

# SECOND FLOOR TURNKEY BUILT-OUT OFFICE SPACE

for sublease



OFFICE / RETAIL / HOTEL & CONVENTION CENTER / RESIDENTIAL LIVING



# ABOUT THE PROJECT

The Steel District is a fully-integrated *live, work, play, stay* development thoughtfully designed to build upon the number one ranking city for young professionals, Sioux Falls, and its lively downtown scene. The riverfront destination, bolted to the Big Sioux River, features office, retail, restaurant, condo, hotel, and convention space providing an all-inclusive experience.



[TheSteelDistrict.com](http://TheSteelDistrict.com)



# TURNKEY BUILT-OUT OFFICE SPACE

## LEASE RATE:

\$30.00 / RSF NNN  
Est NNN: \$8.89 / SF  
Annual Rent Escalator: 2%  
Initial Term Expires: 11/30/2028

## PARKING RAMP:

\$65 / mo. per space

## FLOOR PLAN:

- 9 private offices
- Large conference room
- Break room
- Open space for flexible work stations

## FF&E:

All existing furniture, fixtures,  
and equipment is negotiable.

## AMENITIES:

- Level 2 fitness facility
- Adjacent Canopy by Hilton hotel contains available conference space for groups from small teams to 800

## LEVEL 2 CO-TENANTS:

- Brioux Falls
- IFAM Capital
- Exit 156 Capital

## RESTAURANTS:

### Office Tower:

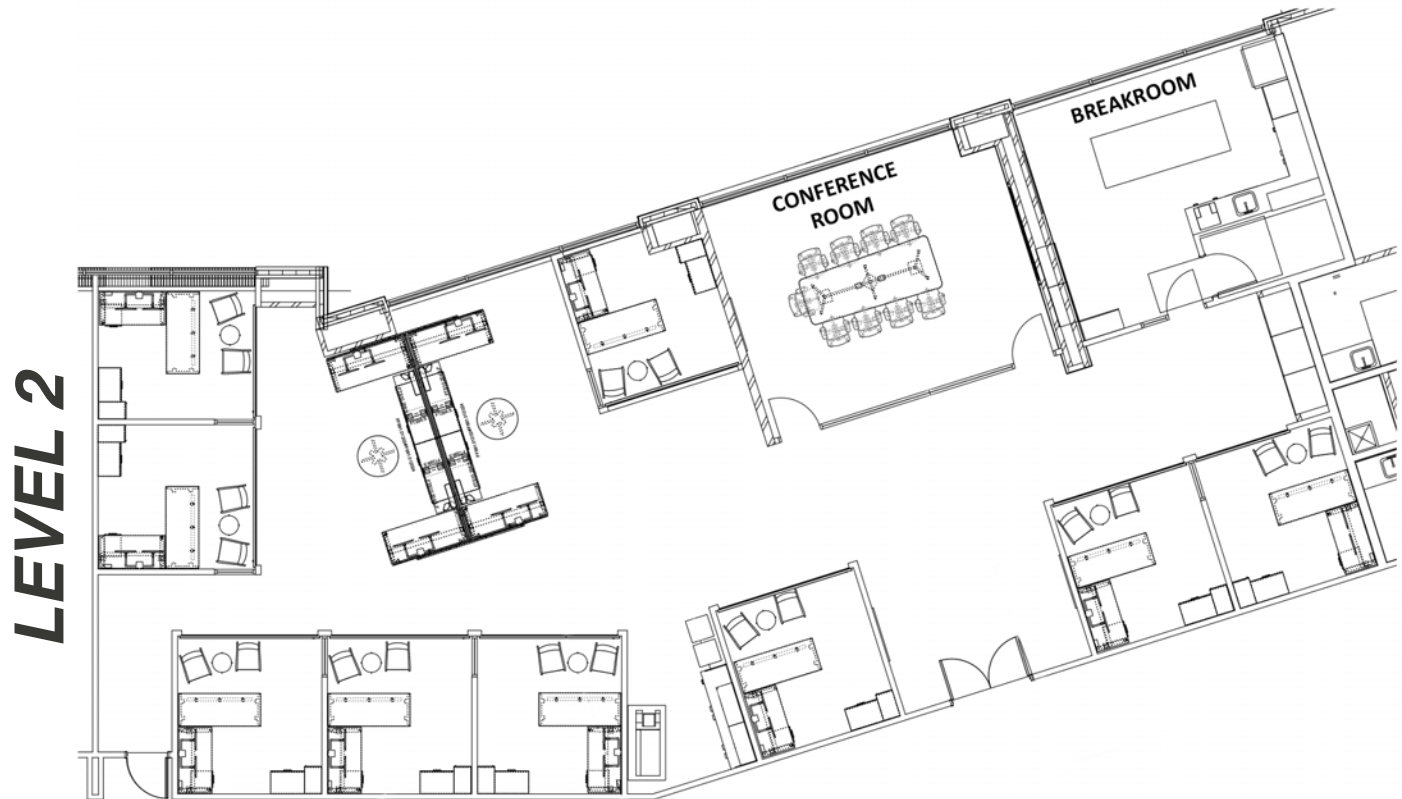
- Big Sioux Burger (Now Open)
- Dahlia Kitchen & Bar (Now Open)
- Ironwood (Now Open)

