

LUMBER EXCHANGE

Office Space for Lease



101 S REID ST, SUITE 300
SIOUX FALLS, SD

 **LLOYD**

BUILDING HIGHLIGHTS

The Lumber Exchange, a multi-tenant office building, is located on the East Bank in downtown Sioux Falls, South Dakota. This building is adjacent to the Hilton Garden Inn and CRAVE American Kitchen & Sushi Bar. With up to 15,820 rentable square feet available for lease, this space may be subdivided to accommodate additional sizes. This space features a large open cubicle area, two conference rooms, six private offices, a break room, and a large training room. All FF&E is included in the lease, making this a move-in ready suite. The Lumber Exchange offers potential for covered parking in an attached ramp with nearby overflow parking. Join co-tenants CNA Surety, Midco, Zedra, Ernst Capital Group, REGUS, Ballard Spahr LLP, and Cookie Jar Eatery. Contact Broker for availability and additional details.



**Common Area Gym,
Training Room,
Break Room**



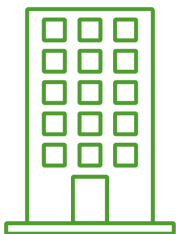
**Downtown Office
Location**



**Furnished
Suite; Move-in
Ready**



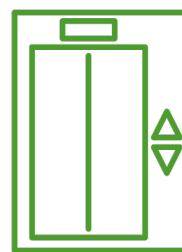
Flexible Floor Plan



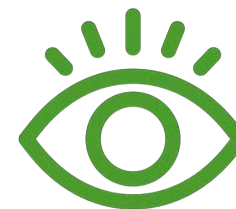
**Year Built:
2011**



**440 Parking
Spaces**



**Three Elevators
Leading to Suite**



**Class A
Finishes**

BUILDING COSTS - ENTIRE SPACE

SF (Usable)	Load Factor	SF (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
13,074	1.21	15,820	\$22.00/SF NNN	\$7.05/SF	\$29.05/SF	\$459,571.00	\$38,297.58

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.96*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.31*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.78*
Total	-	\$7.05
CAM includes the following utilities: Gas, Water & Sewer, and Trash		



UTILITY INFORMATION








Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on Tenant's space size as a pro-rata share of the entire building.
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Trash	Paid by Tenant through CAM	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	



*These numbers are based on estimates and are not guaranteed.

