



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 +/-



\$10.00 / SF NNN
Estimated NNN: \$3.10 / SF
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
- 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

KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

BUILDING COSTS

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

Space	SF (Usable)	SF (Rentable)	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Suite 200	911	922	\$10.00/SF NNN	\$3.10/SF	\$13.10/SF	\$12,078.20	\$1,006.52	Negotiable
Suite 201	1,743	1,754	\$10.00/SF NNN	\$3.10/SF	\$13.10/SF	\$22,977.40	\$1,914.78	Negotiable
Combined	2,654	2,676	\$10.00/SF NNN	\$3.10/SF	\$13.10/SF	\$35,055.60	\$2,921.30	Negotiable

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.38*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.47*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$1.25*
Total	-	\$3.10
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

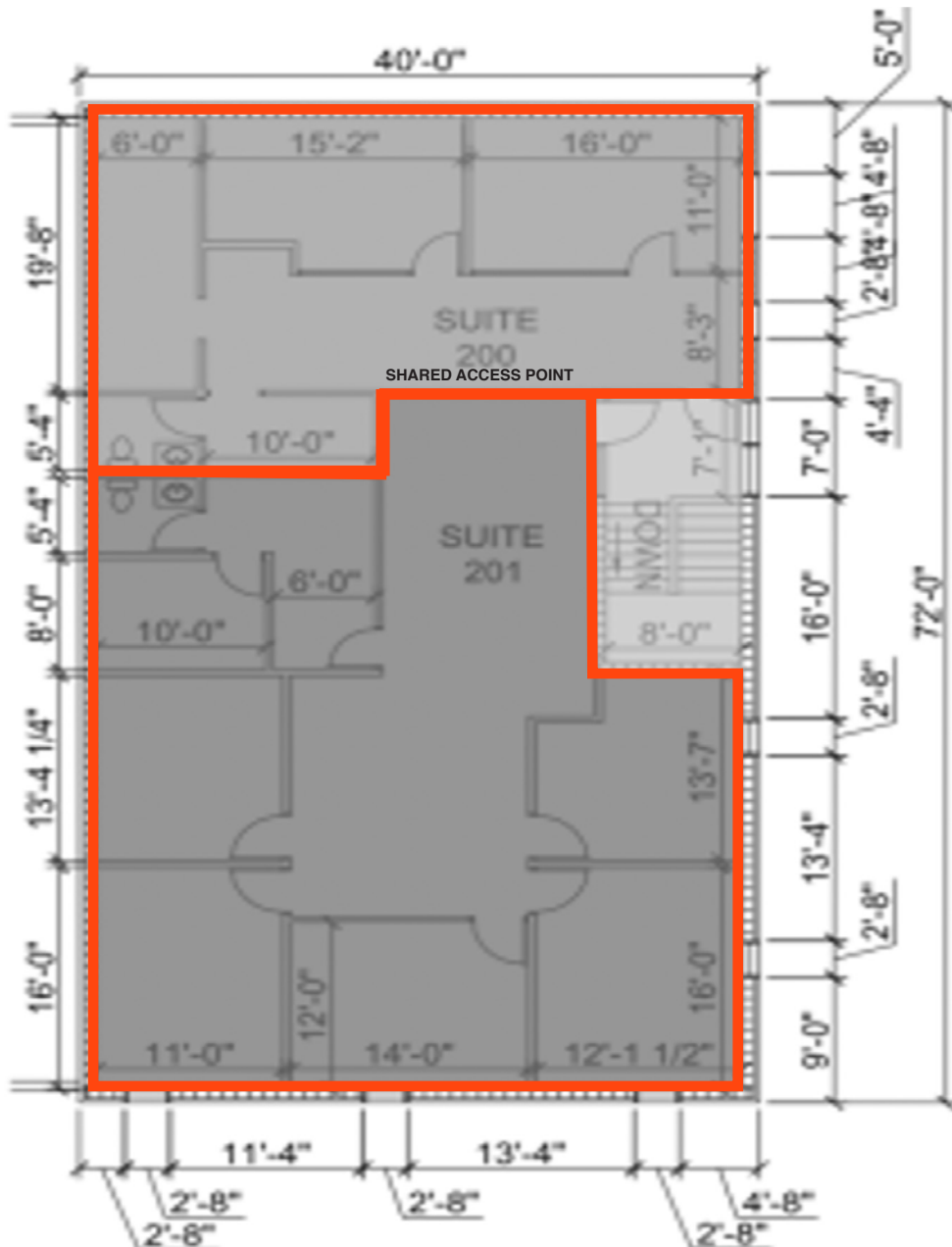
UTILITY INFORMATION

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 - SUITE 200



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INTERIOR PHOTOS - SUITE 201



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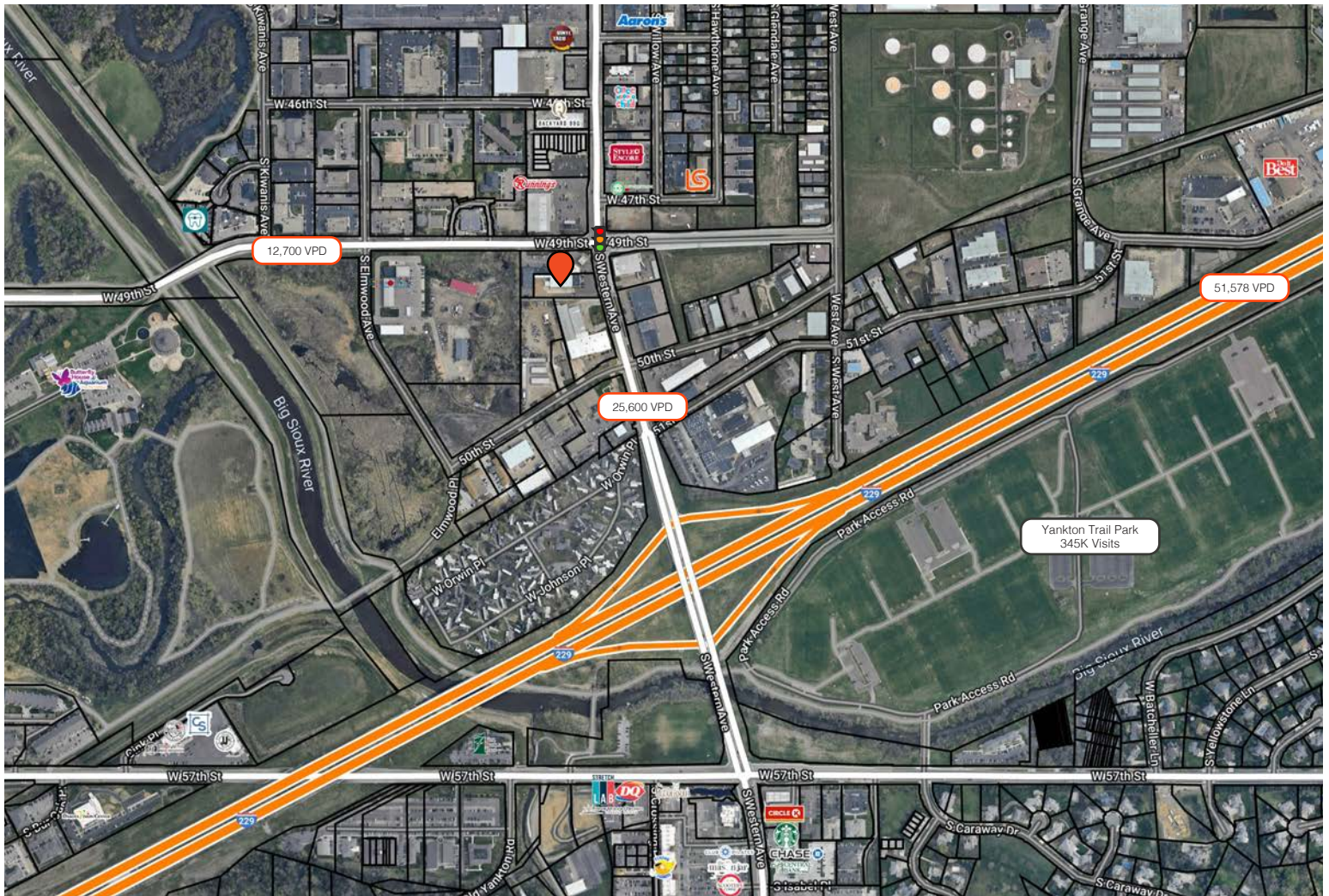