### Canopy by Hilton hotel:

- Torrent Coffee Bar (Now Open)
- Cascata Italian Cuisine (Now Open)

### Retail Wrap:

- Jack Rose Social Club (Coming Spring 2025)



# INTERIOR PHOTOS





## BUILDING COSTS

Unit	Level	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent (Year 1)	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
206	2	3,604 USF	29.18%	4,654 RSF	\$30.00 / SF	\$8.89 / SF	\$38.89 / SF	\$180,994.06	\$15,082.84

### 2025 ESTIMATED NNN INFORMATION

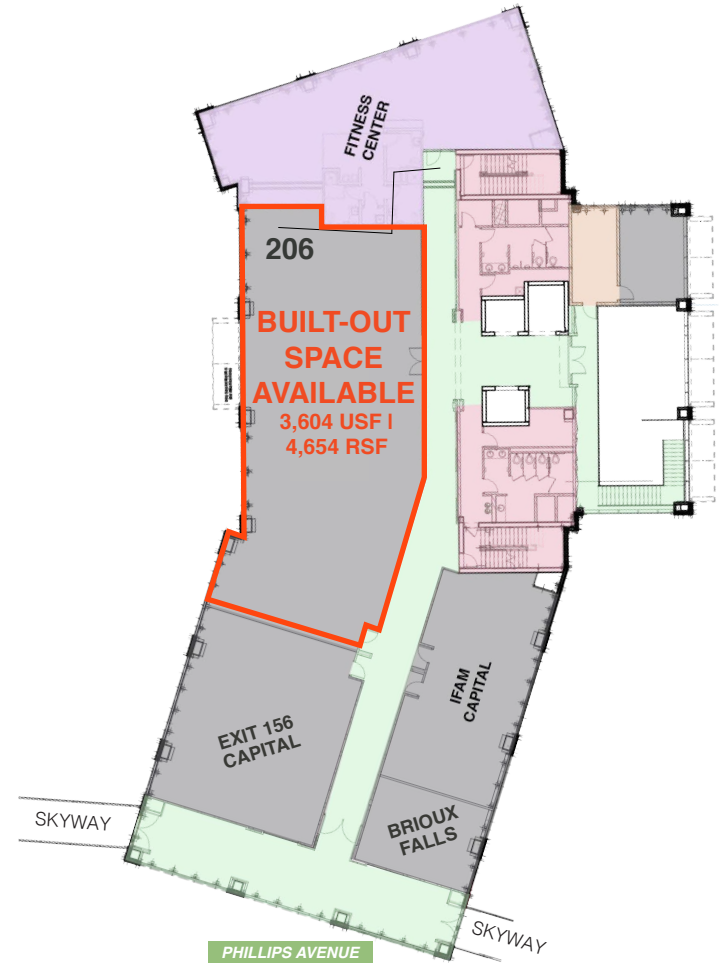
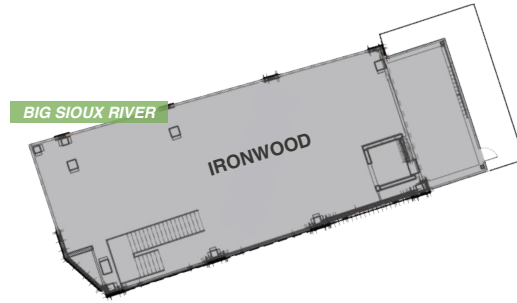
NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.55*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.65*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.69*
Total	-	\$8.89
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