FLOOR PLAN



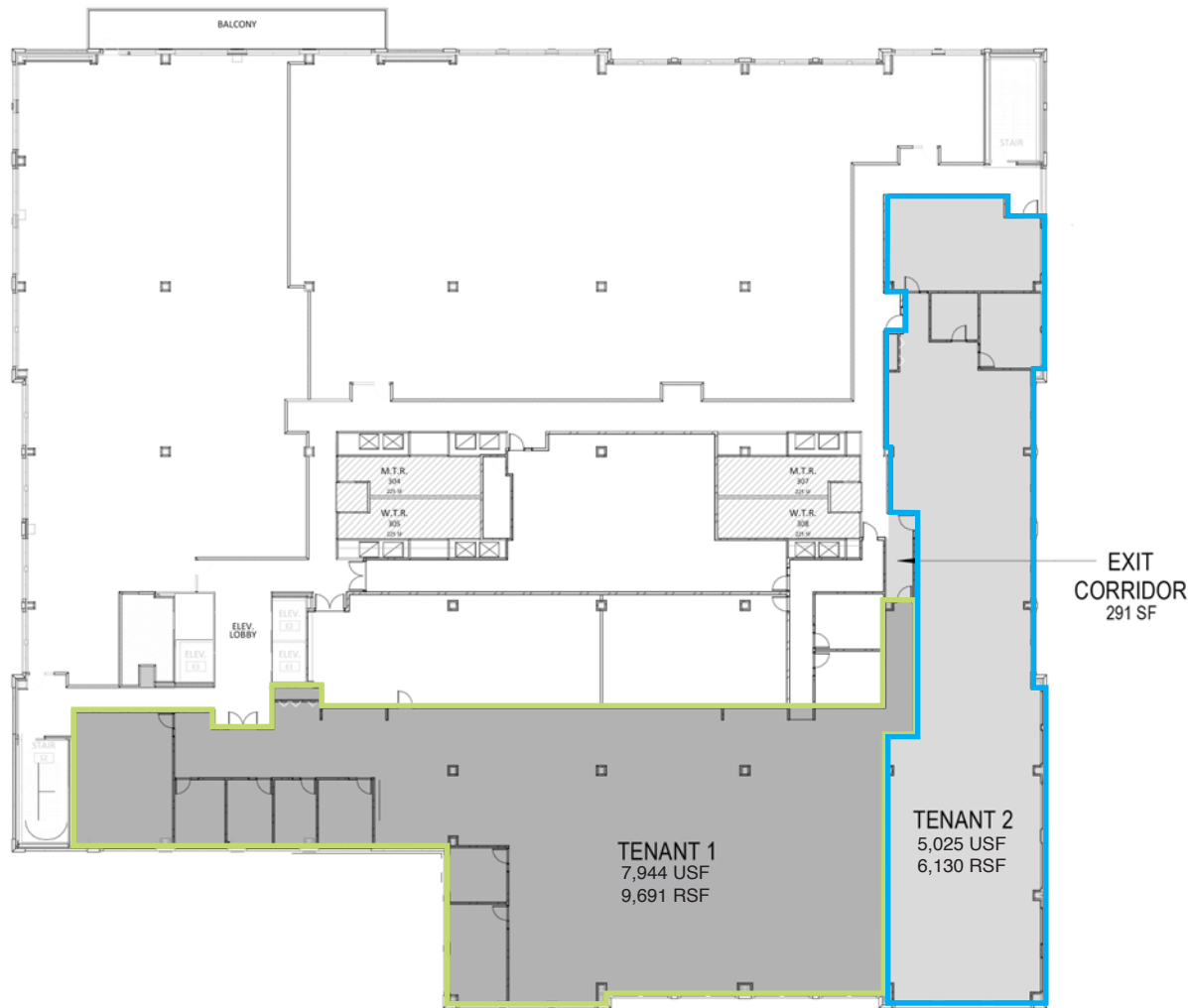
-  Conference Room (2)
-  Private Office (6)
-  Training Room (1)
-  Break/Lunch Room (1)
-  Open Work Area
Space accommodates ~103
cubicle workstations based
on current furniture layout
-  Elevators (3)
-  Restrooms

QUICK FACTS

- Available Space: 15,820 RSF +/-
- Total Building Size: 130,000 SF +/-
- Year Built: 2011
- Total Parking Spaces: 440 +/-

DEMISING CONCEPT PLAN

*Concept only; subject to change



Concept Plan 1

- USF: 7,944 +/-
- RSF: 9,691 +/-
- 5 Private Offices
- 1 Conference Room
- 1 Training Room
- Large open work area for potential cubicles

Concept Plan 2

- USF: 5,025 +/-
- RSF: 6,130 +/-
- 1 Private Office
- 1 Conference Room
- 1 Break/Lunch Room
- Large open work area for potential cubicles

Above shows a general concept plan only for how the overall building could potentially be subdivided and is subject to change. Subject to Landlord's approval and code review, there is flexibility to alter this plan to further meet a prospective tenant's size and layout needs. A final demising plan will be needed to ensure code compliance and feasibility.

DEMISING CONCEPT PLAN

*Concept only; subject to change

Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1	7,944	1.22	9,961	\$22.00/SF NNN	\$7.05/SF	\$29.05/SF	\$289,367.05	\$24,113.92
2	5,025	1.22	6,130	\$22.00/SF NNN	\$7.05/SF	\$29.05/SF	\$178,076.50	\$14,839.71

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.96*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.31*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.78*
Total	-	\$7.05
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	TBD	Mid-American Energy	TBD	TBD	TBD
Electricity	TBD	Xcel Energy	TBD	TBD	TBD
Water & Sewer	TBD	City of Sioux Falls	TBD	TBD	TBD
Trash	Paid by Tenant through CAM	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

