

PRICE REDUCTION



TAN TARA EXECUTIVE OFFICE SUITES FOR LEASE



609 E Tan Tara Circle,
Sioux Falls, SD 57108



180 SF +/-



\$800 / Month
Gross including utilities
*See page 2 for additional
details

LOCATION

Class A office space located near Prairie Green Golf Course and Look's Marketplace at 69th Street & Tan Tara Circle, just off Minnesota Avenue. In an area upscale area of Sioux Falls with an above average HHI of \$125K+ within a 1-mile radius.

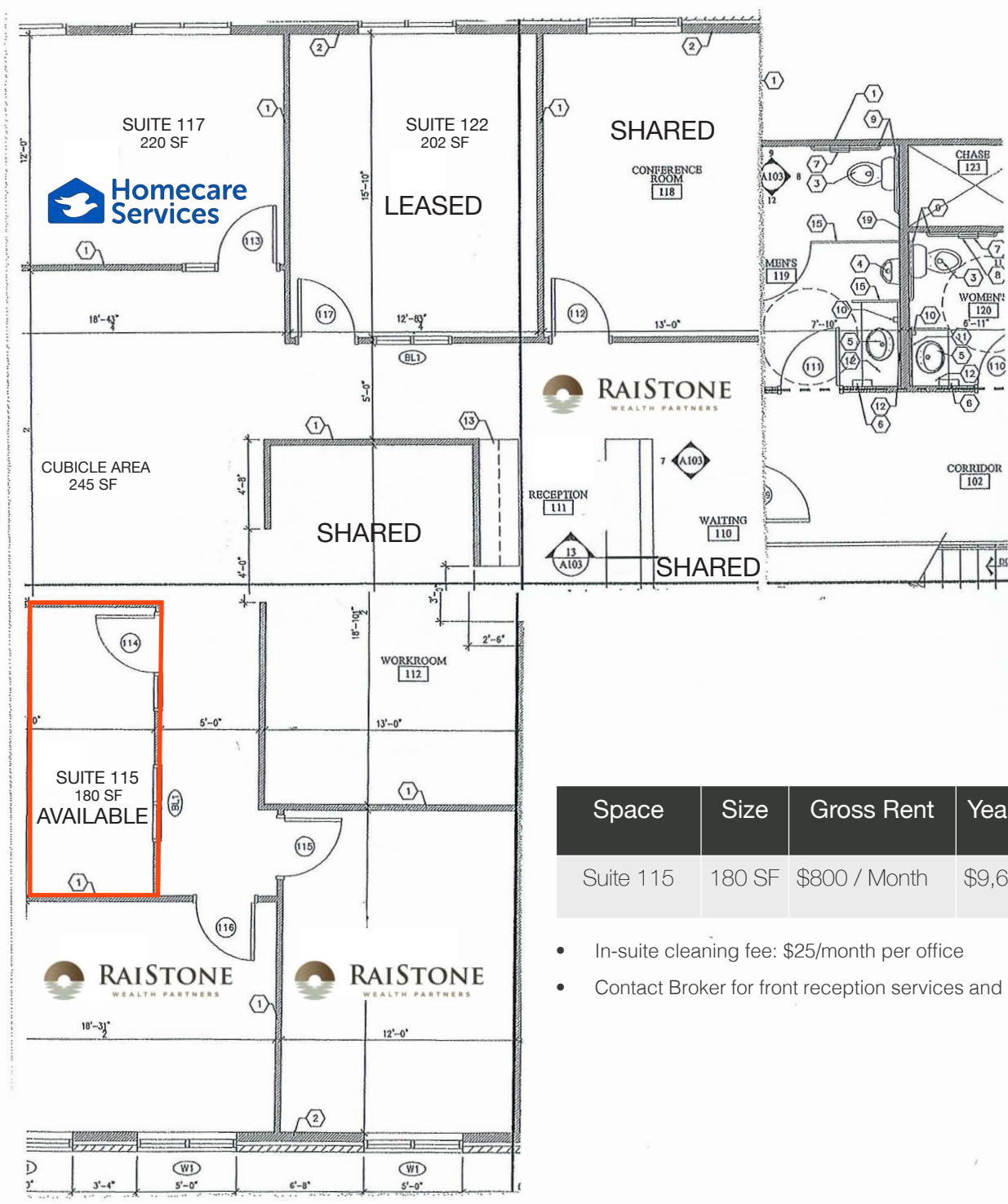
DESCRIPTION

- Main level executive suite
- Suites include large windows offering abundant natural lighting
- Shared waiting area, conference room and breakroom; reception services 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
- Nearby amenities include Look's Marketplace, Prairie Green Golf Course, Subway, Anytime Fitness, Atomic Wings, B&G Milkyway, Circle K, and much more