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

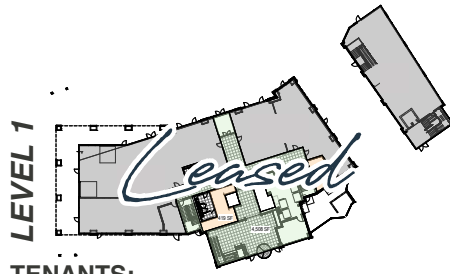
### UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Other
Gas	Paid by LL, Reimbursed by Tenant	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 floor level.
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	N/A	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A	N/A

// OFFICE SPACE - LEVEL 2



# THE STEEL DISTRICT OFFICE SPACE



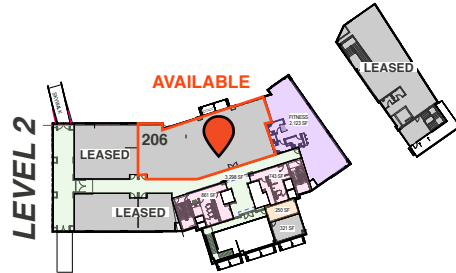
- TENANTS:**
- Dahlia Kitchen & Bar
  - Big Sioux Burger
  - Ironwood



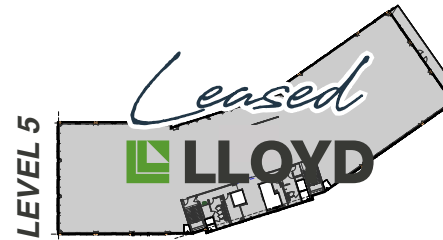
- TENANTS:**
- Holmes Murphy
  - Vavoza
  - IRAR Trust Company
  - Saint Joseph Trust Company



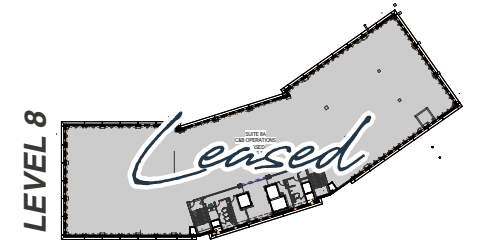
- TENANTS:**
- Robins Kaplan LLP
  - AARP



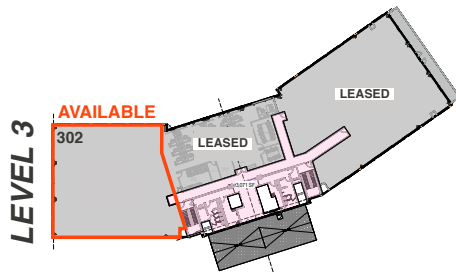
- TENANTS:**
- Brioux Falls
  - IFAM Capital
  - Exit 156 Capital