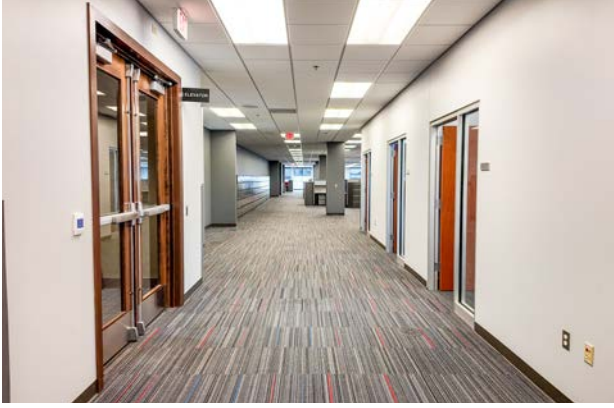
Above info is for a general concept plan only for how the overall building could potentially be subdivided and is subject to change. Subject to Landlord's approval and code review, there is flexibility to alter this plan to further meet a prospective tenant's size and layout needs. A final demising plan will be needed to ensure code compliance and feasibility.

PARKING

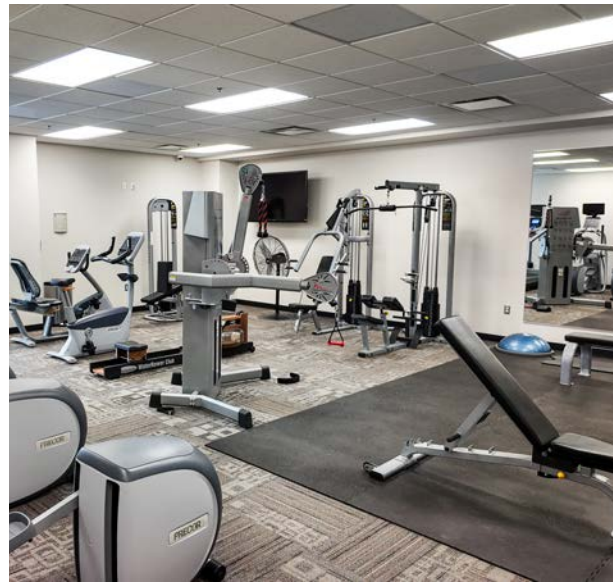
The Lumber Exchange offers potential for covered parking in an attached parking ramp with additional overflow parking nearby. Covered parking spaces are dependant on availability and lease terms. Contact Broker for additional information and parking rates.



INTERIOR PHOTOS



COMMON AREAS



EXTERIOR



OFFICE CO-TENANTS

1stFinancialBank
COMMUNITY BANKING USA

aveanna
healthcare

Ballard Spahr
LLP

CNA

ERNST
CAPITAL GROUP

MIDCO

Regus



U.S. Citizenship
and Immigration
Services

ZEDRA
DO MORE. ACHIEVE MORE.

