



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 Marketplace at 69th Street & Tan Tara Circle, just off Minnesota Avenue. Many professional services and eating establishments are located nearby.

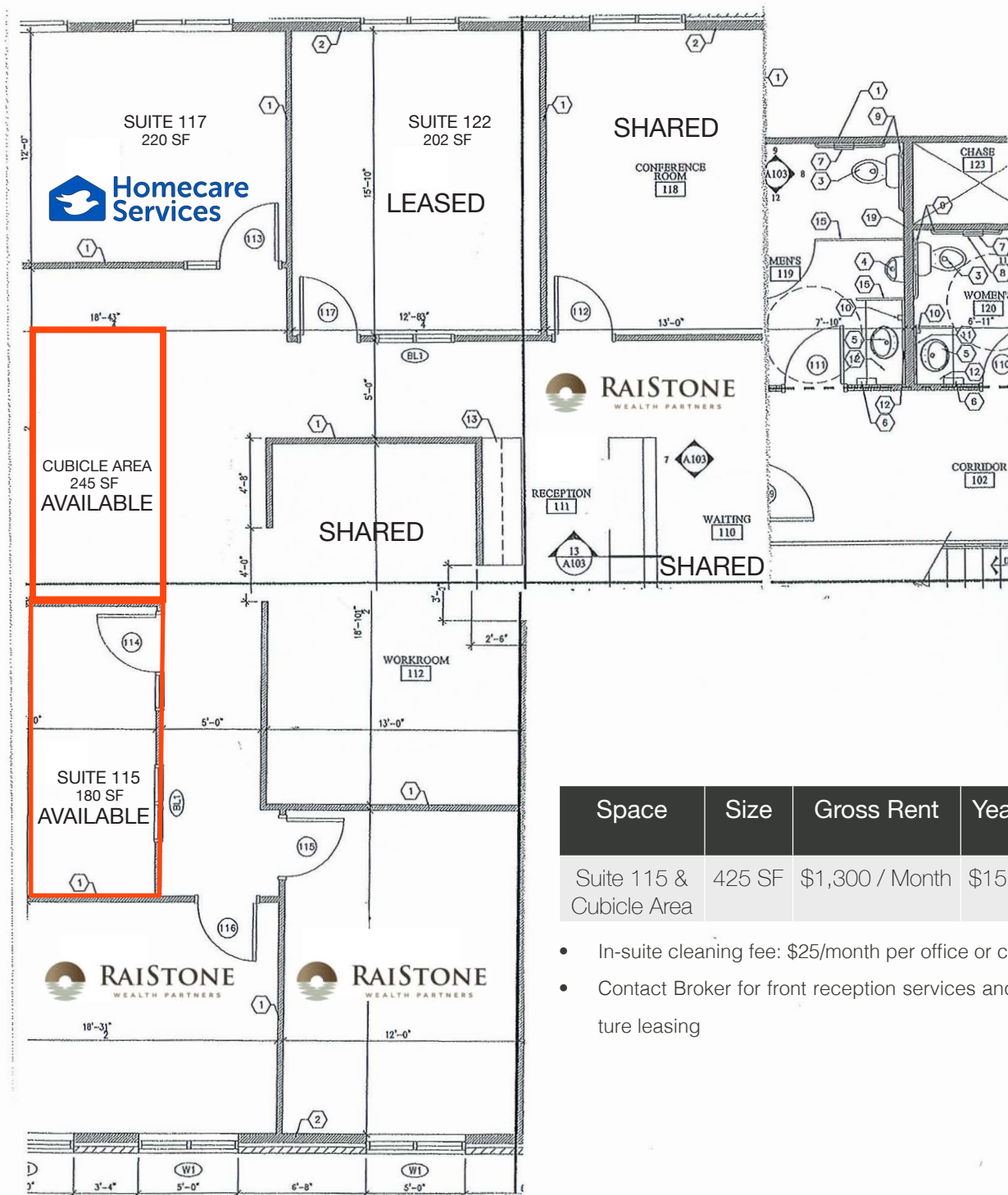
DESCRIPTION

- Main level executive suite with cubicle area
- Suites include large windows offering abundant natural lighting
- Shared waiting area, conference room and breakroom; reception 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

