



TAN TARA

EXECUTIVE OFFICE SUITES FOR LEASE



609 E Tan Tara Circle,
Sioux Falls, SD 57108



180 - 465 SF +/-



\$1,000 - \$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.

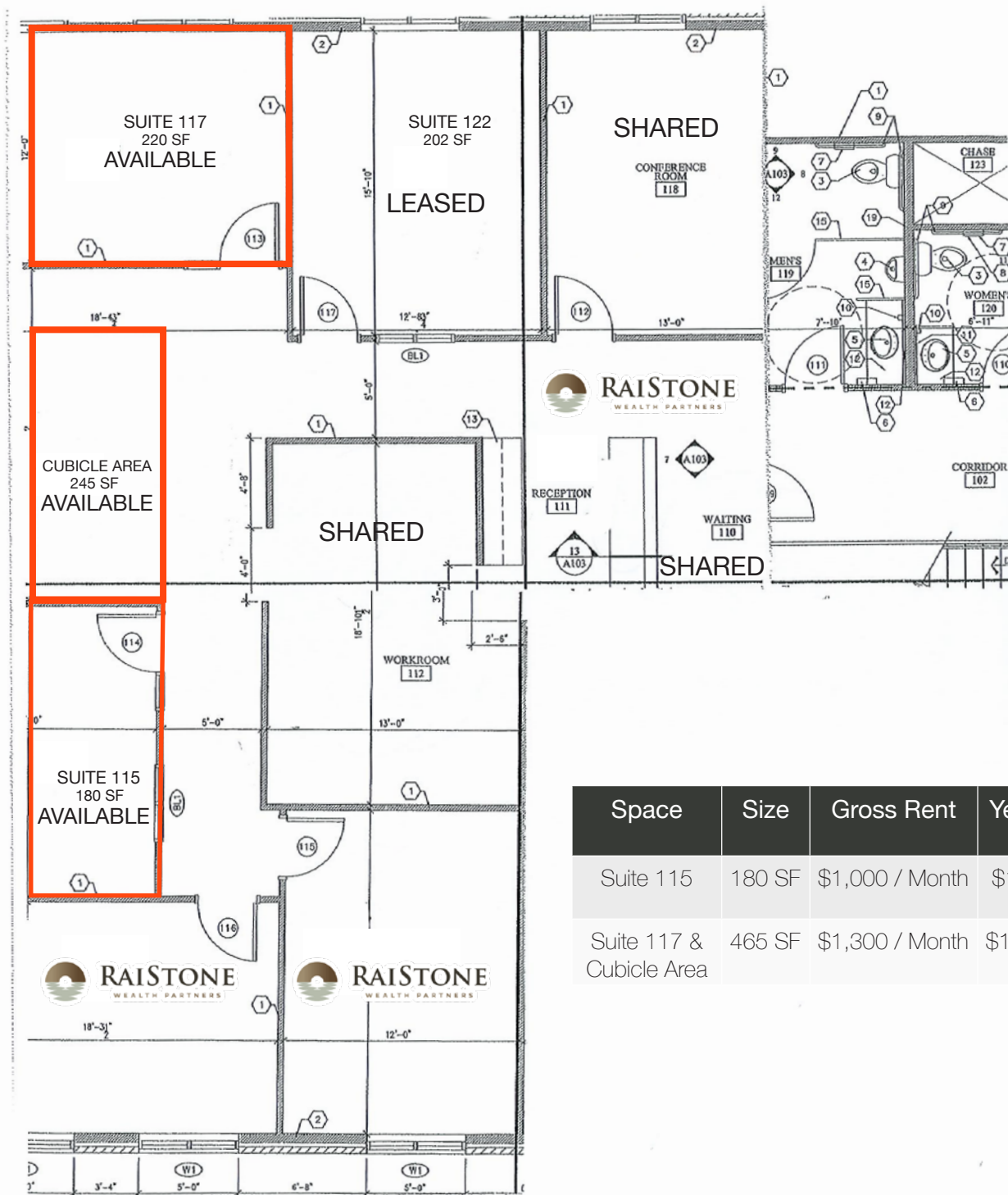
DESCRIPTION

- Main level executive suites
- Suite 117 includes 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 and Lapistone Trust; 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

