



# TAN TARA

## EXECUTIVE OFFICE SUITES FOR LEASE



609 E Tan Tara Circle,  
Sioux Falls, SD 57108



425 SF +/-



\$1,300 / Month  
Gross including utilities  
\*See page 2 for additional  
details

### LOCATION

Class A office space located near Prairie Green Golf Course and Look's Market-  
place at 69th Street & Tan Tara Circle, just off Minnesota Avenue. Many professional  
services and eating establishments are located nearby.

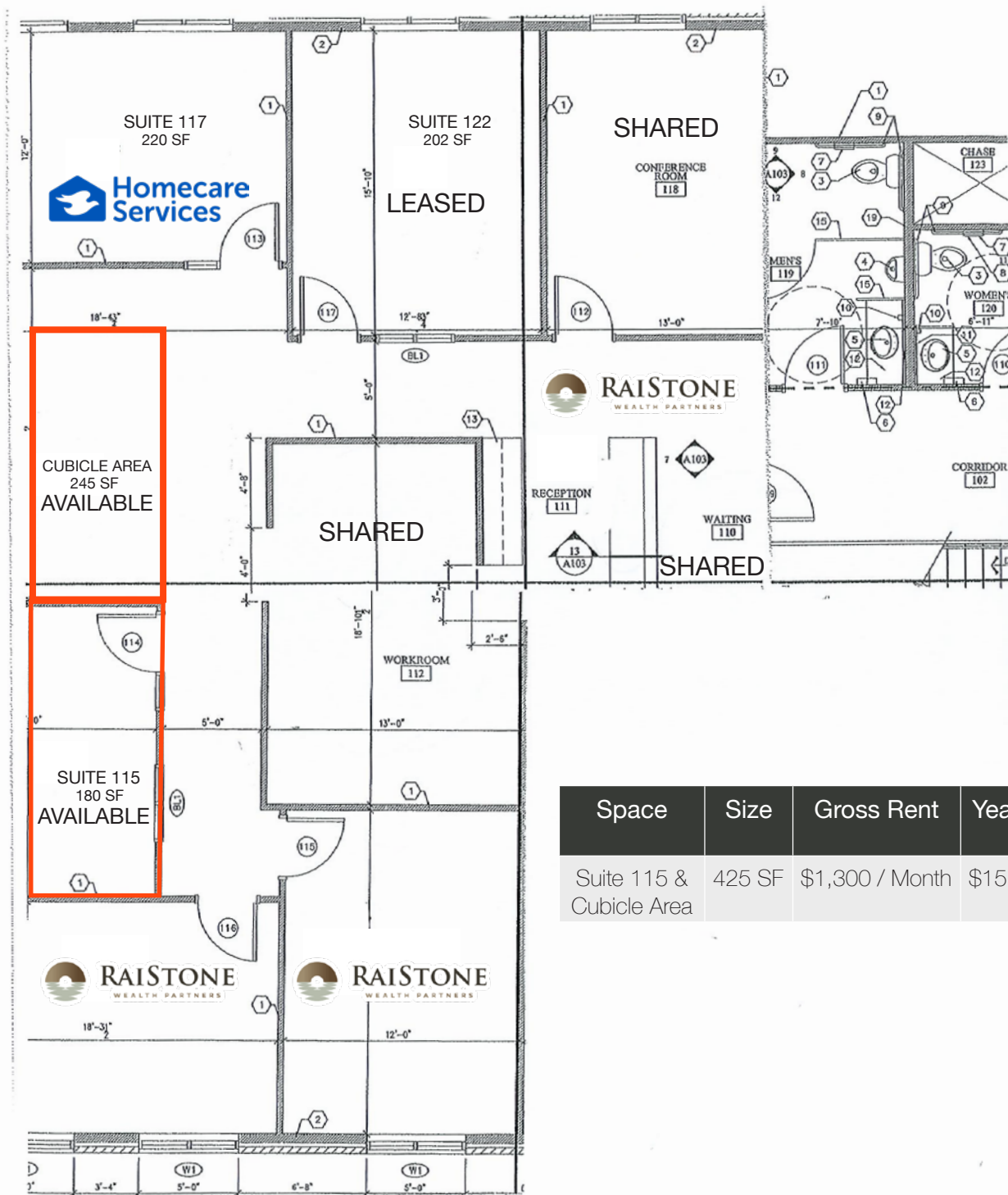
### DESCRIPTION

- Main level executive suite with cubicle area
- Suites include large windows offering abundant natural lighting
- Shared waiting area, conference room and breakroom; reception ser-  
vices are additional cost
- Co-tenants includes RaiStone Wealth Partners, Lapistone Trust, and  
Homecare Services ; other building tenants include McDowell Financial  
Group and Stubbe & Associates
- 17 on-site shared surface parking spaces
- Signage potential on monument and near each suite's door