NEIGHBORING AMENITIES & SERVICES

COUNTRY
INN & SUITES
BY RADISSON

CRAVE
FOOD & DRINK

DeVitt Designs
INTERIOR DESIGN & FURNITURE SHOWROOM

HIGHBALL

**Hilton
Garden
Inn**

JERRY'S
Barber Shop

MONKS
House Of Ale Repute

ODE
to food and drinks

ESTABLISHED 1987
PLUM'S COOKING COMPANY
SIMPLY PERFECT

QUEEN CITY
Bakery



Remedy
BREWING CO



Sanaa's
Gourmet Mediterranean

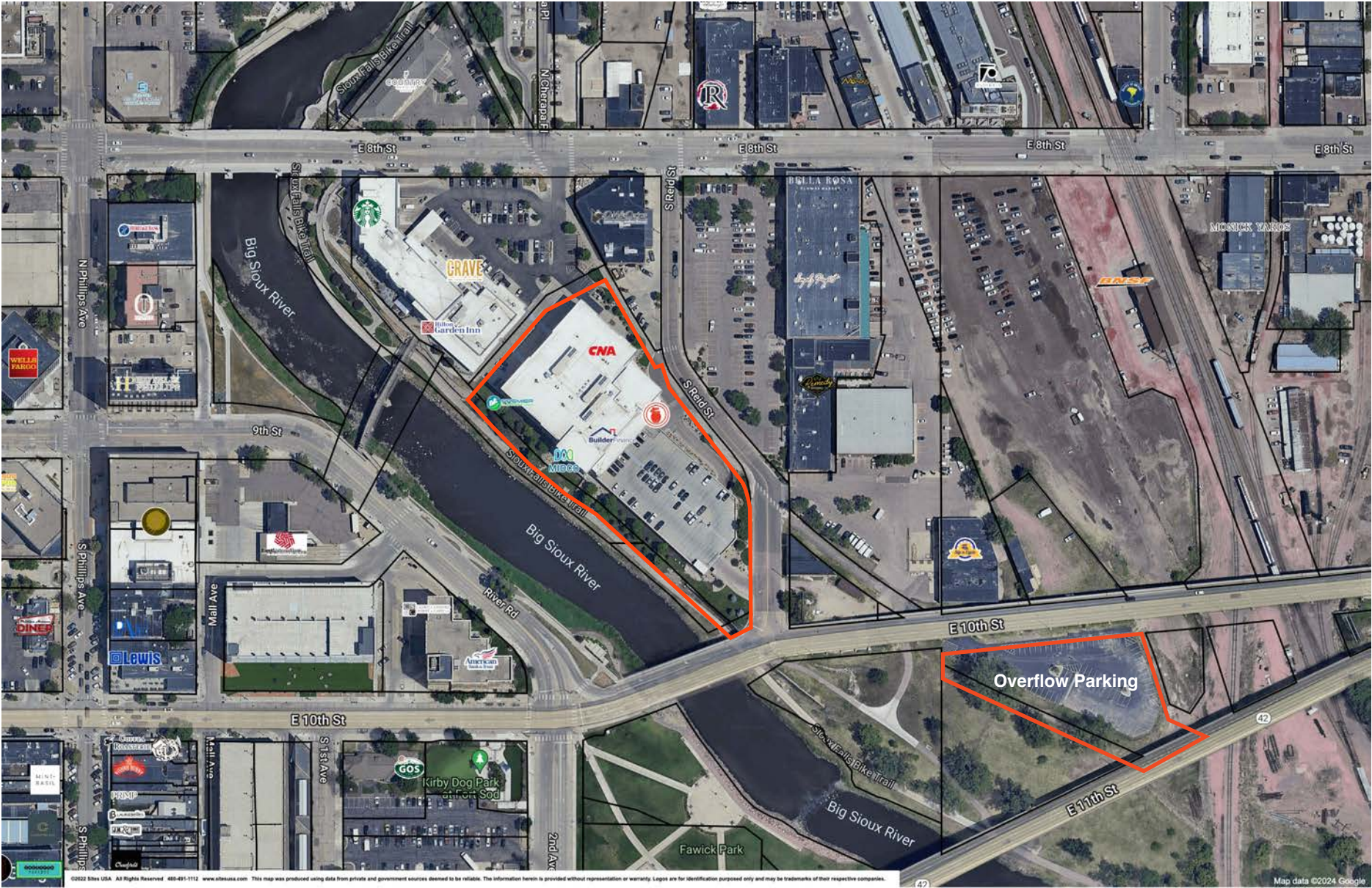
Simply Perfect

SIRCO.

