

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 connected 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. The Lumber Exchange offers potential for covered parking in an attached ramp with nearby overflow parking. Join co-tenants CNA Surety, Midco, Builder Finance, Zedra, Ernst Capital Group, REGUS, Ballard Spahr LLP, Reside Property Management, and Cookie Jar Eatery. Contact Broker for availability and additional details.



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



**Downtown Office
Location**



**440 Parking
Spaces**



Flexible Floor Plan



**Year Built:
2011**



**Outdoor
Patio**



**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	\$6.83/SF	\$28.83/SF	\$456,090.60	\$38,007.55

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.80*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.29*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.74*
Total	-	\$6.83

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



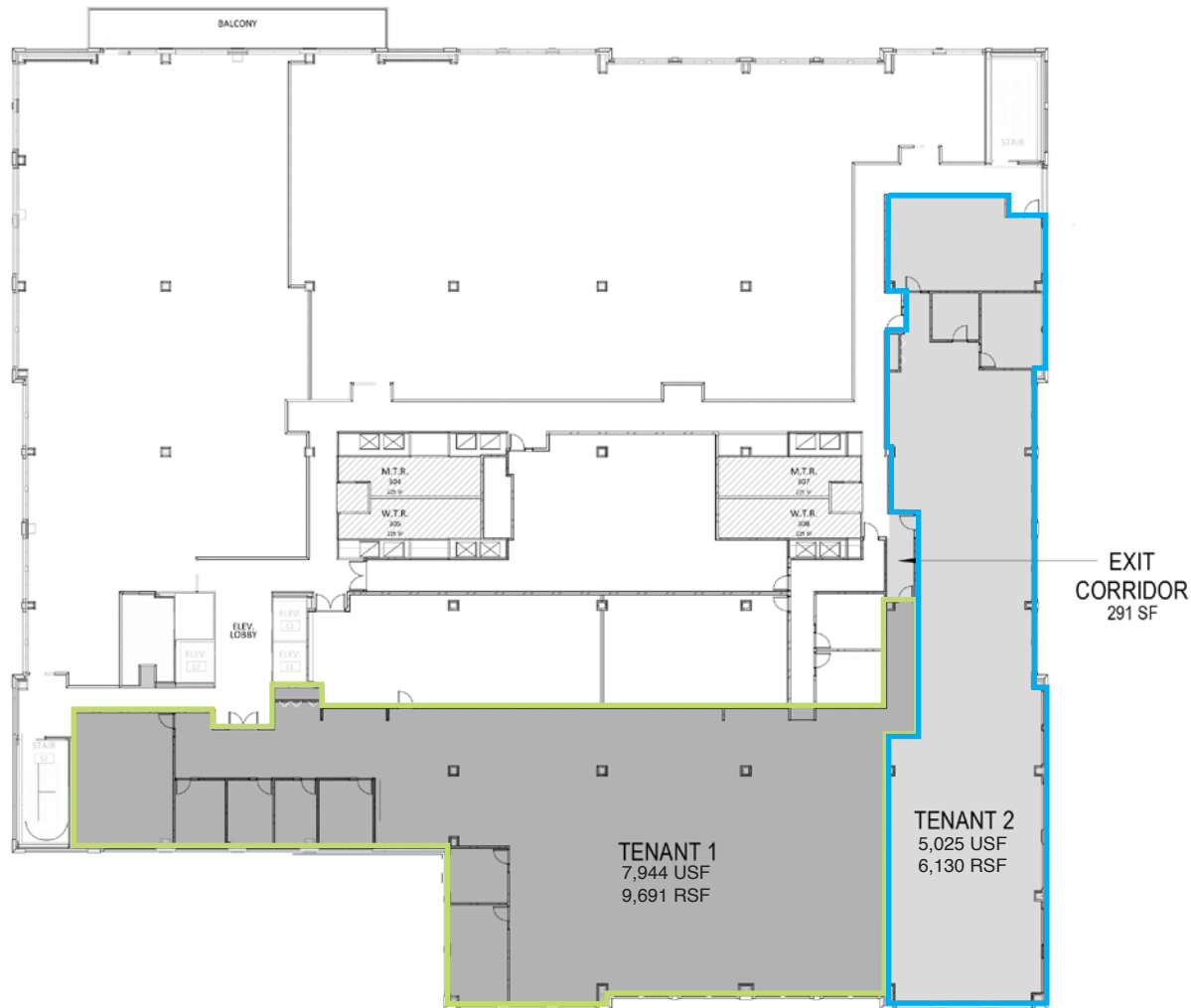
-  Conference Room (2)
-  Private Office (6)
-  Training Room (1)
-  Break/Lunch Room (1)
-  Open Work Area
Space accommodates ~103 cubicle workstations based on current furniture layout
-  Elevators (3)
-  Restrooms

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	\$6.83/SF	\$28.83/SF	\$287,175.63	\$23,931.30
2	5,025	1.22	6,130	\$22.00/SF NNN	\$6.83/SF	\$28.83/SF	\$176,727.90	\$14,727.33

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.80*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.29*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.74*
Total	-	\$6.83
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	

