



OAKBROOK II

OFFICE SPACE FOR SUBLEASE



5032 S Bur Oak Place, Suite 117,
Sioux Falls, SD 57108



1,374 SF +/-



\$16.50 / SF NNN
Estimated NNN: \$9.64 / SF

LOCATION

Prime exposure located 0.5 mile off of the 57th Street/Louise Avenue intersection. Convenient location for employees and customers with easy access to I-229 and I-29, and multiple popular shopping centers, restaurants, and grocery stores nearby.

DESCRIPTION

- Floor plan includes four offices, reception/waiting area, and file/storage room
- Common area conference room and break room
- Pylon/monument signage available
- Accessible parking with 74 parking stalls on site and 2 reserved underground stalls
- Co-tenants include Waddell & Reed, Merkle Law Firm, Bankers Trust Company of South Dakota, and NSN Revenue Resources
- Nearby neighborhood tenants include Vance Thompson Vision, Verizon, Vern Eide Honda, The UPS Store, Hilton Garden Inn, Qdoba, Jersey Mike's, Panera Bread and more
- Available June 15th, 2024
- Sublease through 2/28/2026 with option to establish a primary lease

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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.
1,374 SF	\$16.50/SF NNN	\$9.64/SF	\$25.13/SF	\$35,916.36	\$2,993.03

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.42*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.37*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.85*
Total	-	\$9.64
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

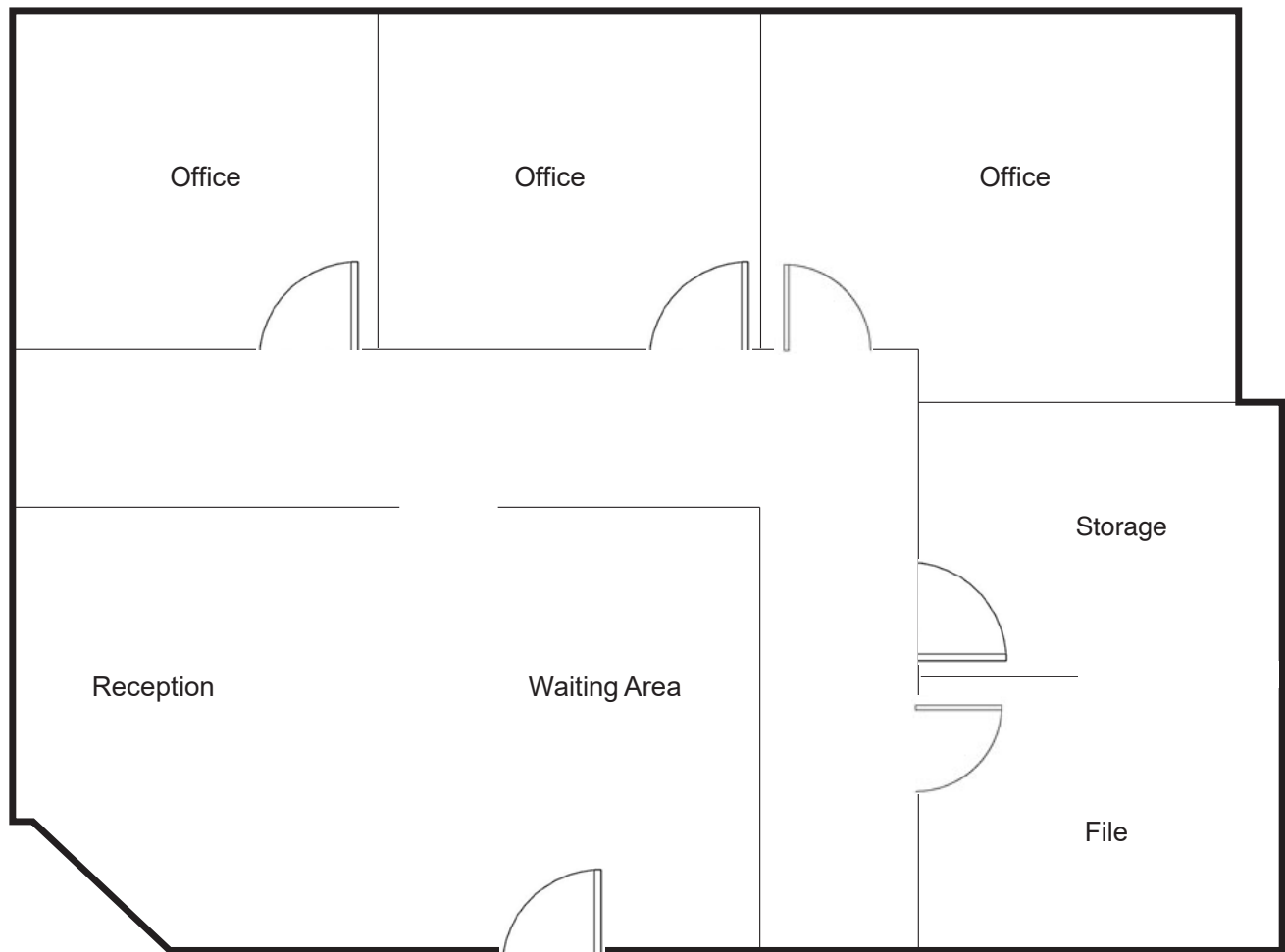
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
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