ALEXIS MAHLEN | 605.321.4861 | alexis@lloydcompanies.com

FLOOR PLAN & COSTS

Concept only; subject to change



Space	Size	Gross Rent	Yearly Total Est.
Suite 115	180 SF	\$800 / Month	\$9,600.00

- In-suite cleaning fee: \$25/month per office
- Contact Broker for front reception services and furniture leasing

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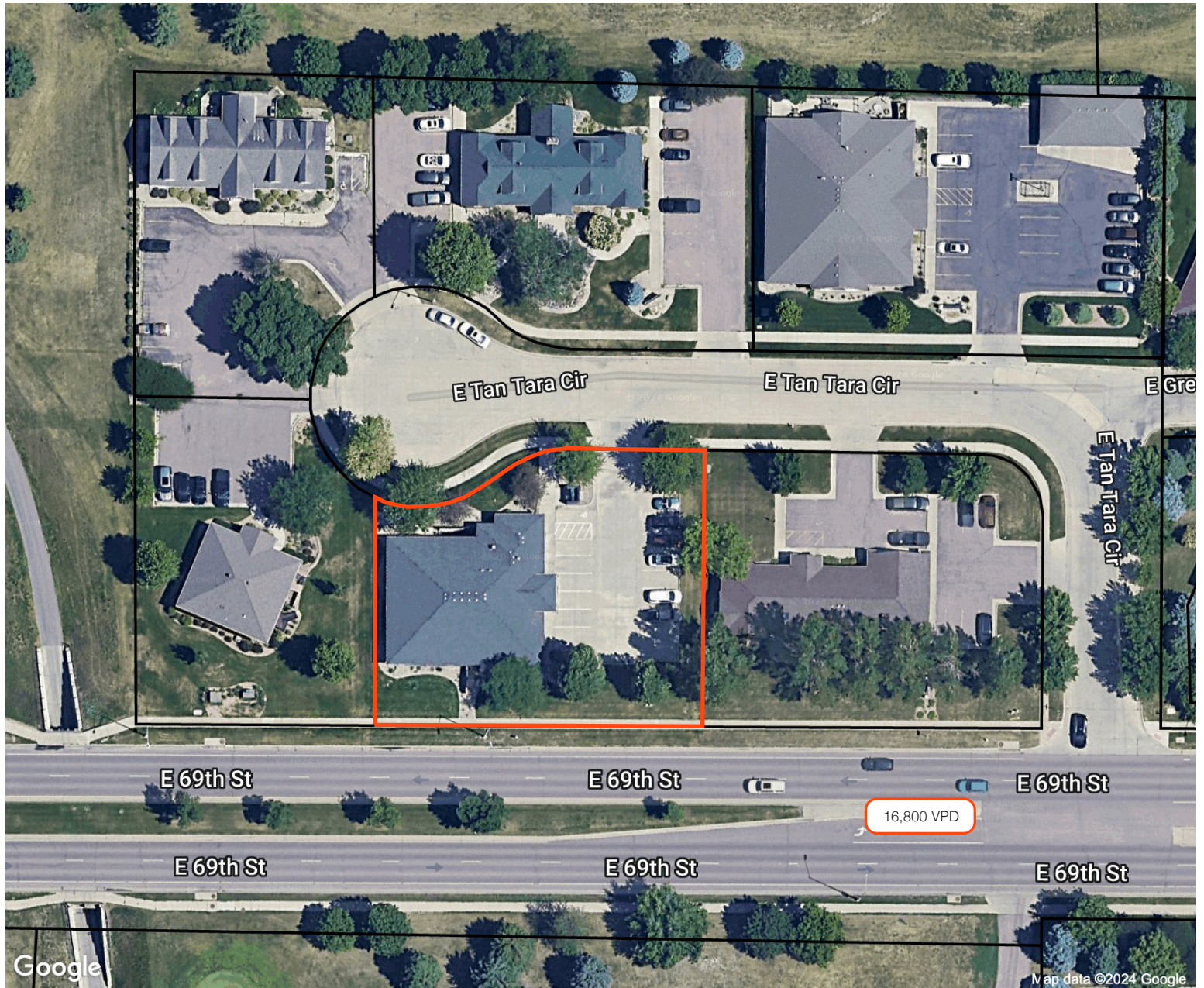
INTERIOR PHOTOS



