



GOLDEN RULE

SECOND FLOOR OFFICE SPACE FOR LEASE



3905 S Western Ave,
Suite 200 & 201,
Sioux Falls, SD 57105



Suite 200: 911 USF +/-
922 RSF +/-
Suite 201: 1,743 USF +/-
1,754 RSF +/-
Combined: 2,654 USF +/-
2,676 RSF +/-



\$9.00 / SF Gross + Utilities
TIA: negotiable

LOCATION

Located near the intersection of W 49th Street and S Western Avenue, these suites provide convenient access to both I-229 and 41st Street, being just 0.5 mile from each. Centrally located in Sioux Falls, the subject site is a short drive from popular destinations such as The Empire Mall, Empire East, and Downtown, making it an excellent choice for businesses seeking a well-connected location.

DESCRIPTION

- SUITE 200: Floor plan includes two (2) private offices, a storeroom, and in-suite restroom
- SUITE 201: Floor plan includes four (4) offices with windows, conference room or large office, reception area, open area for cubicles, and in-suite restroom
- Versatile space; great for a variety of uses, spaces can be combined
- Available now
- Building does NOT have an elevator to access the 2nd floor
- Highly visible location with 25,600 VPD along Western Ave
- Adequate surface parking available on site
- Building signage facing Western Ave; building directory and suite door signage opportunities
- Subject site is positioned half a mile from Western Mall, which is anchored by Scheels, Best Buy, and HuHot, and has attracted 4.6 million visits to the area in the past 12 months
- Lot Size: 41,154 SF | Zoned: C-3 Commercial

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BUILDING COSTS

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

Space	SF (Usable)	SF (Rentable)	Base Rent	Yearly Total Est.	Monthly Total Est.	TIA
Suite 200	911	922	\$9.00/SF Gross + Utilities	\$8,298.00 + Utilities	\$691.50 + Utilities	Negotiable
Suite 201	1,743	1,754	\$9.00/SF Gross + Utilities	\$15,786.00 + Utilities	\$1,315.50 + Utilities	Negotiable
Combined	2,654	2,676	\$9.00/SF Gross + Utilities	\$24,084.00 + Utilities	\$2,007.00 + Utilities	Negotiable

UTILITY INFORMATION

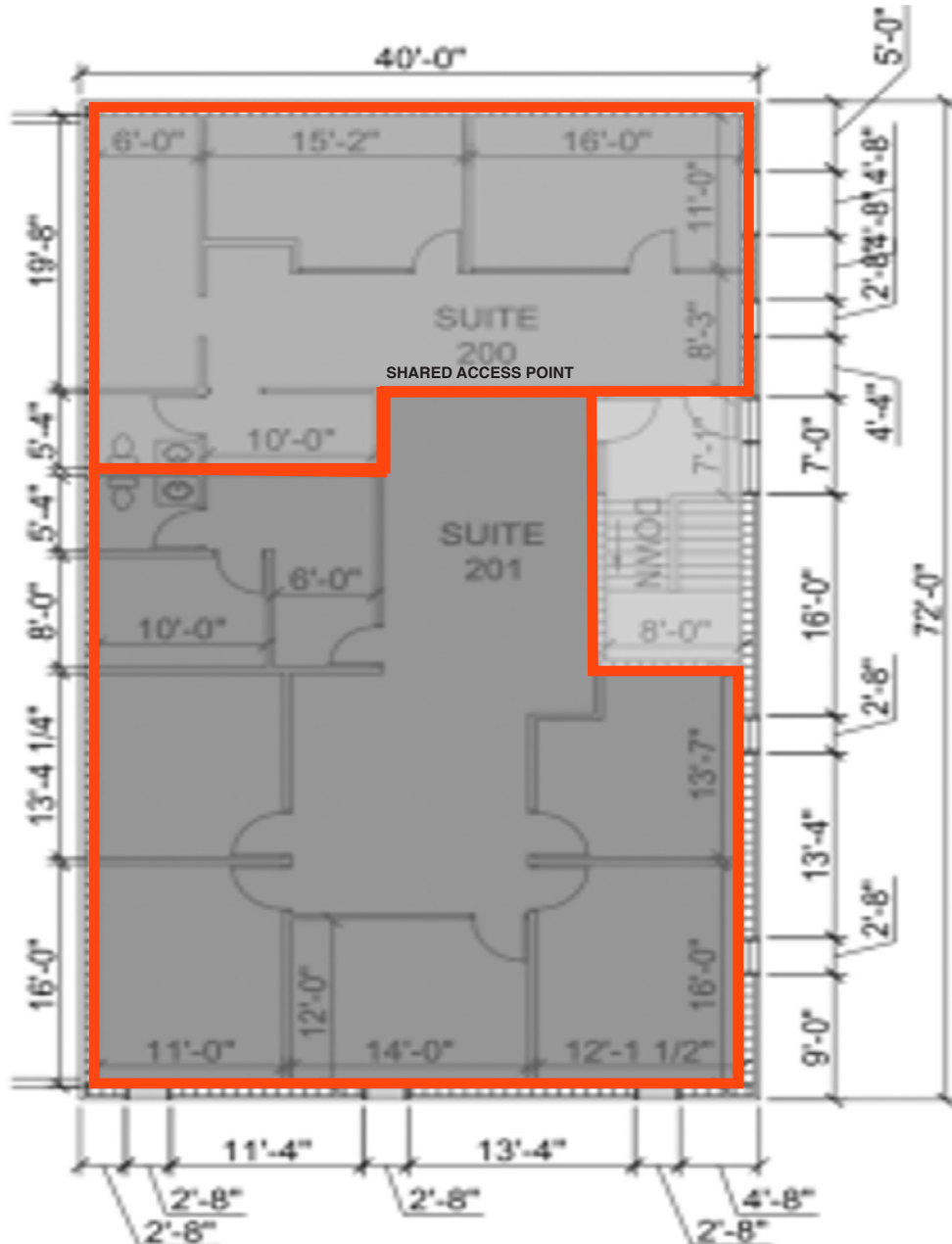
Utility	Paid By	Provider	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	Yes
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	Yes
Trash	Paid by Tenant directly to Provider	Novak	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their pre- ferred provider	N/A