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COMMON AREAS



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EXTERIOR PHOTOS



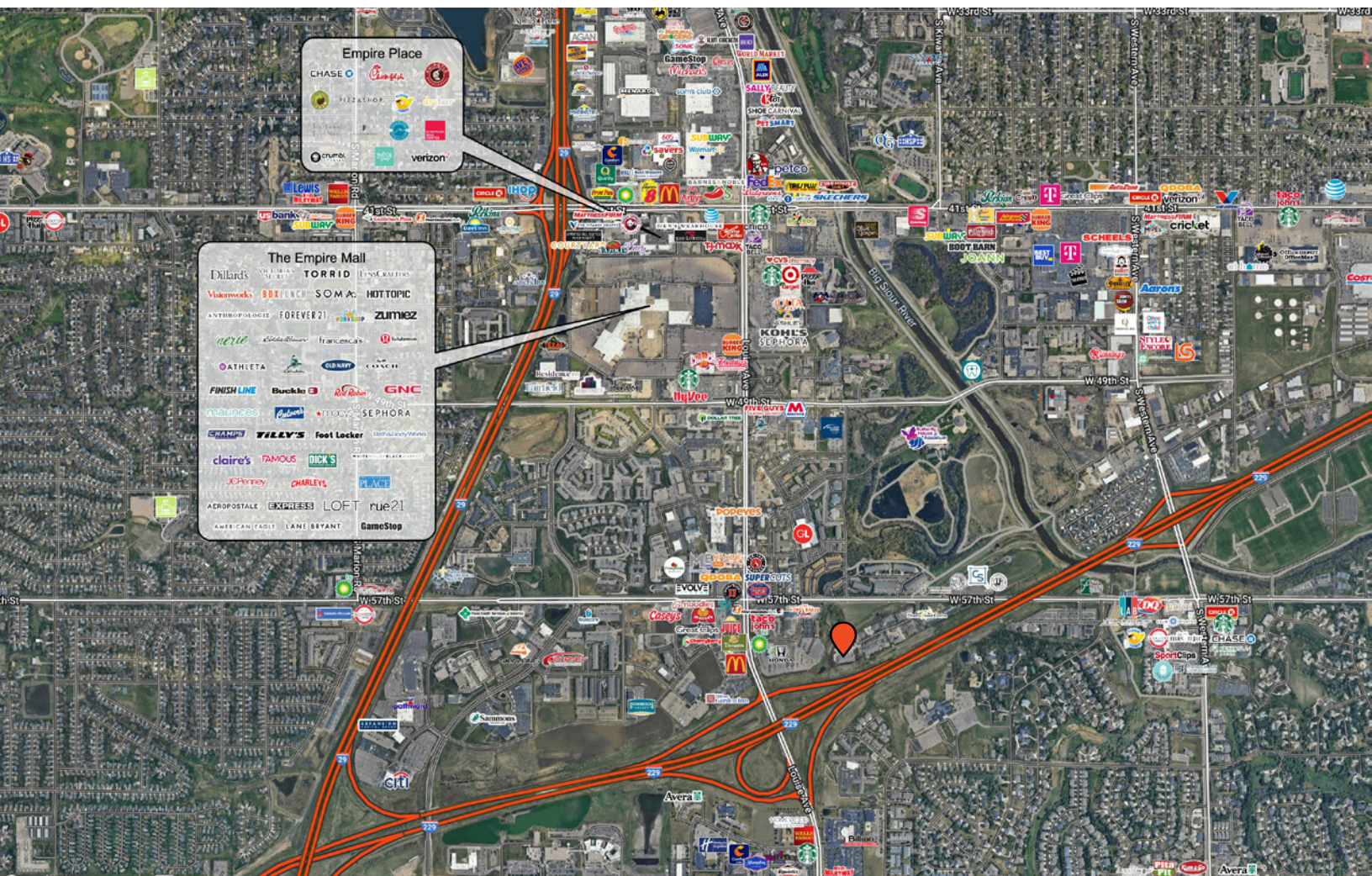
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SITE MAP