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# FLOOR PLAN & COSTS

Concept only; subject to change



Space	Size	Gross Rent	Yearly Total Est.
Suite 115 & Cubicle Area	425 SF	\$1,300 / Month	\$15,600.00

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## INTERIOR PHOTOS



Cubicle Area

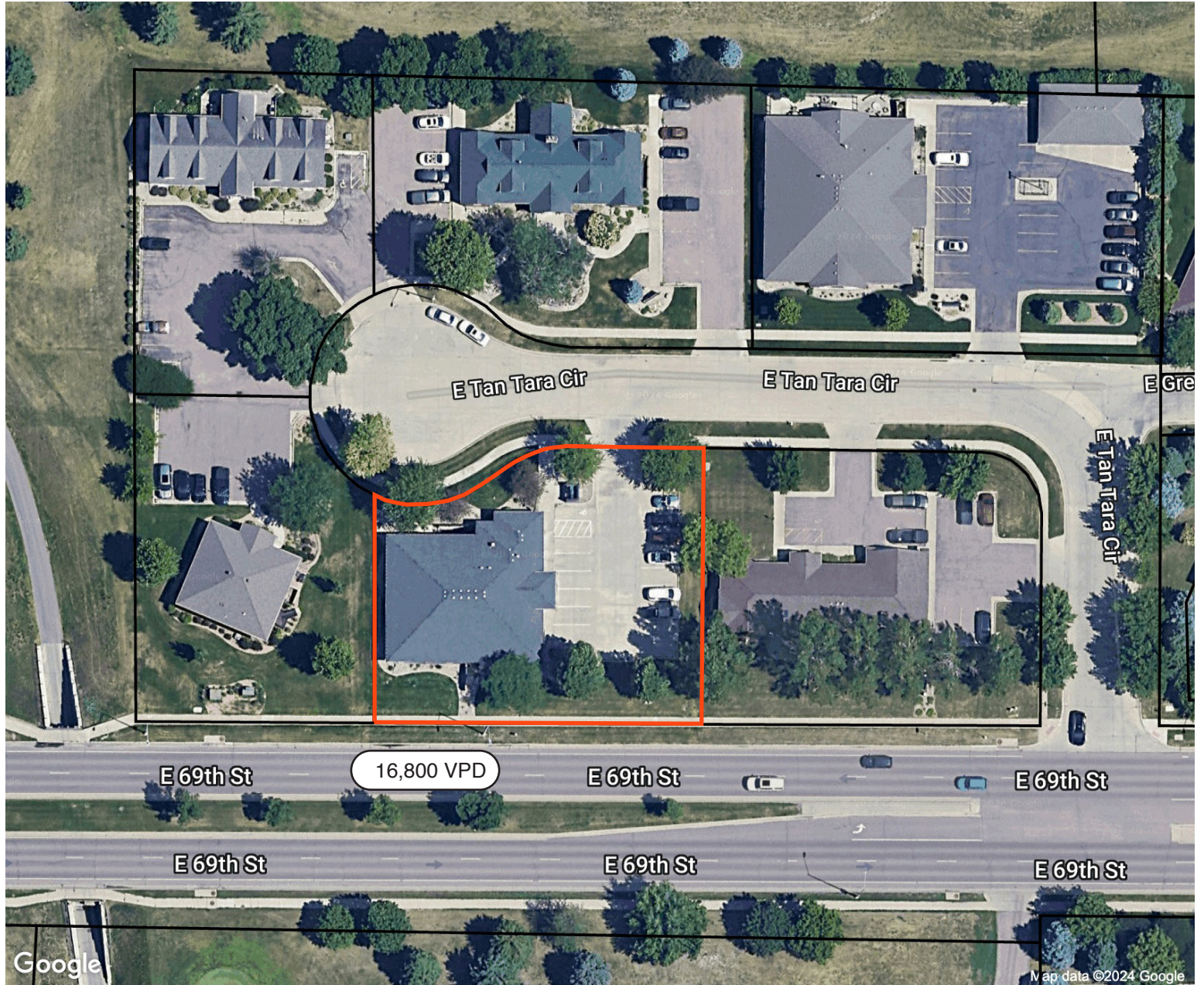


SUITE 115

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### SITE MAP



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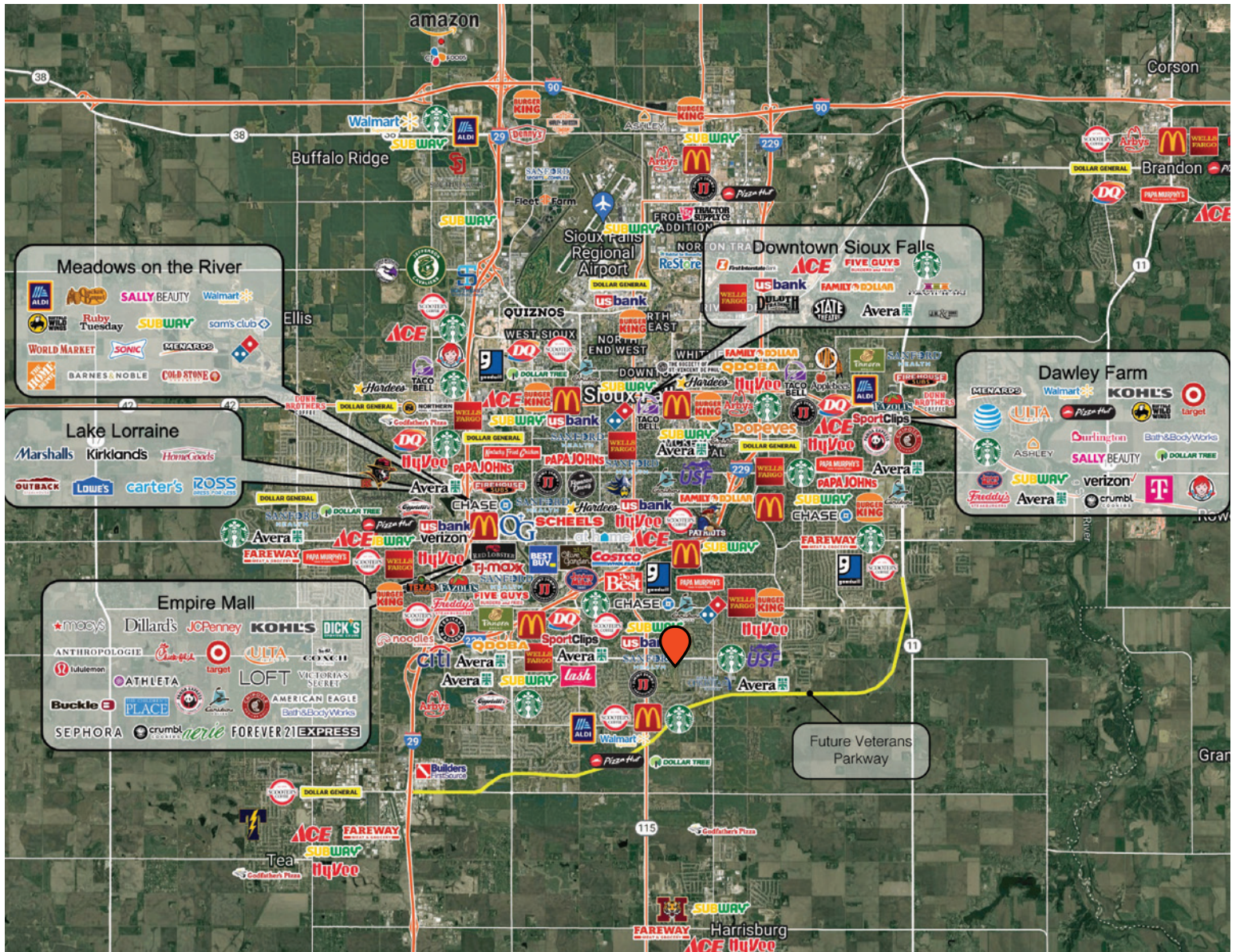
## AREA MAP