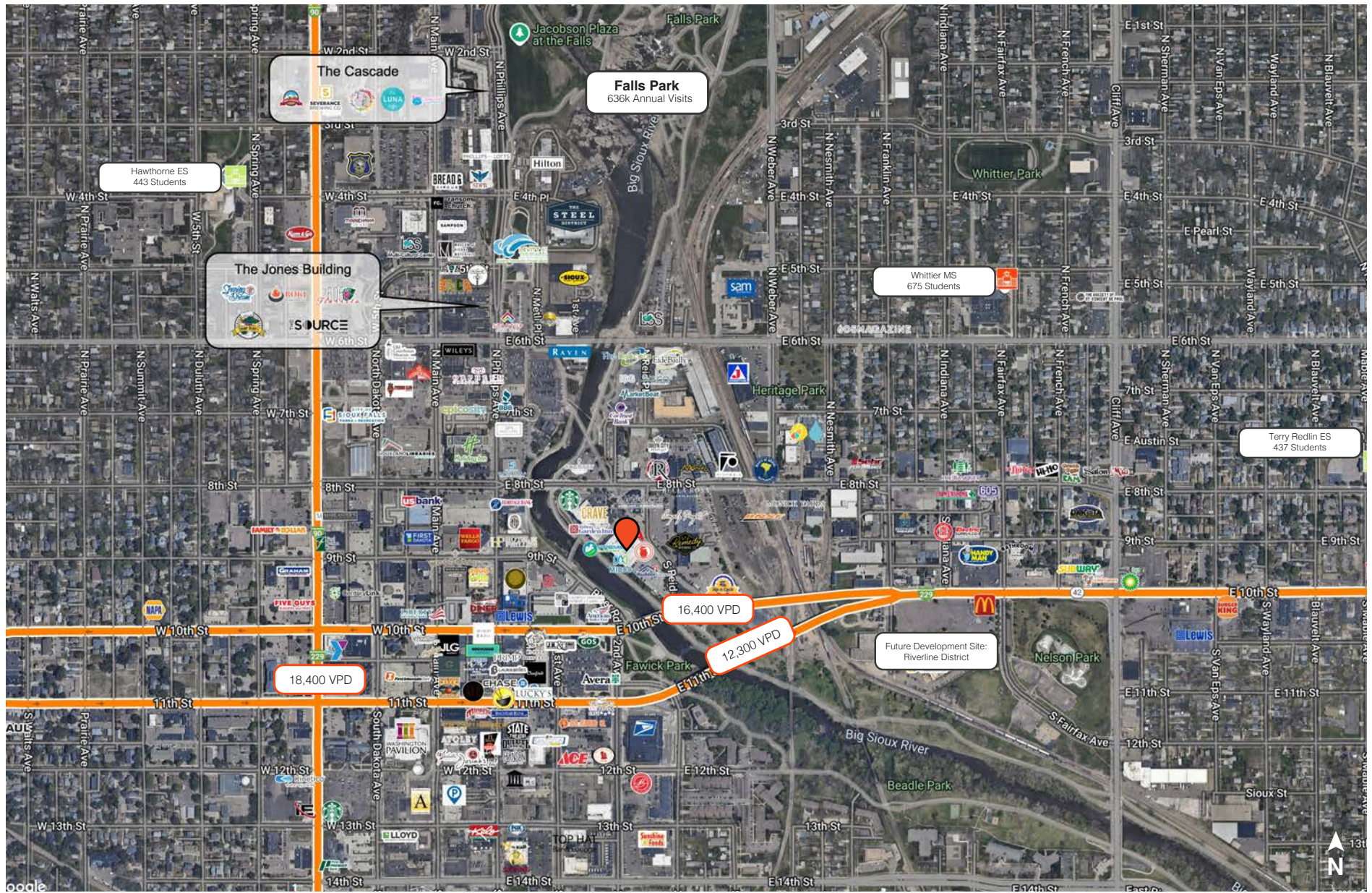


LLOYD

SITE MAP



DOWNTOWN MAP



The map displays the following callout boxes with their respective business listings:

- Meadows on the River:** SALLY BEAUTY, Walmart, Ruby Tuesday, SUBWAY, Sam's Club, World Market, SONIC, KENKAIDS, Barnes & Noble, Old State.
- Lake Lorraine:** Marshall's, Kirklands, HomeGoods, Outback, Lowe's, Carter's, Ross.
- Empire Mall Area:** Anthropologie, Dillard's, Ulta, Target, Ty-max, nerie, ATHLETA, crumbl, EXPRESS, Starbucks, Verizon, Sephora, Buckle, Forever 21, Dick's, Kohl's, JCPenney, LOFT, TORRID, American Eagle, H&M.
- Downtown Sioux Falls:** ACE, Five Guys, US Bank, Jimmy's Dollar, Avera, State, Avera.
- Dawley Farm:** Kohl's, Target, Starbucks, Sally Beauty, Dollar Tree, Verizon, T-Mobile, Avera.

Other labeled locations on the map include: Renner, Andys Acres, Meadow View Addition, Corson, Brandon, Avera, Ace, Pizza Hut, Buffalo Ridge, Amazon, Walmart, Sanford Regional Airport, Quiznos, West Sioux, North End West, Chase, Avera, Silver Creek, Boekhoff Subdivision, Anderson Subdivision, Shindler, Future Veterans Parkway, Harrisburg, Ace, FAREWAY, and Granite.

SIOUX FALLS DEMOGRAPHICS

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

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



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

FOR LEASE LUMBER EXCHANGE OFFICE SPACE

101 S. REID STREET



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

150 E 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.323.2820

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