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 | \$1,000 / Month | \$12,000.00 |
| Suite 117 & Cubicle Area | 465 SF | \$1,300 / Month | \$15,600.00 |

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INTERIOR PHOTOS



SUITE 117



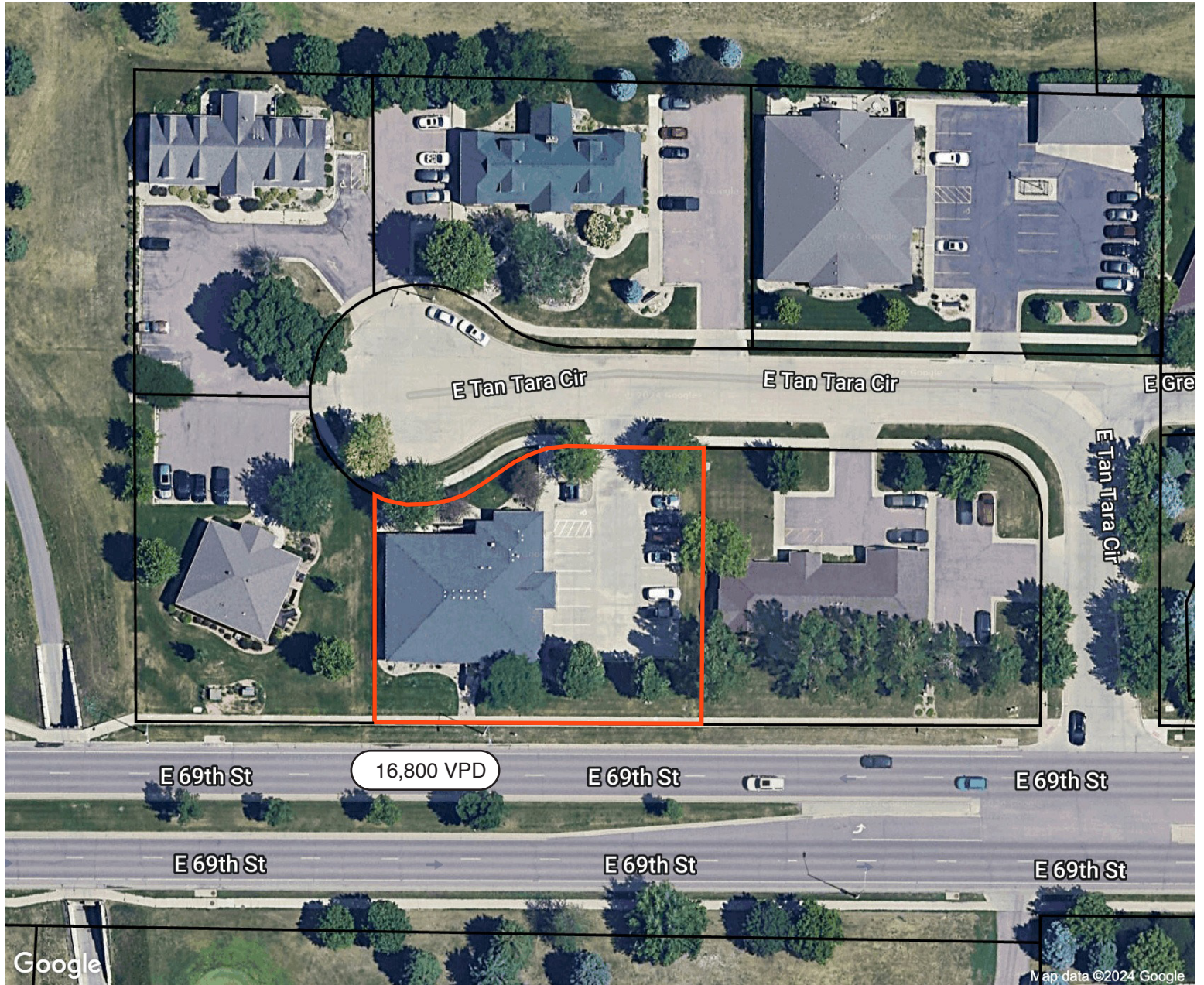
Suite 117 Cubicle Area



SUITE 115

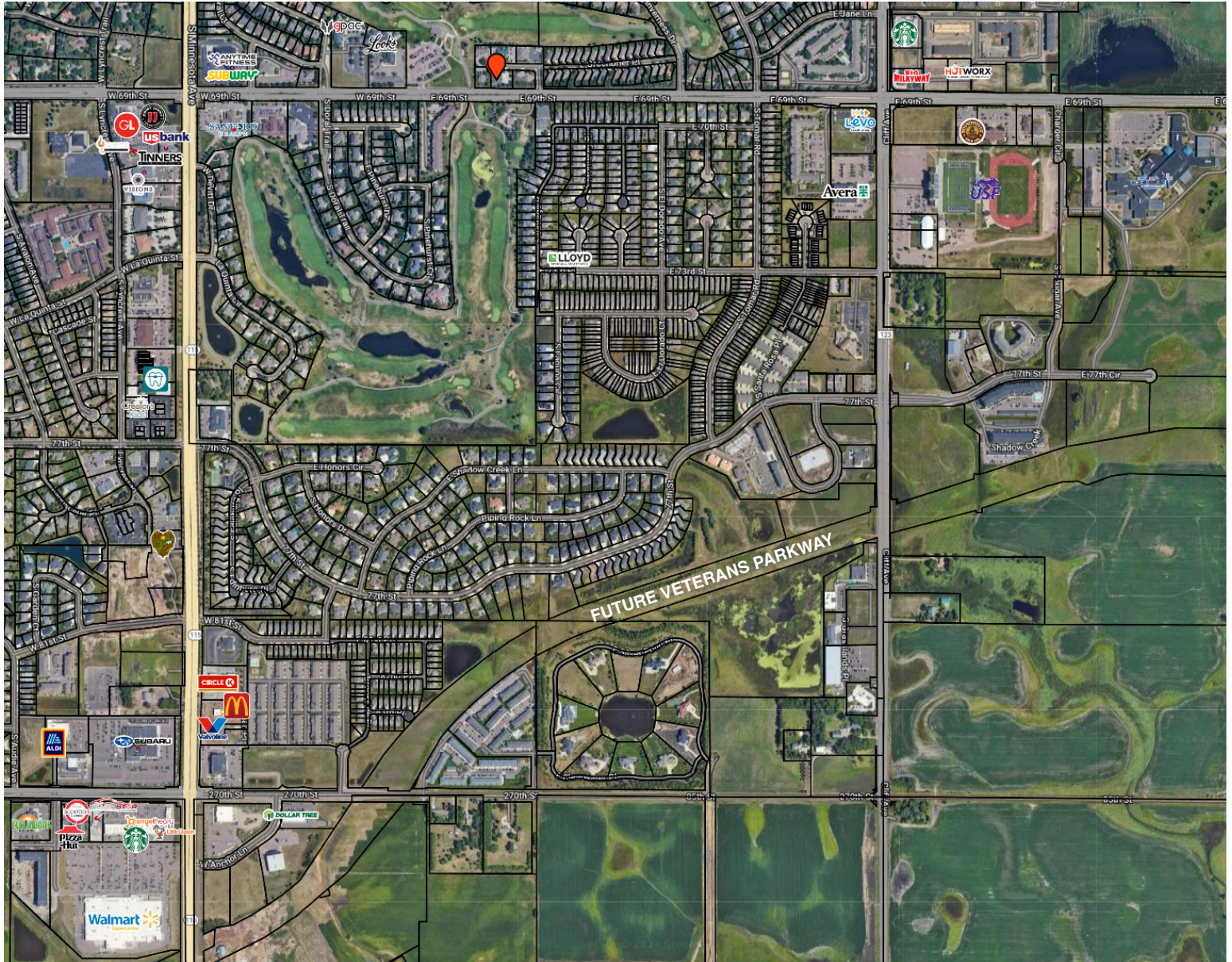
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SITE MAP