PARCEL



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SITE MAP



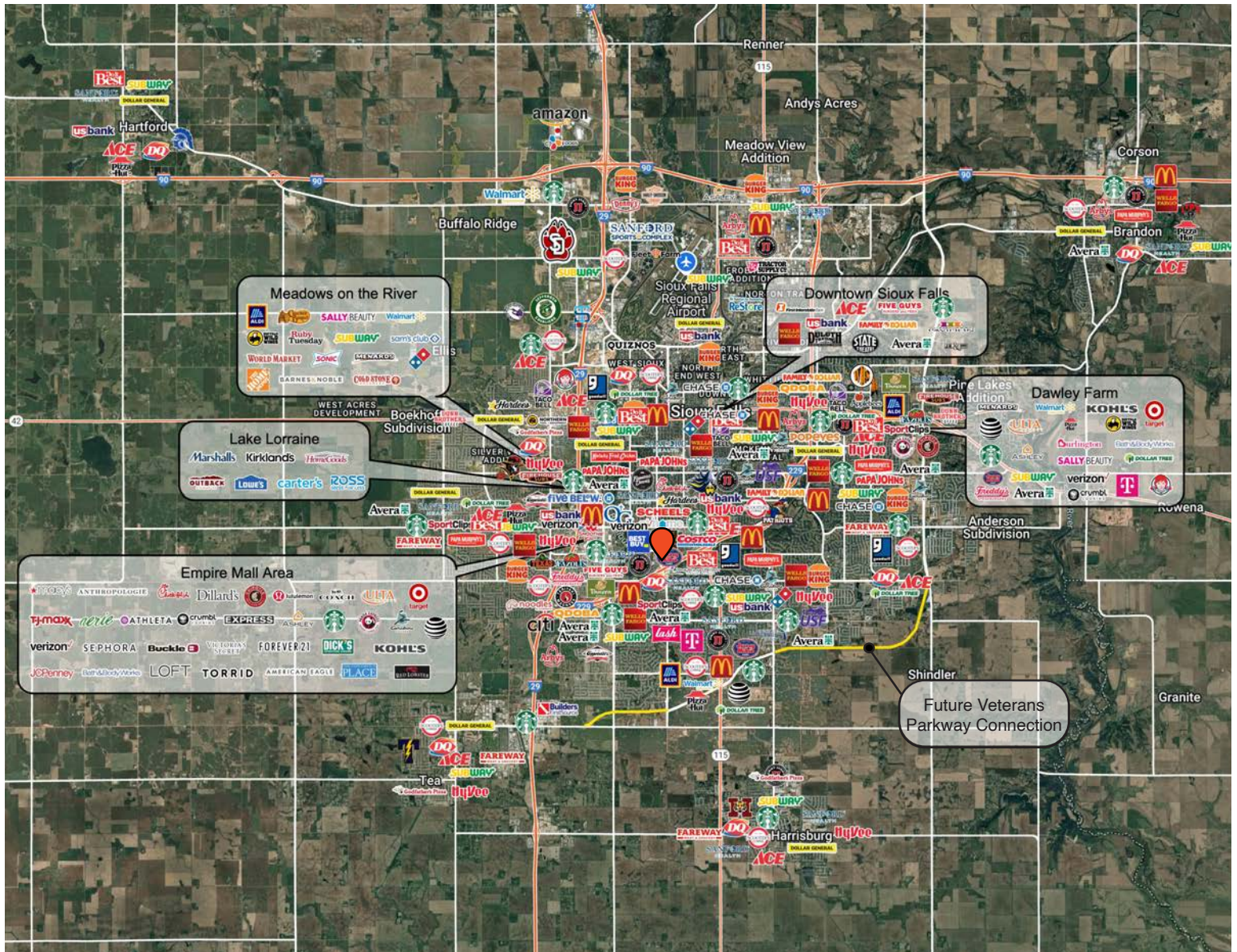
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AREA MAP



