



LAKE LORRAINE

CLASS A OFFICE SPACE FOR LEASE



2510 S Marion Rd,
Sioux Falls, SD 57106



3,500 SF +/-
(ability to subdivide -
contact Broker)



\$14.00 / SF NNN
Estimated NNN: \$7.18 / SF
TIA: negotiable

LOCATION

Lake Lorraine is a premier mixed-use, 130-acre development offering national and local retailers, lakeside dining, innovative housing, and Class A office space. This location provides a visitor experience surrounding a 33-acre lake surrounded by a 1-mile trail. Lake Lorraine is adjacent to I-29, just across the interstate from the Meadows on the River development.

DESCRIPTION

- Floor plan offers 5 offices, breakroom, mechanical room, conference room, lobby, 2 restrooms, and a large open area
- Space may be subdivided with 3 possible front entrances
- Co-tenant is Capriotti's Sandwich Shop
- Building signage available
- 37 shared parking spaces on-site
- Built in 2018
- At the intersection of S Marion Rd and W 32nd St, with a traffic light and streetlights
- Lake Lorraine is anchored by HomeGoods & Marshalls, DSW, Kirkland's, Dave and Busters, Anytime Fitness, Starbucks, Dairy Queen, Hyatt Place, and much more
- Future plans for a park near Dave and Busters, which will include a playground, open lawn, fishing pier, hanging swings, dragline bucket bench, large shelter with garage doors and restrooms
- Lake Lorraine has attracted 1.4 million visits in the last 12 months

CO-LISTED WITH PAUL GOURLEY OF HARR-LEMME

RAQUEL BLOUNT SIOR

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Lloyd Companies Commercial Real Estate | 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.	TIA
3,500 SF	\$14.00/SF NNN	\$7.18/SF	\$21.18/SF	\$74,130.00	\$6,177.50	Negotiable

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.25*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.63*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.30*
Total	-	\$7.18
CAM includes the following utilities: Electric, Water & Sewer, and Trash		

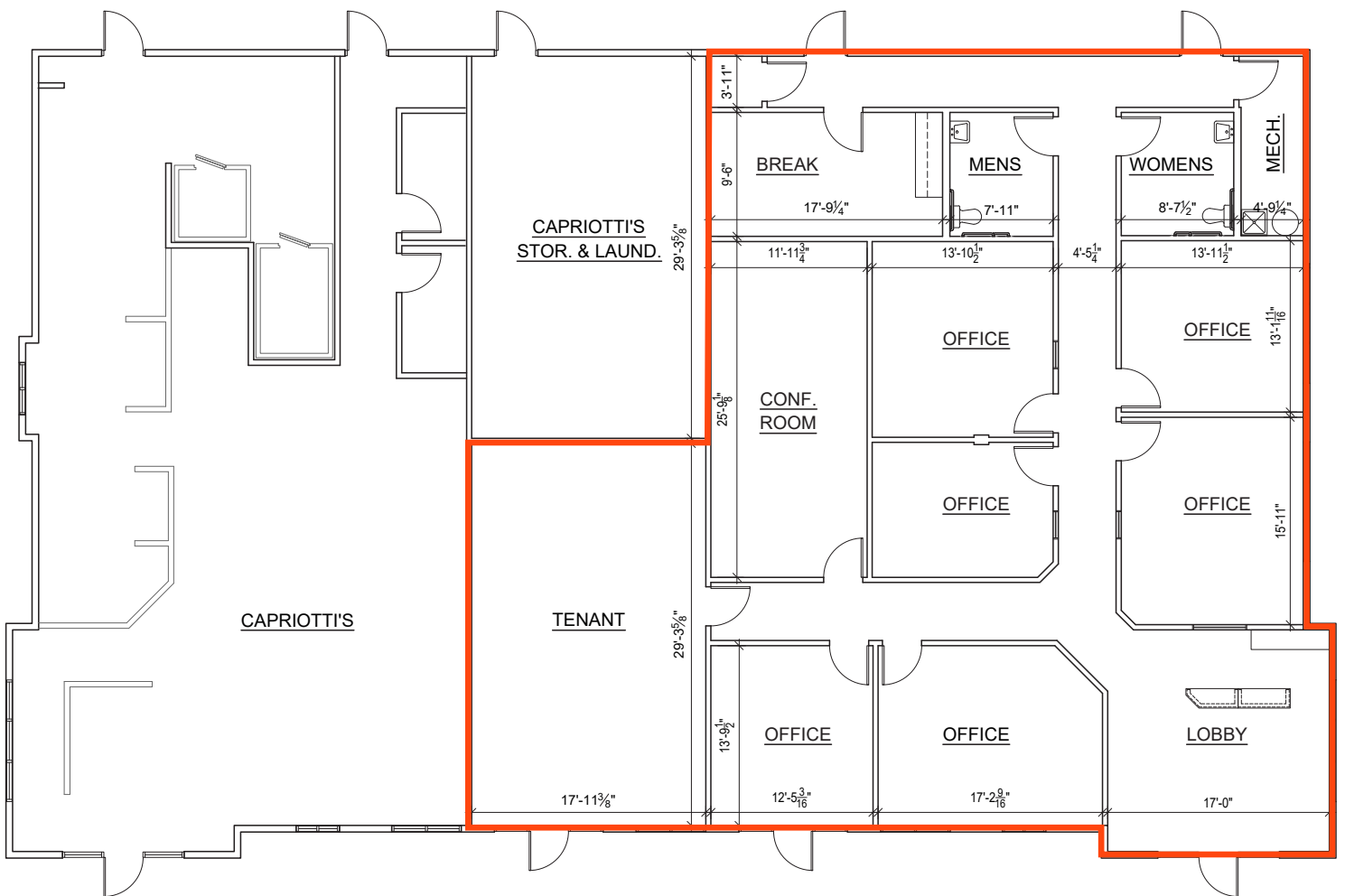
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
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	Tenant can select their preferred provider	No	N/A