SUITE 115

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SITE MAP



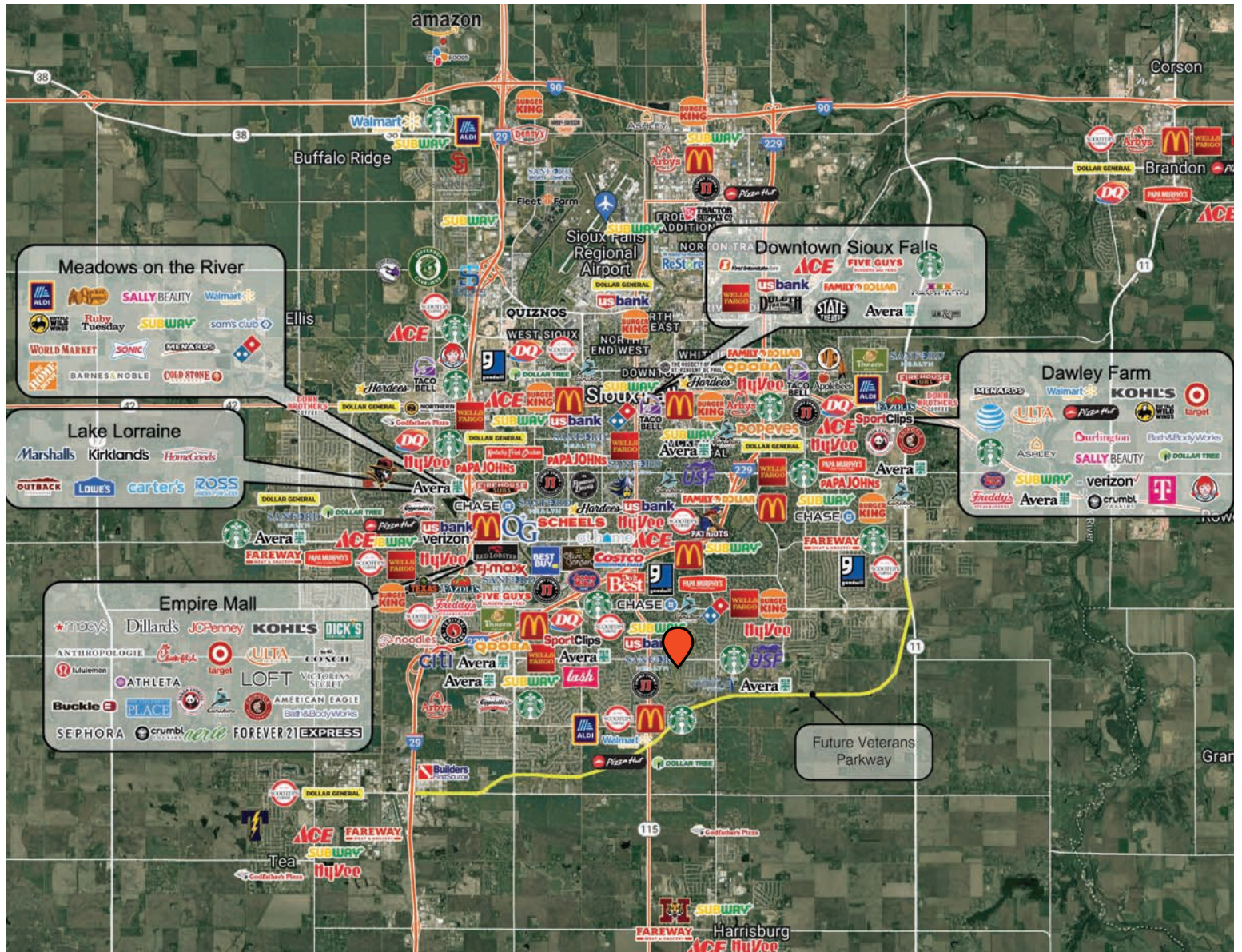
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AREA MAP



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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

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



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600