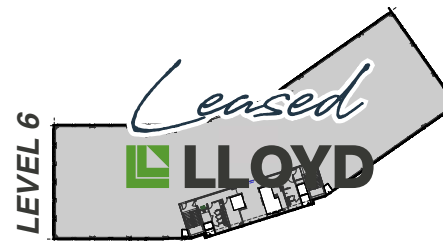
- TENANTS:**
- Lloyd Companies



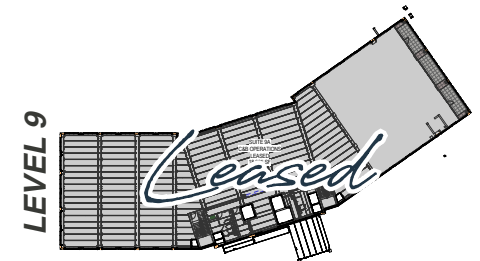
- TENANTS:**
- Burwell Enterprises



- TENANTS:**
- Philadelphia Insurance
  - Holmes Murphy



- TENANTS:**
- Lloyd Companies



- TENANTS:**
- Burwell Enterprises

# OFFICE DETAILS

The Class A office building is the first of its kind in the nation to use ultra-high-performance concrete eliminating the use of columns to allow for complete design customization. The urban-inspired architecture features expansive windows throughout all 9 stories welcoming ample natural light and stunning 360 views of the downtown scene & Big Sioux River. The building contains amenities to allow for employees to live an energized, healthy lifestyle including access to the 24/7 gym & locker room, proximity to bike/walking trails, closeness to clean, natural restaurants, and surrounding outdoor venues/parks.



### URBAN FINISHES & CLEAN INTERIORS

Custom office spaces to meet your company's needs



### LOCATION

Highly desired downtown location on the river



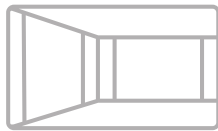
### PARKING DETAILS

Ample covered and non-covered surface spaces



### OUTDOOR SPACES

Surrounded by various outdoor amenities and patio spaces on-site and nearby



### NO COLUMNS

Ultra-high performance concrete for column-less office spaces



### FITNESS CENTER

On-site fitness center & locker room overlooking the Upper Falls



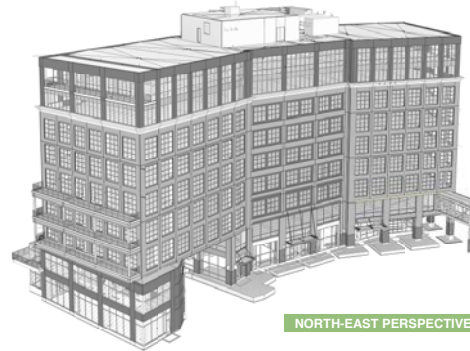
### ACCESS TO CONVENTION SPACE

Located next to the Canopy by Hilton event center accommodating groups from 10-1,000