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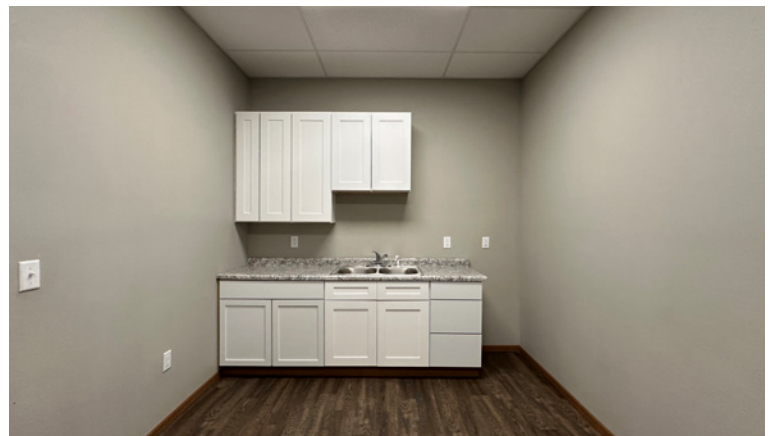
FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

EXTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

DRONE PHOTOS



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EXTERIOR PHOTOS



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SITE MAP



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LAKE LORRAINE MAP



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AREA MAP



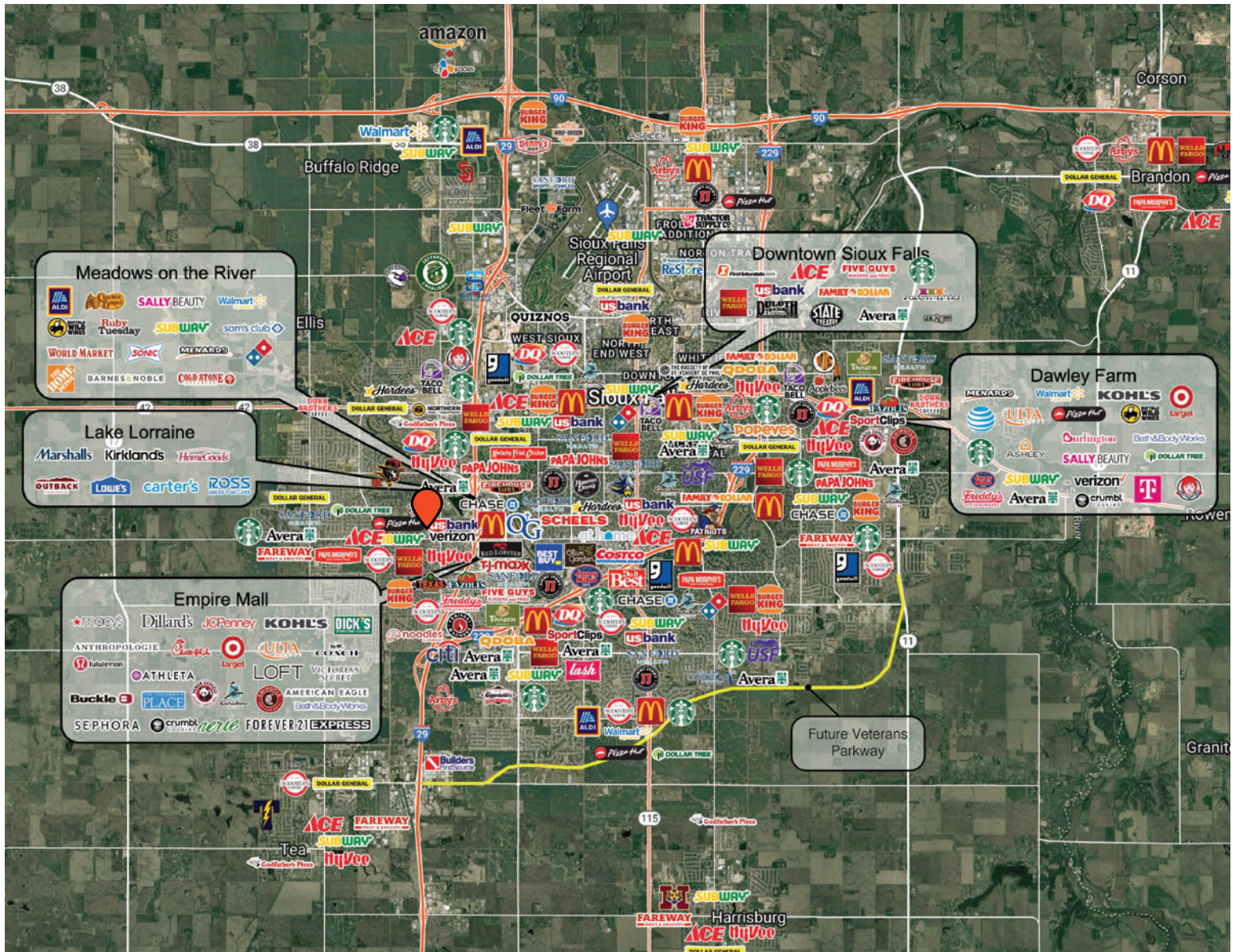
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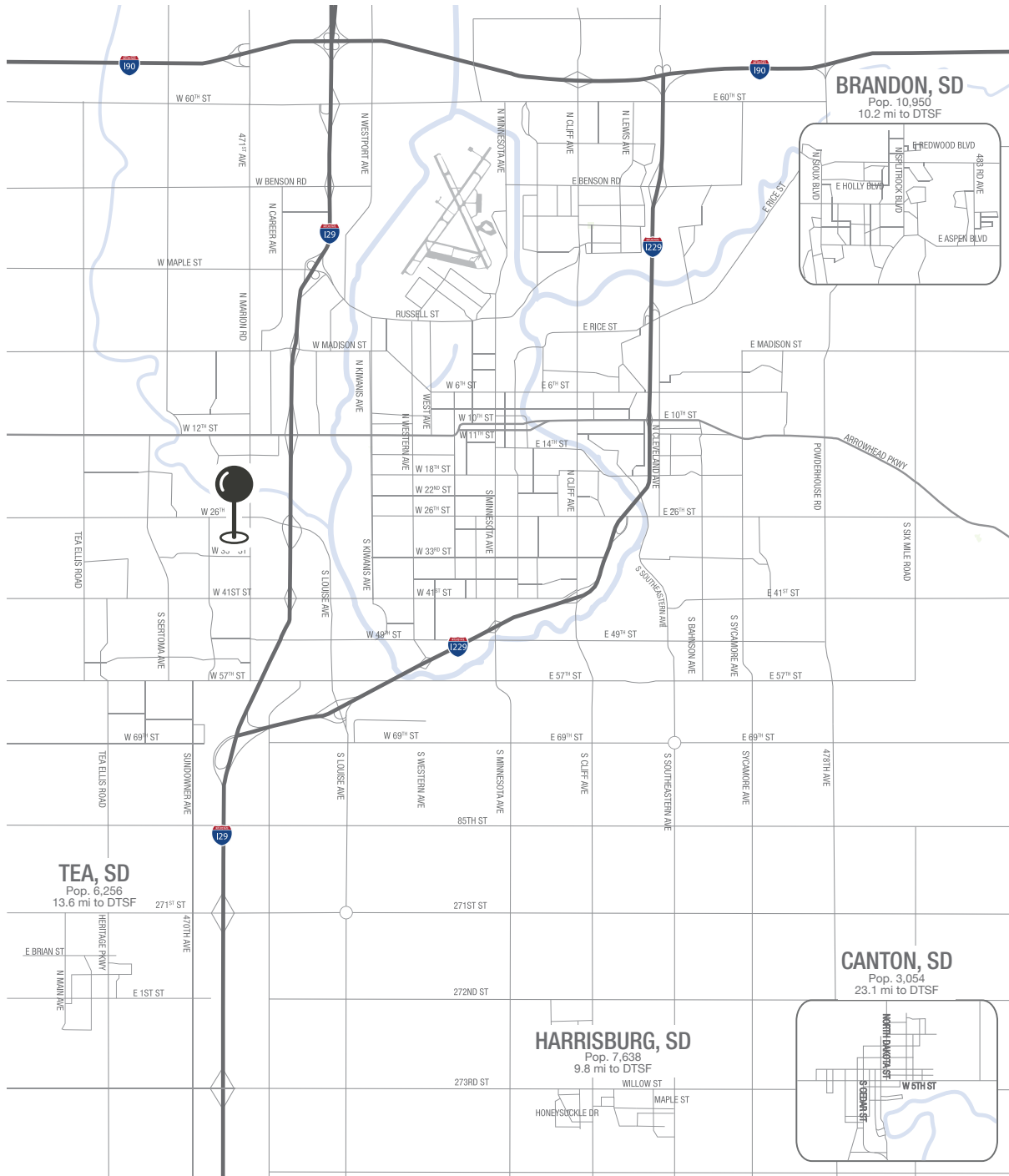
CITY MAP



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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