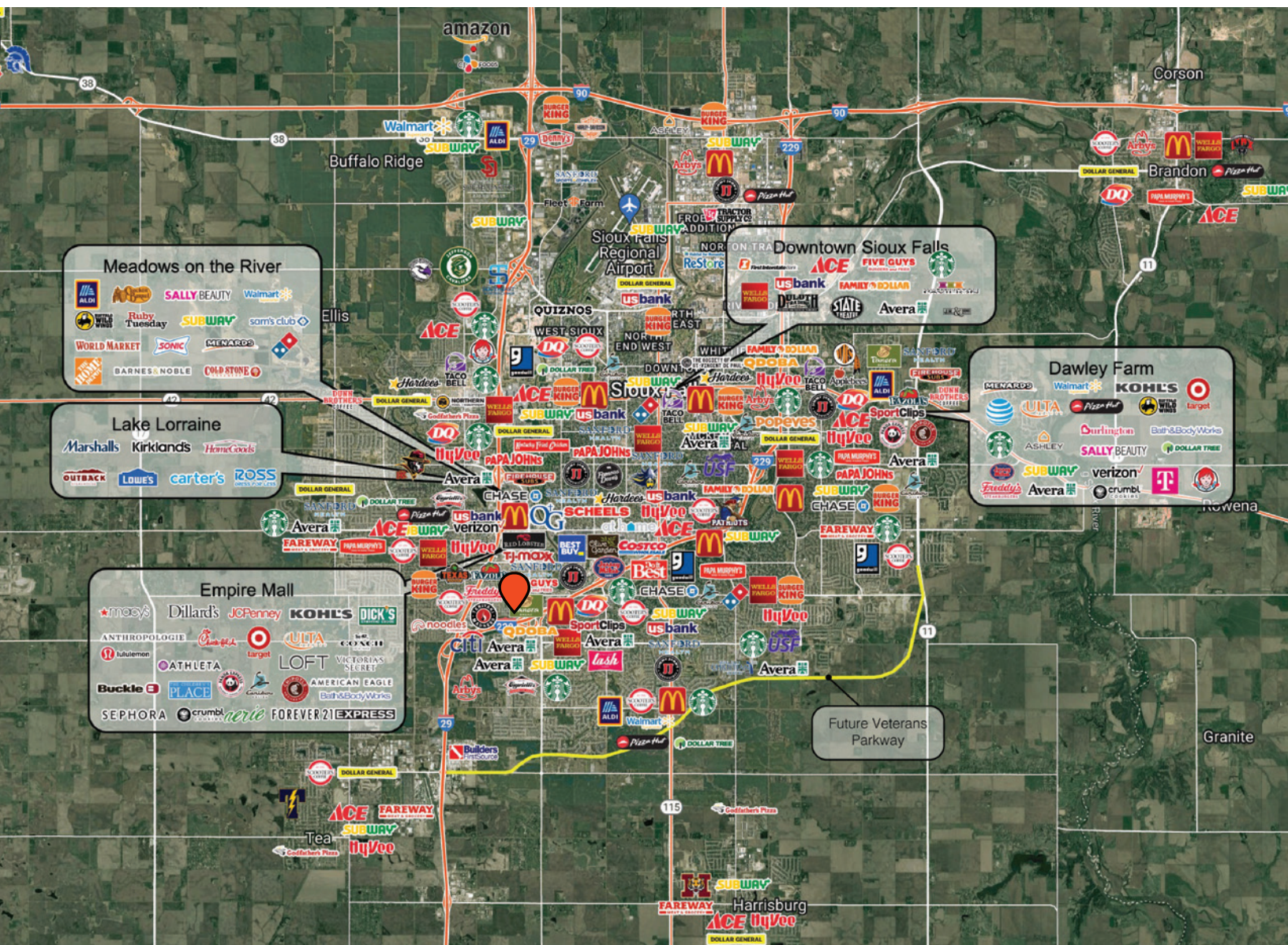
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AREA MAP