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FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS - SUITE 200



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INTERIOR PHOTOS - SUITE 201



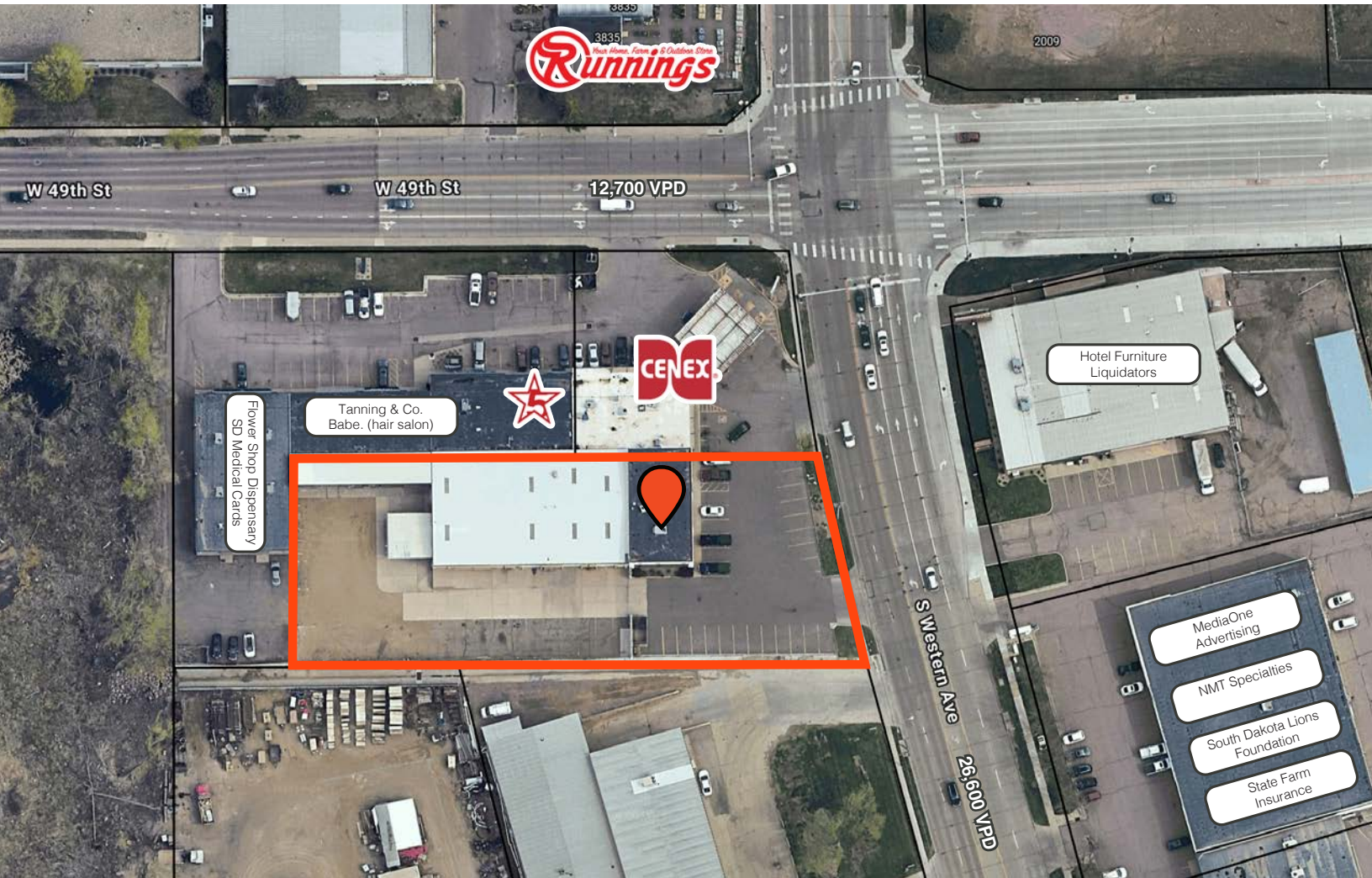
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PARCEL



