*
<b>Total</b>	-	<b>\$9.09</b>
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 & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
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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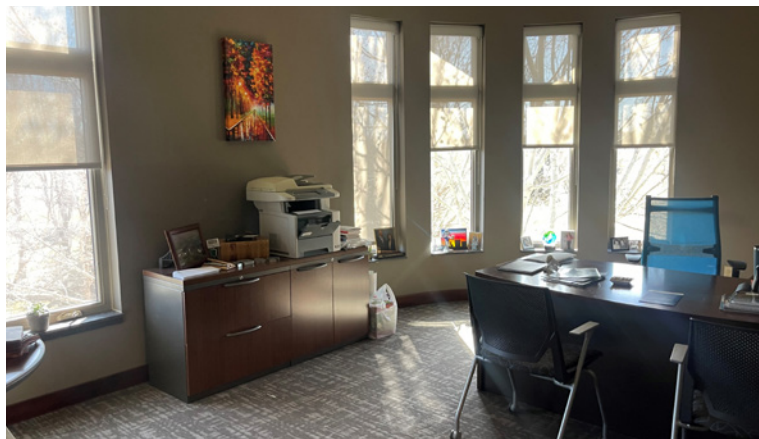
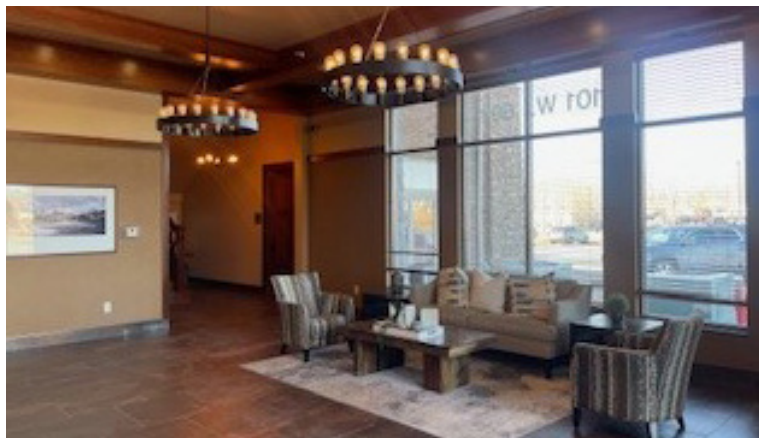
# SITE PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



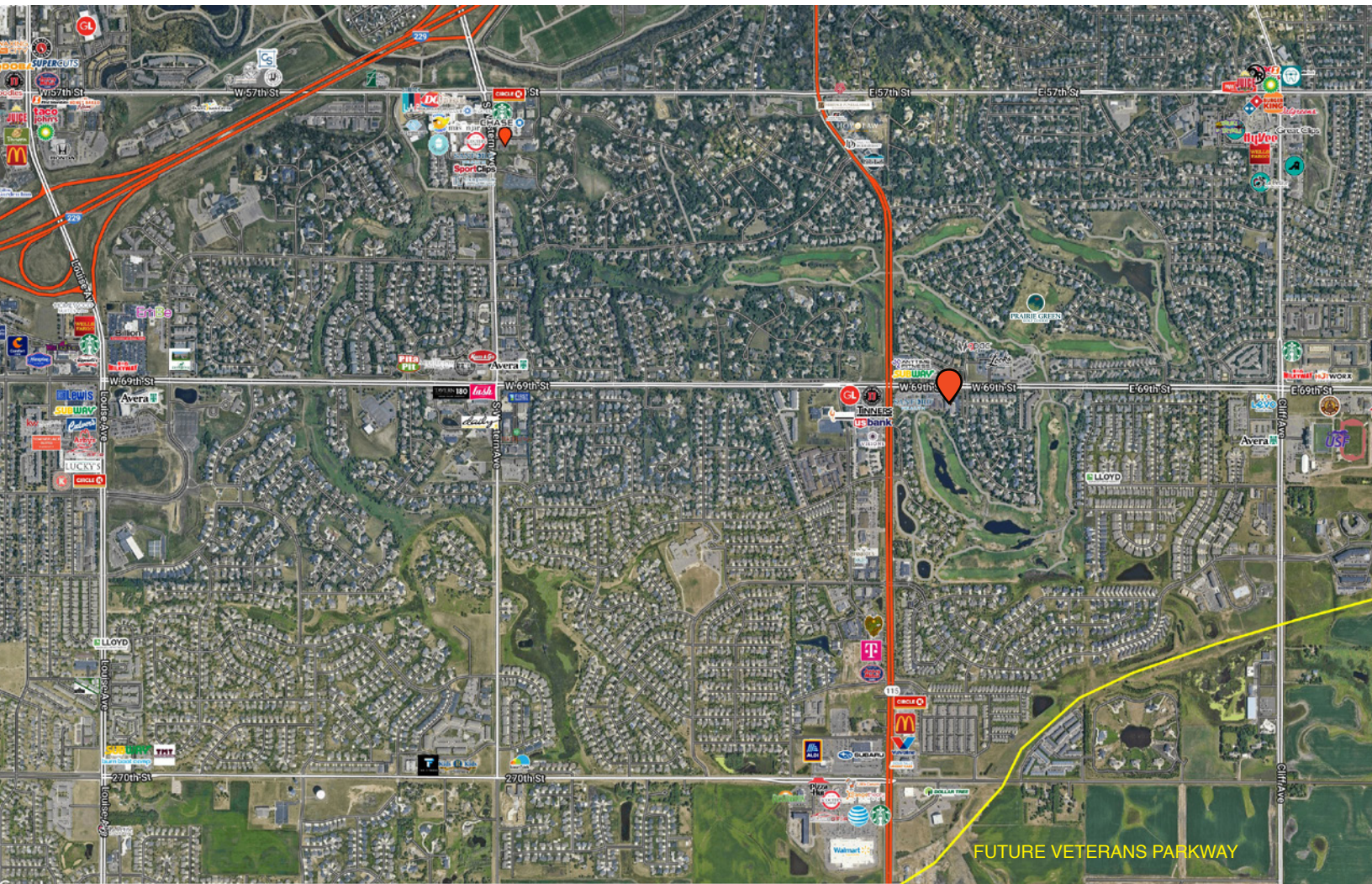
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# SITE MAP



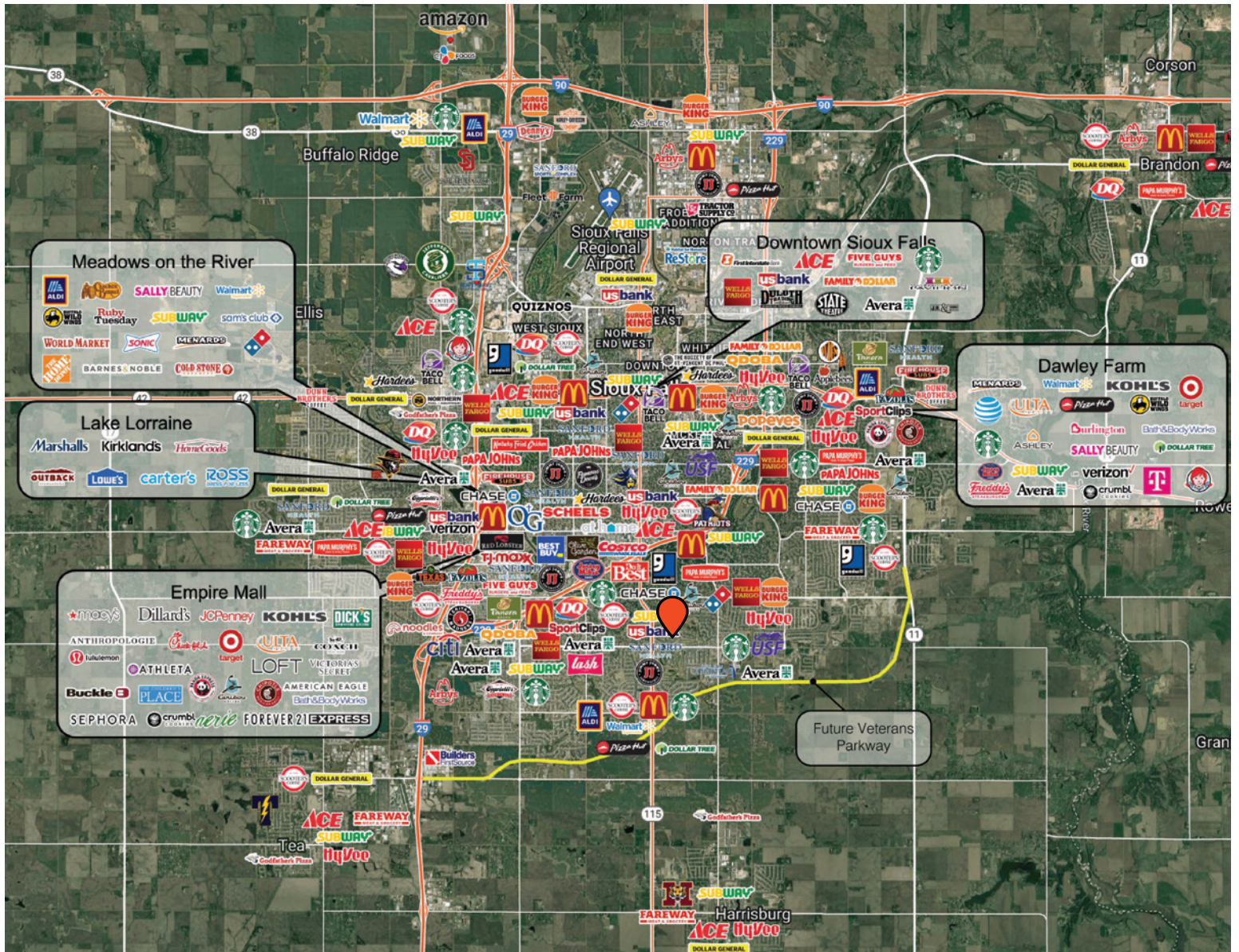