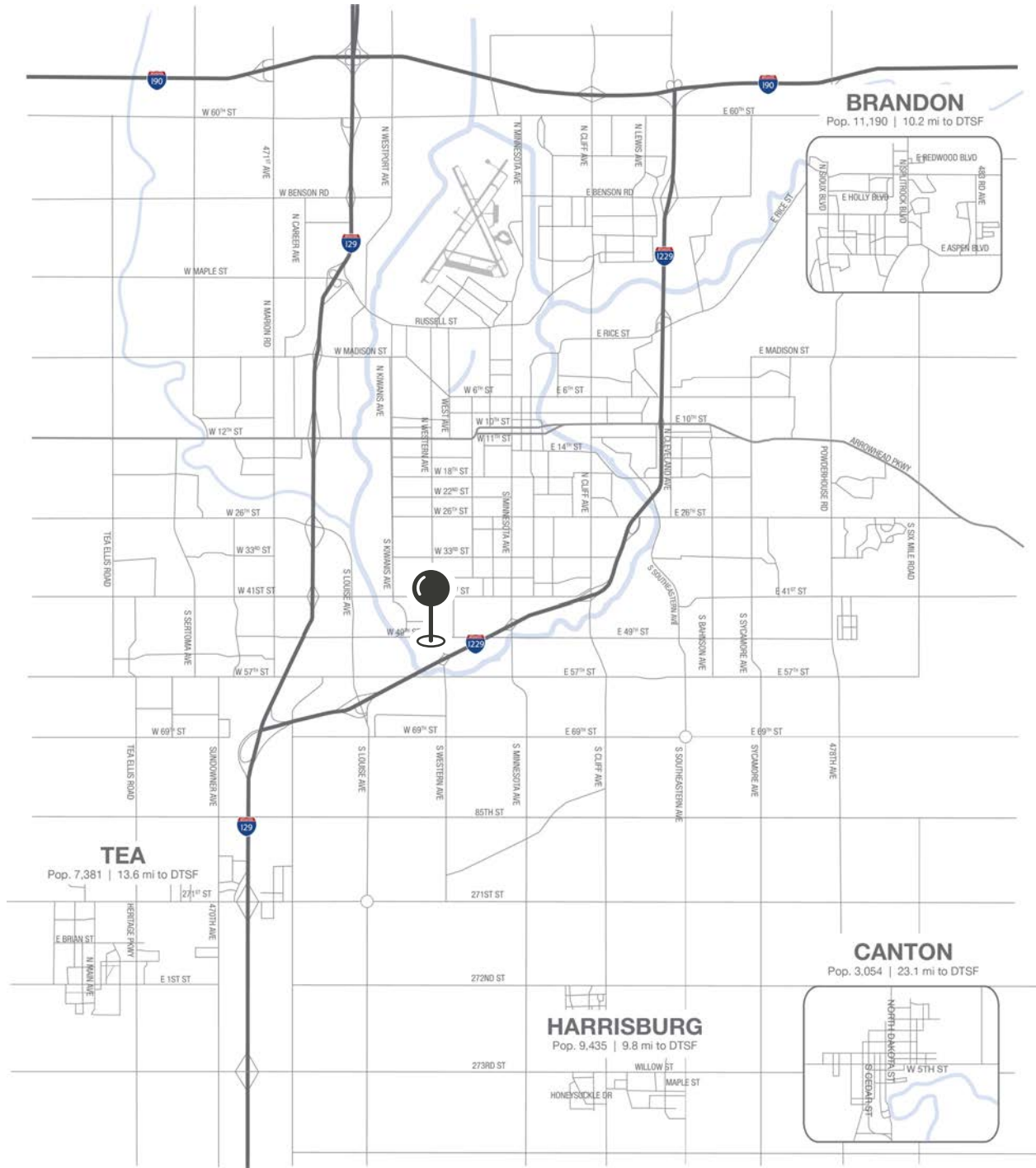
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CITY MAP



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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



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