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SITE MAP



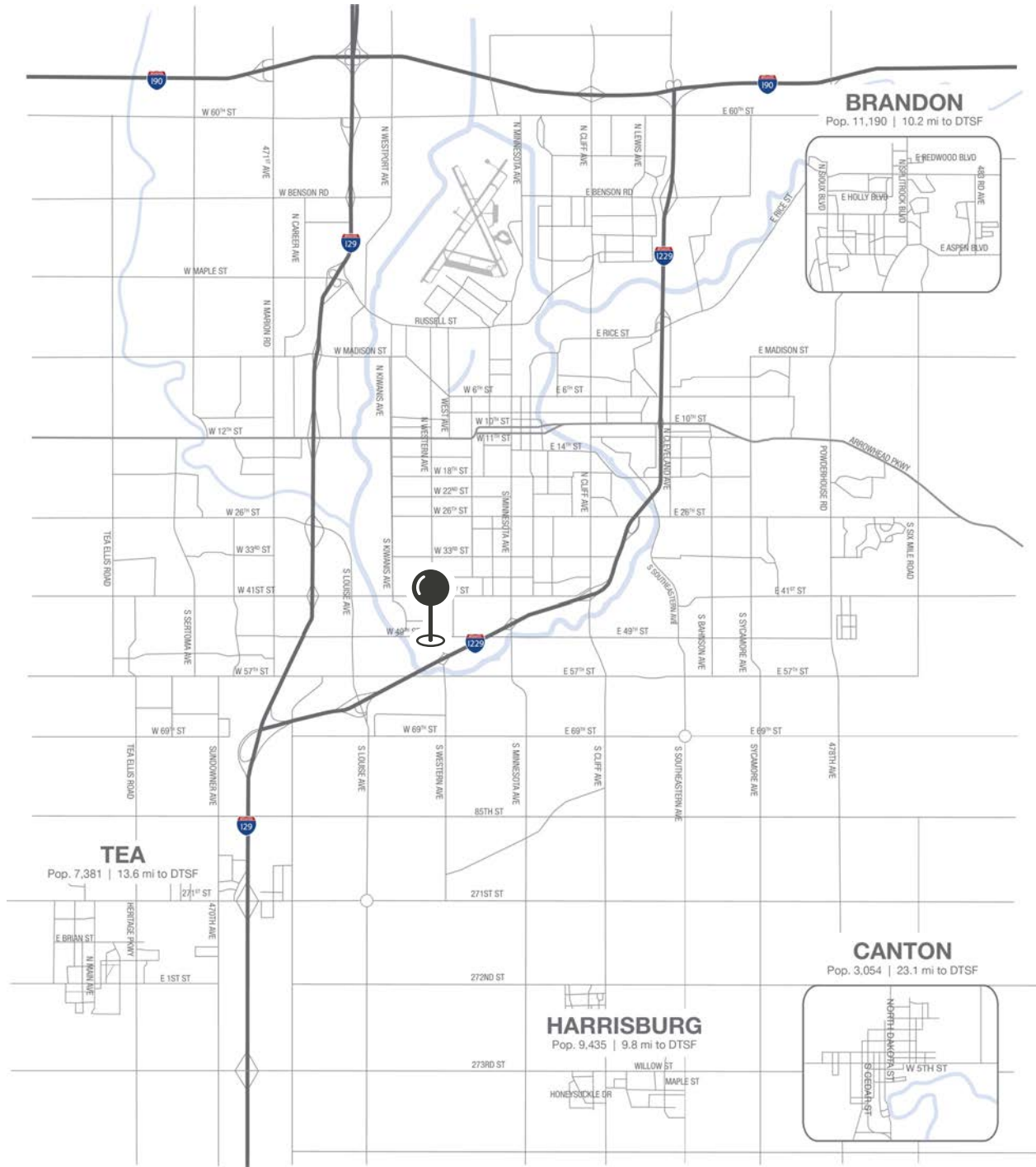
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AREA MAP