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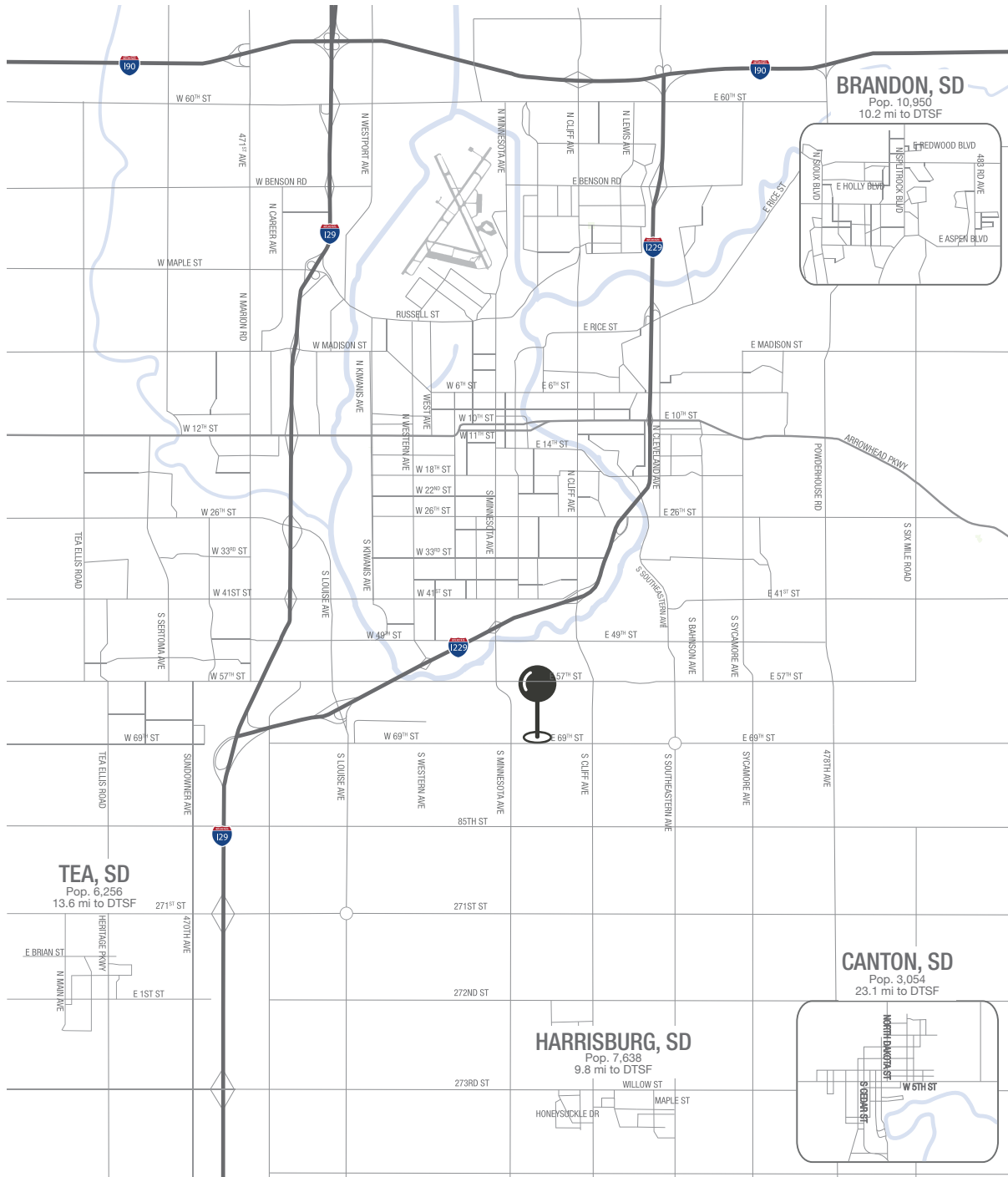


# CITY MAP



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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)*

**2.2M**

**# of Visitors to Sioux Falls in 2023**



**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