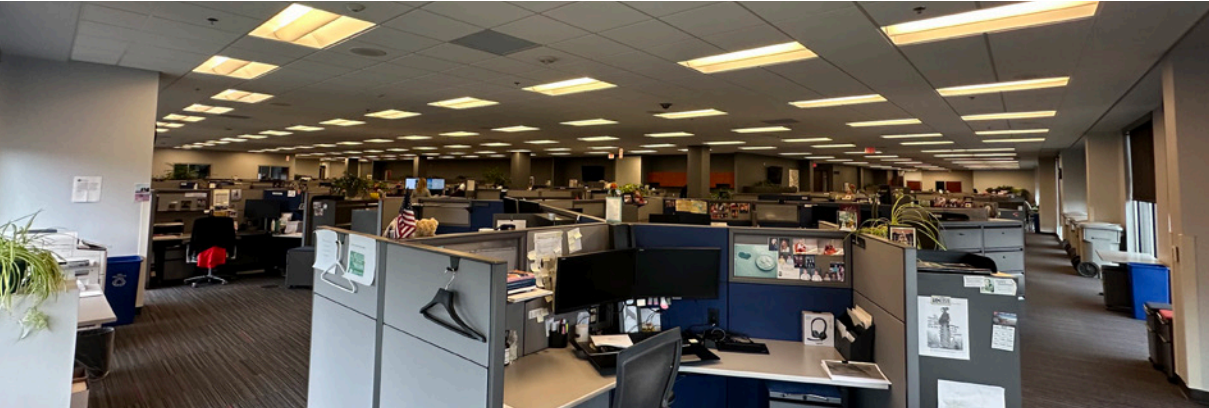
Above info is for a general concept plan only for how the overall building could potentially be subdivided and is subject to change. Subject to Landlord's approval and code review, there is flexibility to alter this plan to further meet a prospective tenant's size and layout needs. A final demising plan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



COMMON AREAS



EXTERIOR



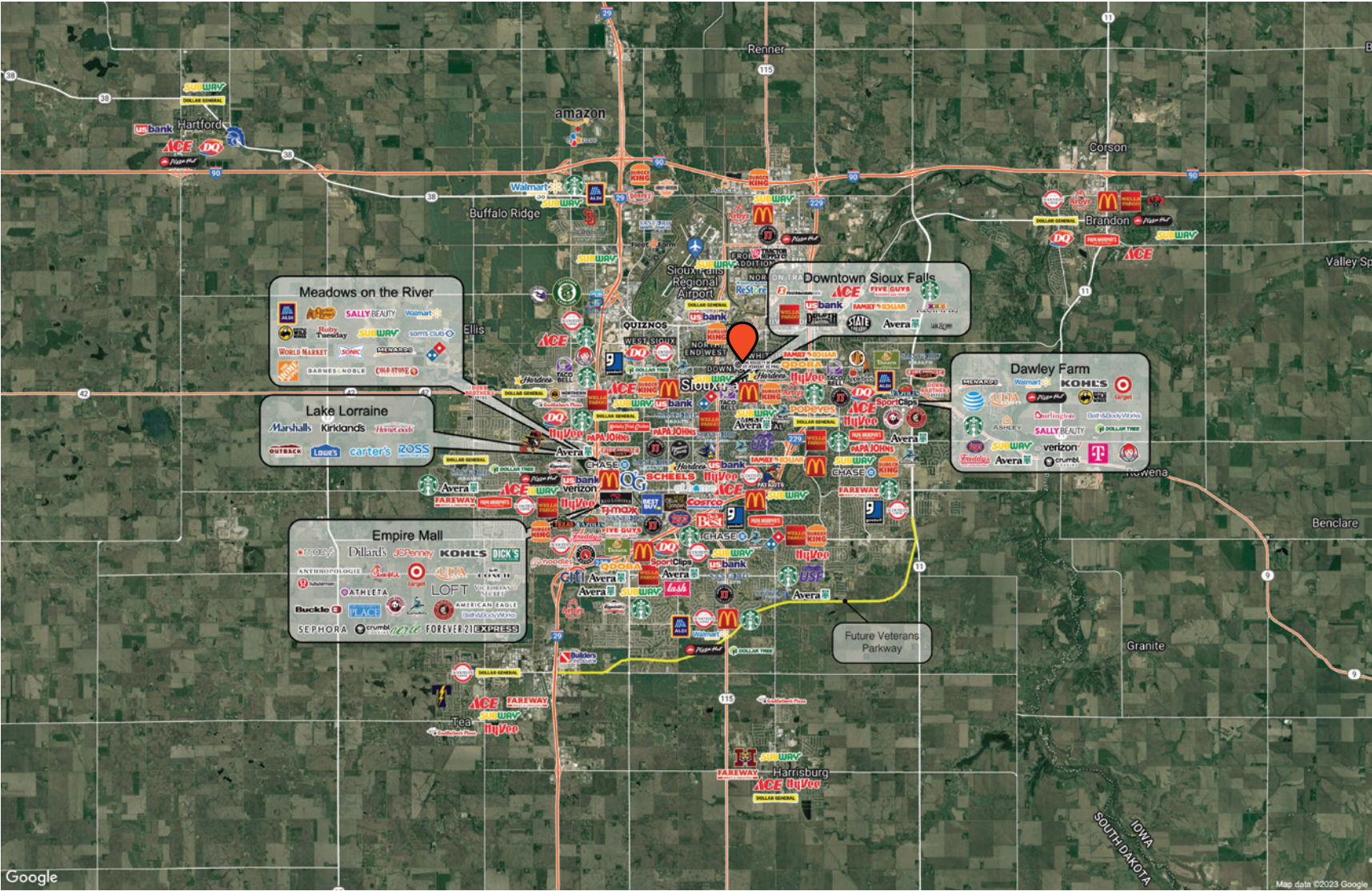
SITE MAP



DOWNTOWN MAP



SIOUX FALLS MAP



SHIUX 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.

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
2023	206,333	304,555
2028	219,756	312,586

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

FOR LEASE LUMBER EXCHANGE OFFICE SPACE

101 S. REID STREET



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

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