### FLEXIBLE FLOOR PLANS

Customizable office sizes ranging from a section of a level to multiple floors



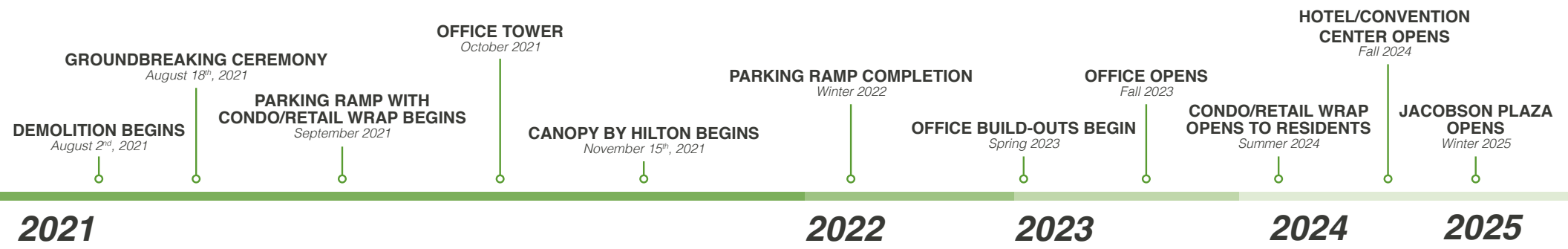
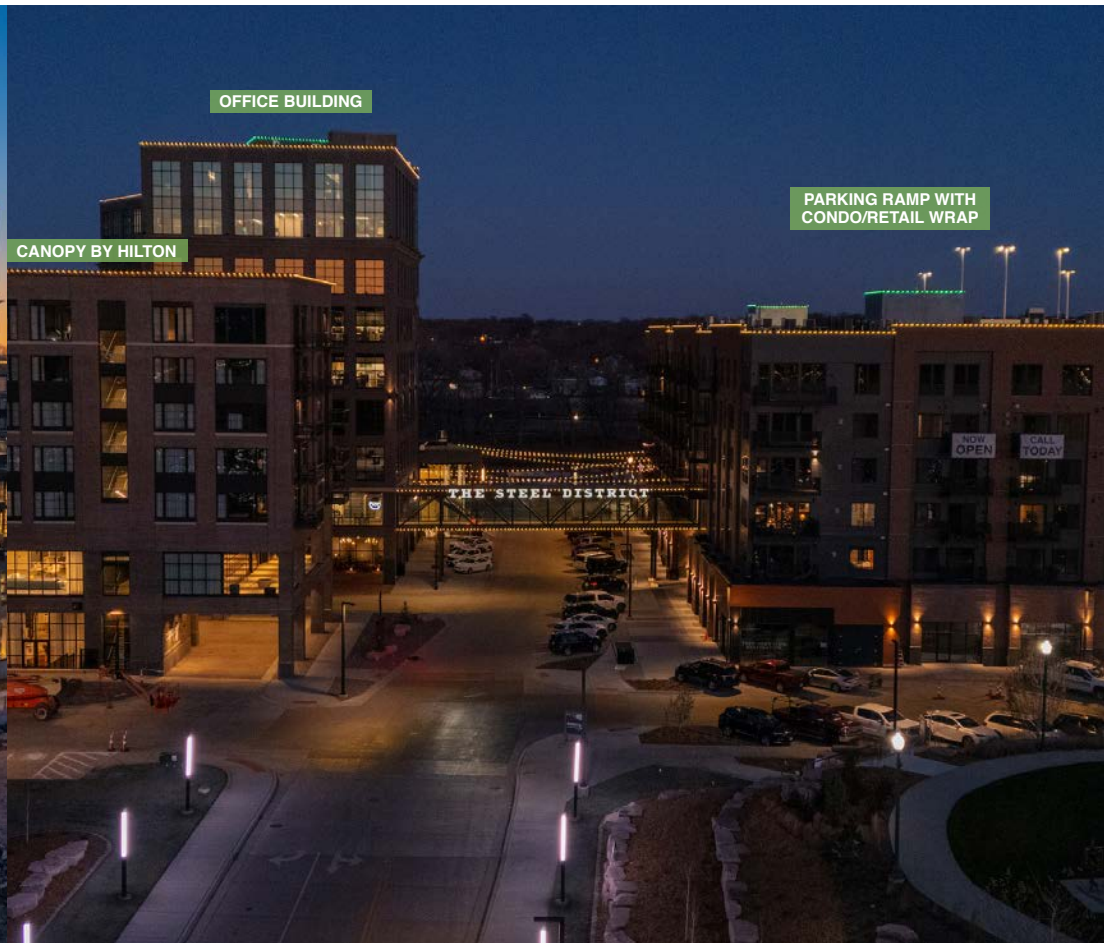
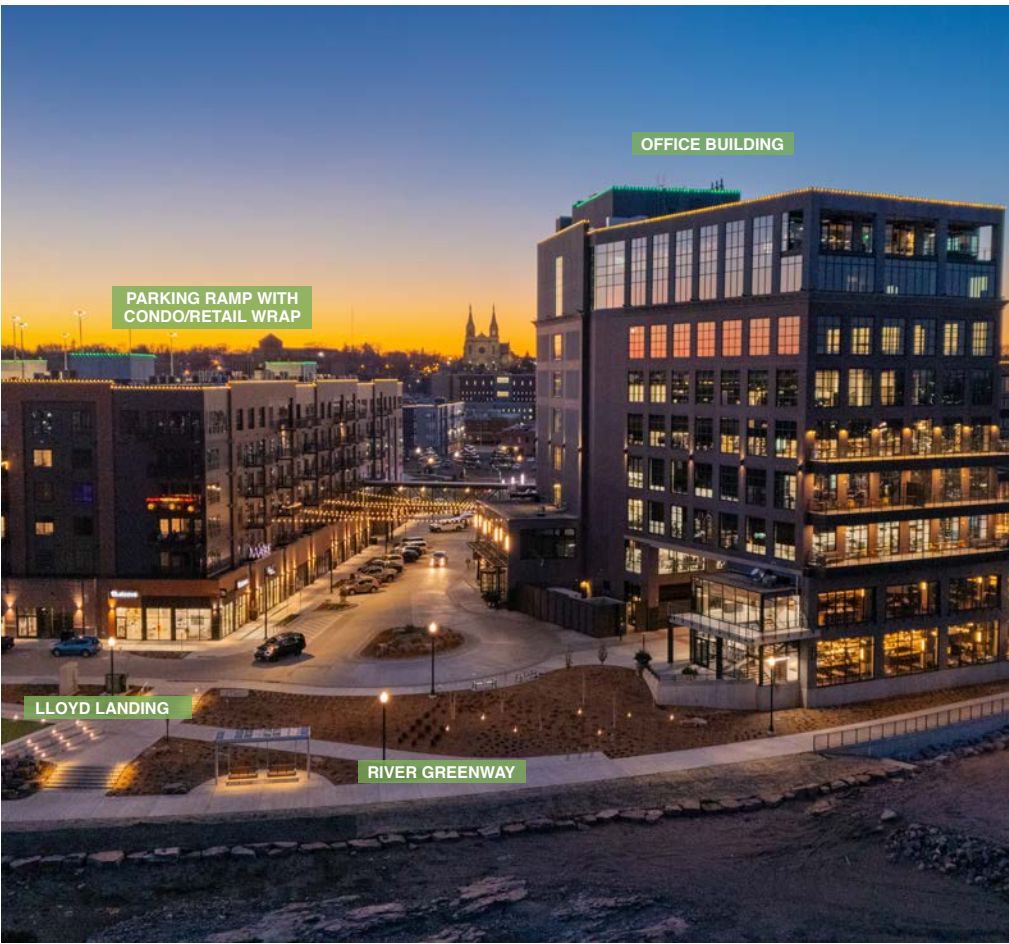
NORTH-EAST PERSPECTIVE