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MSA MAP



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SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

*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



#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



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,864	78,065	146,696
2020 Total Population	7,442	88,347	175,729
2020 Group Quarters	333	1,990	4,817
2025 Total Population	7,713	94,864	193,276
2025 Group Quarters	336	1,995	4,832
2030 Total Population	8,035	103,329	210,268
2024-2029 Annual Rate	0.82%	1.72%	1.70%
2025 Total Daytime Population	14,498	121,447	205,877
Workers	11,017	79,127	121,073
Residents	3,481	42,320	84,804
Household Summary			
2010 Households	3,224	33,069	59,250
2010 Average Household Size	2.01	2.28	2.38
2020 Total Households	3,496	37,882	71,937
2020 Average Household Size	2.03	2.28	2.38
2025 Households	3,645	40,601	79,521
2025 Average Household Size	2.02	2.29	2.37
2030 Households	3,810	44,183	86,784
2030 Average Household Size	2.02	2.29	2.37
2024-2029 Annual Rate	0.89%	1.71%	1.76%
2010 Families	1,491	18,836	35,793
2010 Average Family Size	2.77	2.93	3.00
2025 Families	1,605	22,095	45,778
2025 Average Family Size	2.94	3.08	3.10
2030 Families	1,663	23,869	49,521
2030 Average Family Size	2.95	3.10	3.11
2024-2029 Annual Rate	0.71%	1.56%	1.58%
2025 Housing Units	3,882	43,501	85,097
Owner Occupied Housing Units	38.3%	50.9%	54.7%
Renter Occupied Housing Units	55.6%	42.4%	38.7%
Vacant Housing Units	6.1%	6.7%	6.6%
2025 Population 25+ by Educational Attainment			
Total	5,566	64,483	129,487
Less than 9th Grade	2.0%	1.6%	2.0%
9th - 12th Grade, No Diploma	4.4%	2.6%	3.3%
High School Graduate	21.3%	18.1%	19.6%
GED/Alternative Credential	3.7%	2.6%	3.4%
Some College, No Degree	17.0%	19.3%	19.0%
Associate Degree	12.8%	11.6%	12.1%
Bachelor's Degree	26.7%	28.5%	27.3%
Graduate/Professional Degree	12.2%	15.8%	13.2%
Median Household Income			
2025	\$57,096	\$74,352	\$76,592
2030	\$63,206	\$84,559	\$87,725
Median Age			
2010	39.5	34.2	33.9
2020	39.4	36.3	35.7
2025	39.8	37.3	36.6
2030	41.0	38.5	37.7
2025 Population by Sex			
Males	3,770	46,792	96,857
Females	3,943	48,072	96,419
2030 Population by Sex			
Males	3,918	50,746	104,812
Females	4,117	52,583	105,457
Data for all businesses in area			
Total Businesses:	1,017	5,262	8,243
Total Employees:	12,367	71,471	115,518