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# AREA MAP



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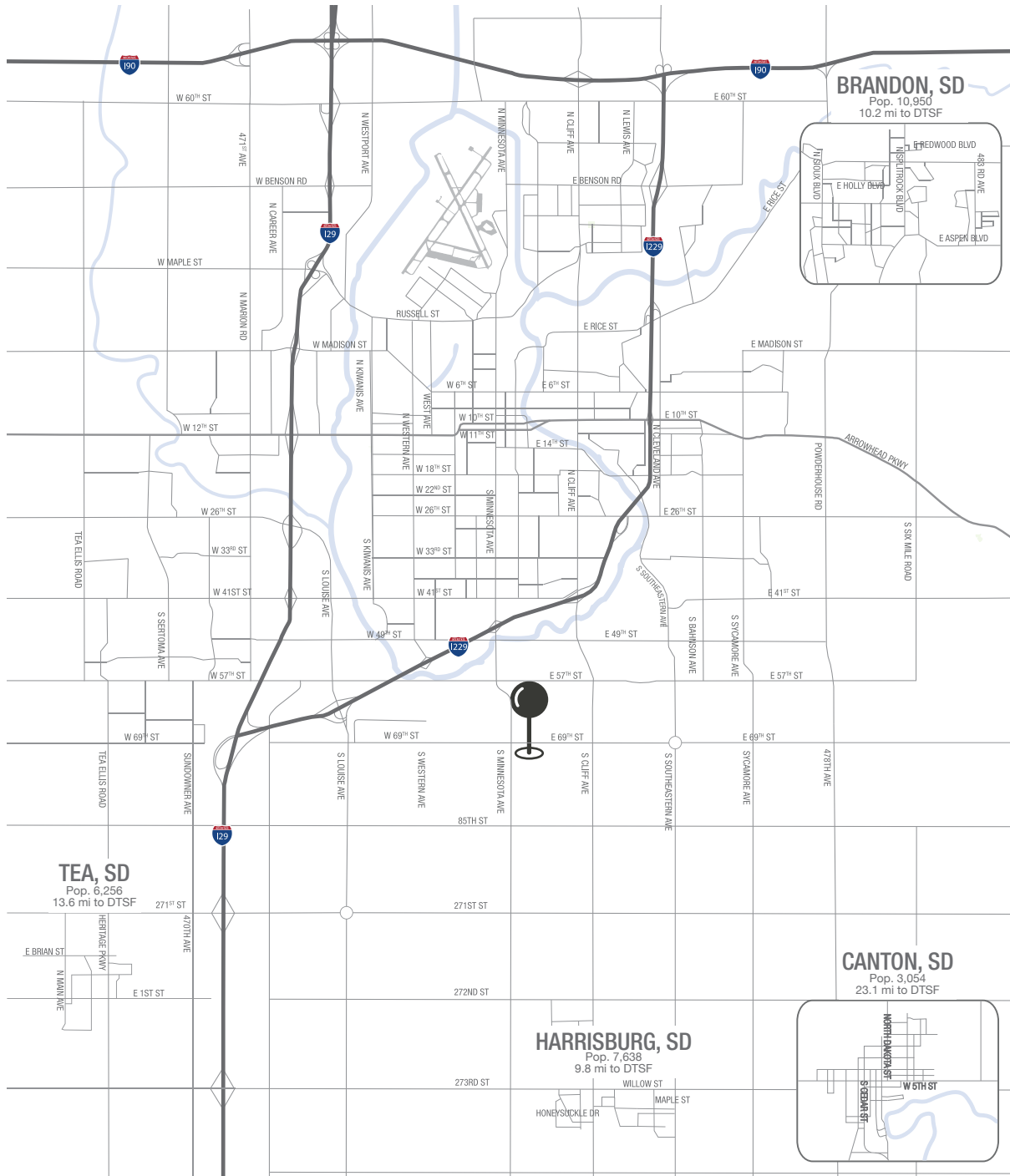
# CITY MAP



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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