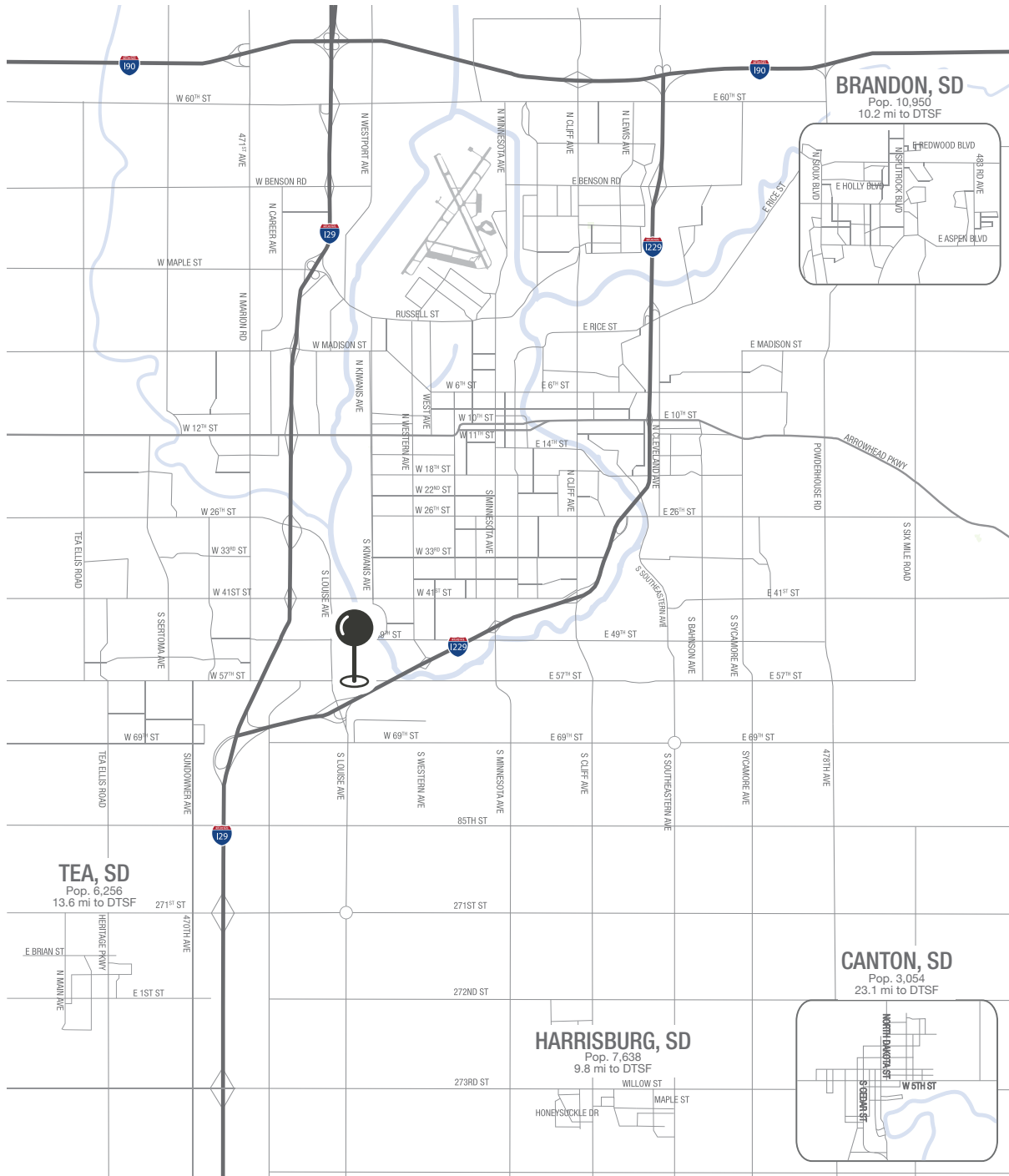
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CITY MAP



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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