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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

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

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INTERIOR PHOTOS



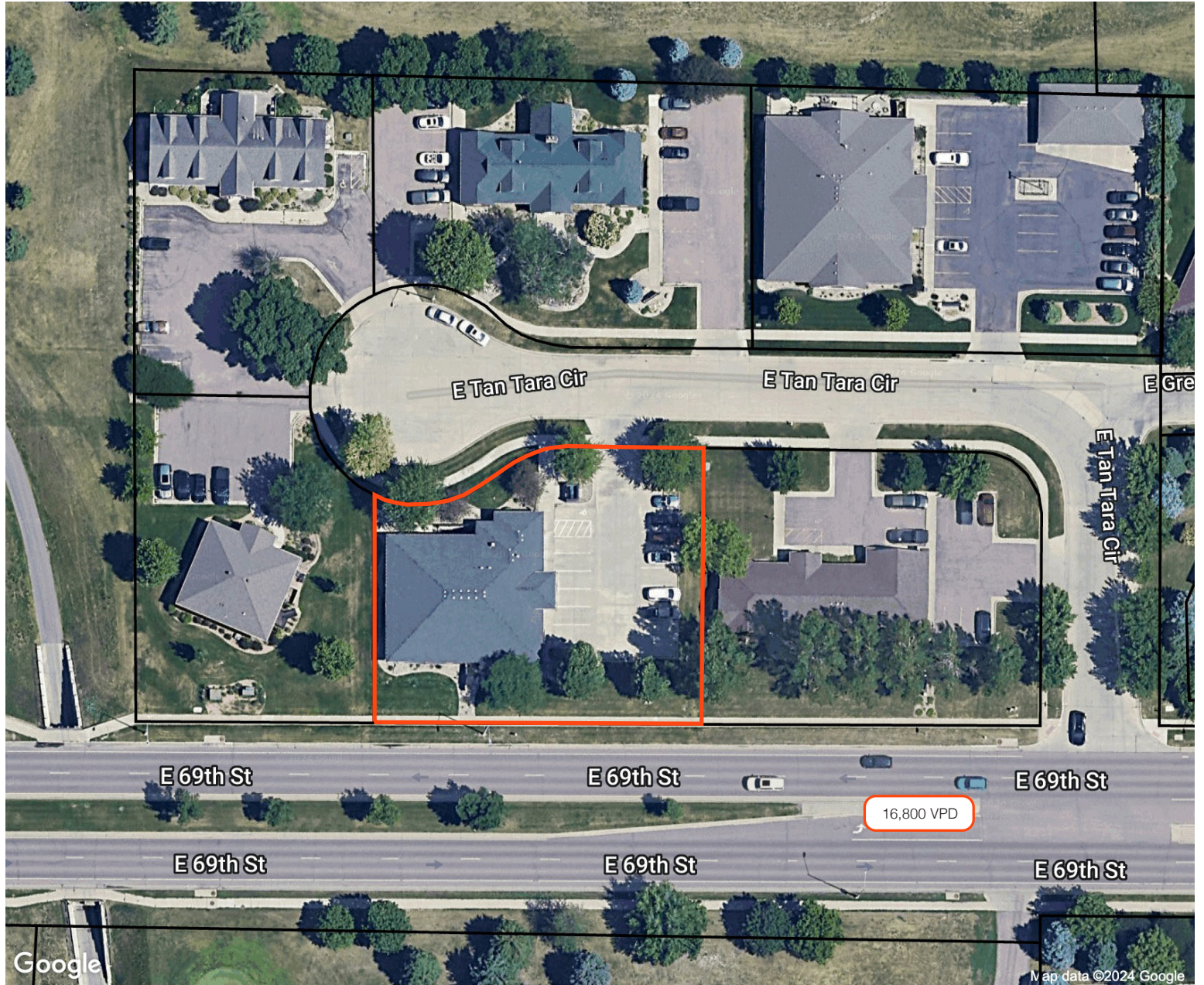
Cubicle Area



SUITE 115

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SITE MAP



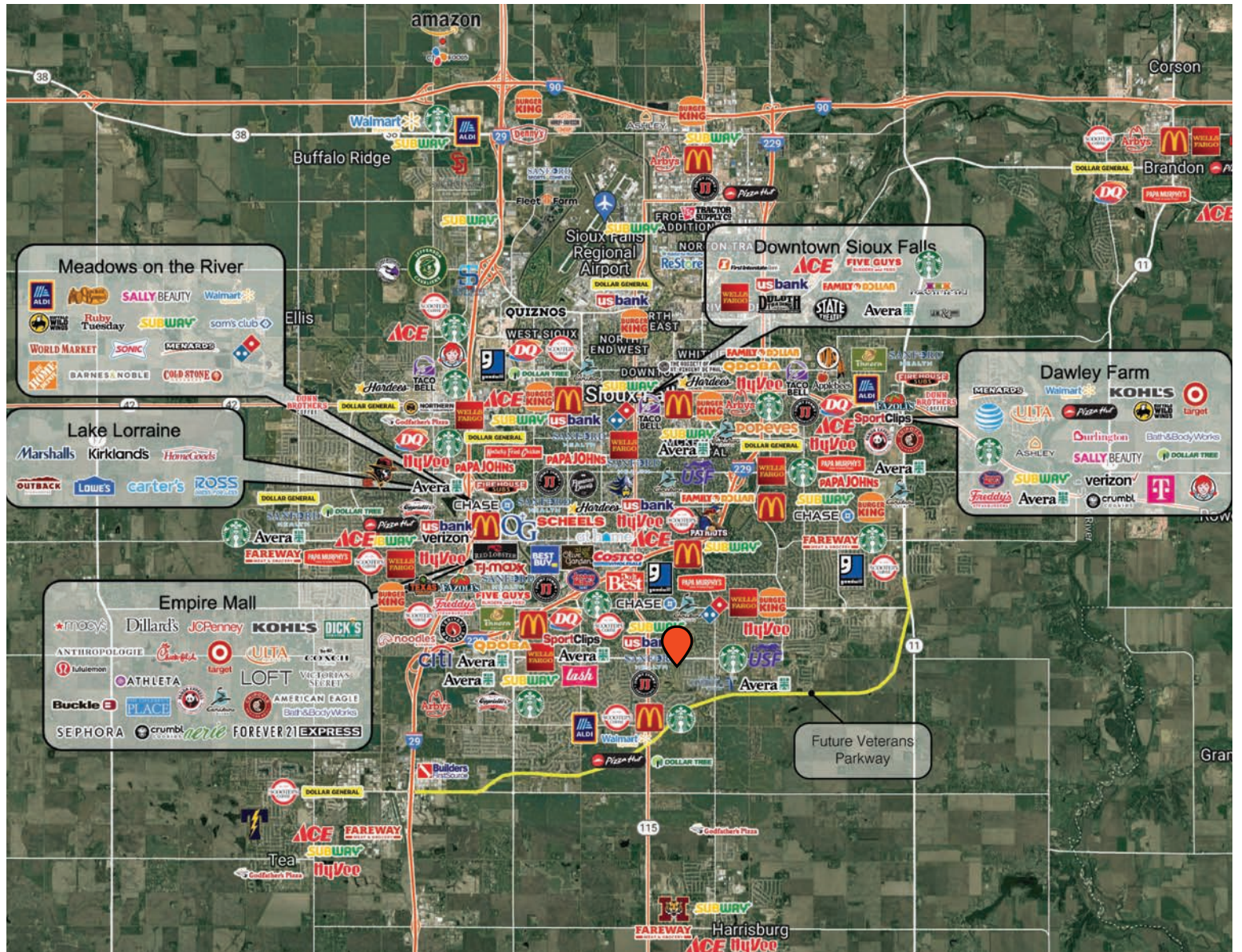
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AREA MAP



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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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



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



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 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