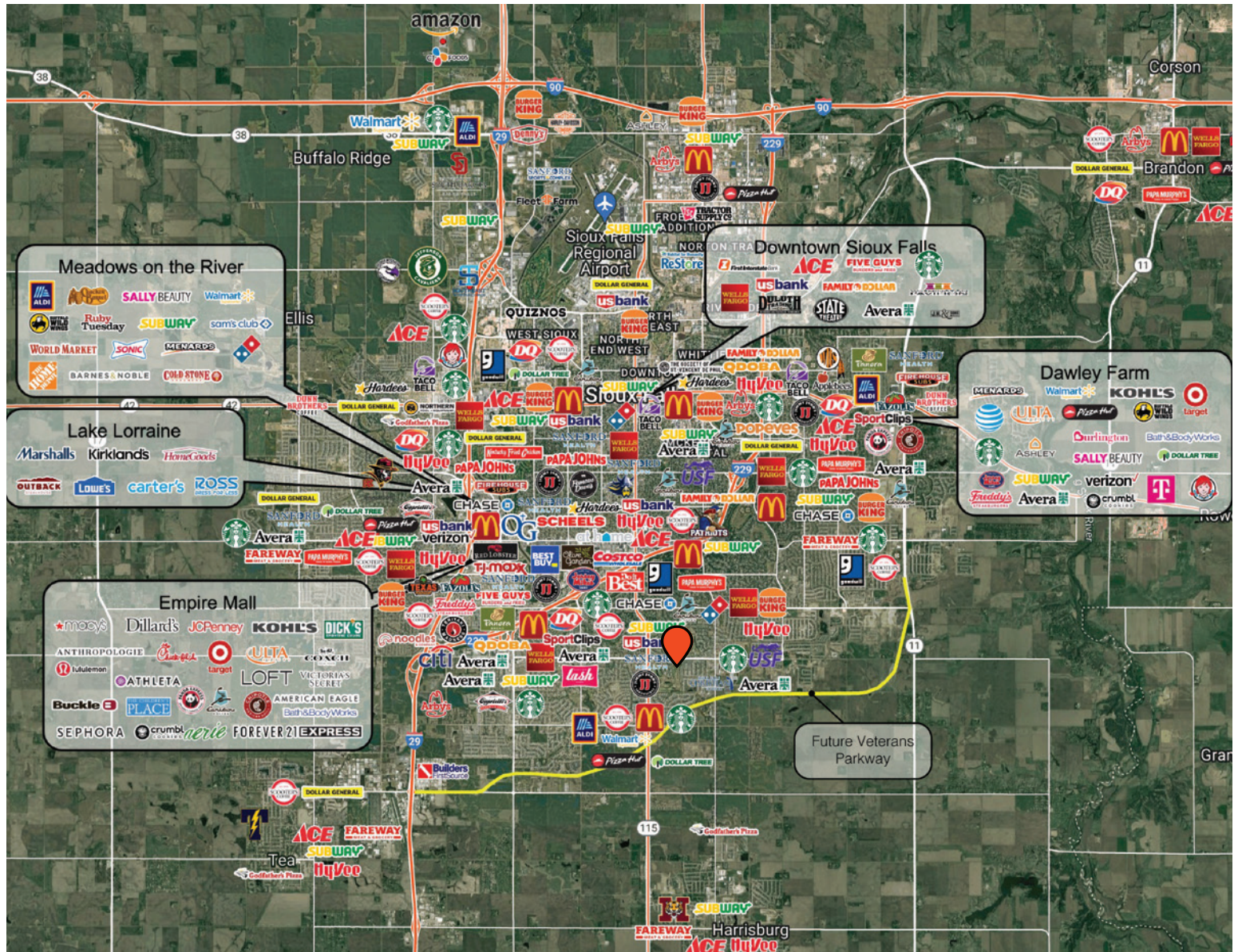
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AREA MAP



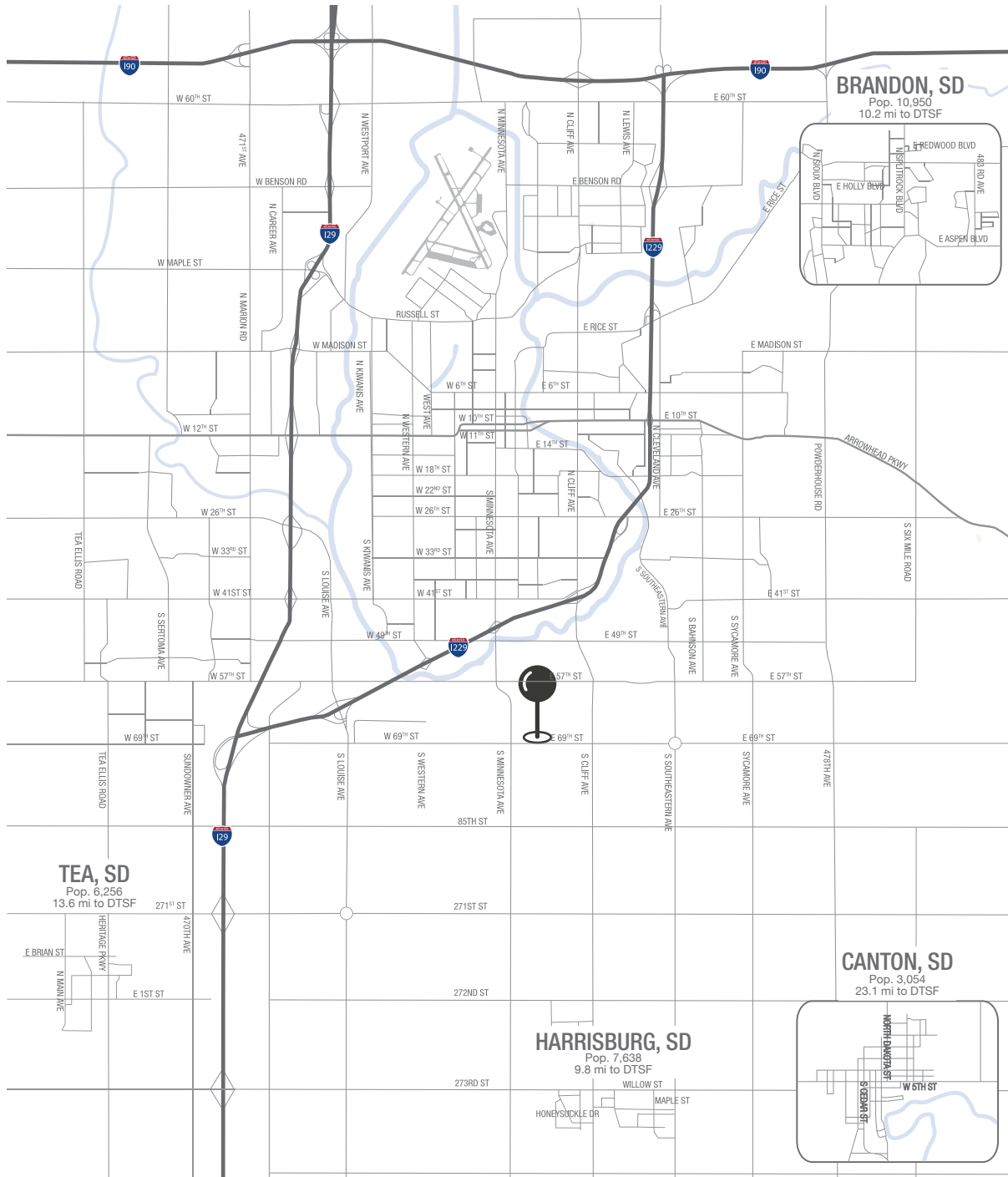
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CITY MAP



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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)

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