SOUTH-WEST PERSPECTIVE









// **DESIGNED FOR CONNECTION & COLLABORATION**



## RETAIL

Explore Sioux Falls' newest premier shopping destination, where local charm meets modern style. Our retail spaces showcase a curated selection of local gems, including Alcove, Brioux Falls, and Pasque Boutique, all open now. Soon, Jack Rose Social Club & Casino will join the lineup, bringing even more excitement to the retail wrap. The Steel District offers somewhere to shop, socialize, and discover something new.



BRIOUX FALLS



ALCOVE



PASQUE BOUTIQUE

## // DESIGNED FOR CONNECTION



## RESTAURANTS

The Steel District offers an array of dining experiences. Grab a premium coffee at Brioux Falls, savor burgers at Big Sioux Burger, enjoy top-notch steak and seafood at Ironwood, or dive into Mexican flavors at Dahlia Kitchen & Bar. A future favorite includes Jack Rose Social Club, a gastropub with an elevated cocktail selection.

The Canopy by Hilton features Torrent Coffee Bar and Cascata Italian Cuisine, both open now.

- **Big Sioux Burger:** Seats up to 79
- **Dahlia Kitchen & Bar:** Indoor seating for 128, outdoor seating for 76
- **Ironwood:** two story restaurant with indoor seating for 129, outdoor seating for 28



## // DESIGNED FOR COMFORT & RELAXATION



## HOTEL

Whether hosting a large conference or just a small gathering, the Canopy by Hilton & convention center accommodates your guests' every need. The live, work, play, stay modeled development allows office tenants the perfect opportunity to entertain clients or employees for any event or occurrence while guaranteeing their utmost hospitality.

- Hotel: 216 Guestrooms
- Convention: 1,000+/- Occupancy
- 5 - 10 meeting rooms/ballrooms (depending on event's configuration)
- Ground-floor bar
- Cascata Italian Cuisine
- Torrent Coffee Bar



// DESIGNED FOR BALANCE & DISCOVERY



## LIVE

The Steel District Lofts redefine luxury living in a mix of condos available for purchase and stunning apartments available for rent, all with spectacular views of Downtown Sioux Falls. The Steel District Lofts are designed with tenants and owners in mind, understanding the importance of ending the day in a relaxing and welcoming atmosphere. Interiors include blonde cabinets, quartz countertops, oversized windows, polished concrete floors, and patios with a view. Upgraded lofts showcase tiled fireplaces, a tiled backlit wine bar, and heated bathroom floors.

- 98 Luxury Lofts
- Two-story condos on the ground level overlooking the riverfront
- Single-story condos on the 6th floor overlooking downtown and Upper Falls
- Community Room & Patio overlooking the Levitt



[TheDistrictLoftsSF.com](http://TheDistrictLoftsSF.com)

## OUTDOOR SPACES

### LEVITT AT THE FALLS

Be a part of the culture and action happening at Levitt at the Falls, an outdoor amphitheater venue presenting over 50 free events for the community including concerts, fitness activities, workshops, and more.

### FALLS PARK/GREENWAY

Office tenants can enjoy the view of the famous Falls Park, a serene oasis with vast waterfalls, green space, and bike/walking paths, and the planned greenway. A great place for all guests and employees to enjoy and unwind between meetings and work, offering the ideal work/life balance advantage.

### JACOBSON PLAZA AT FALLS PARK

Just overlooking Jacobson Plaza, a community space complete with an ice ribbon in the winter all-abilities playground in the summer, your employees and guests are sure to have a multitude of activities and spaces to relax.

### COURTYARD

The Steel District courtyard, at the intersection of the development's restaurant patio spaces, offers the tenant employees and guests yet another opportunity for off-site meetings, relaxation, and socialization.



LEVITT AT THE FALLS



COURTYARD



JACOBSON PLAZA



RIVER GREENWAY

Sioux Falls Downtown River Greenway Phase 3

CONEL ENCE

## OUTDOOR SPACES

### LLOYD LANDING

The newly built plaza is named Lloyd Landing and includes multiuse public space – a shelter for picnics or other gatherings, a multipurpose synthetic turf lawn, a small dog run, seating and a photo station. The area also is planned for new public art and future activities including outdoor fitness, food trucks and live music.

### T. DENNY SANFORD SPLASH PAD

The splash pad is being funded with help from T. Denny Sanford, who will donate up to \$1.75 million. It will be about 15 percent larger than the one recently opened at Hayward Park.

### PAWSIBLE PARK

Pawsible Park at Jacobson Plaza will be a large, turfed area ideal for the growing number of nearby canine neighbors. “When it comes to Sioux Falls, we’re all about what’s possible – or ‘pawsible,’ if you will,” Pat Lloyd said. “We think the name of this park builds on the inspiration of the Arc of Dreams, which symbolizes those who saw and believe in the possibilities Sioux Falls holds for all – and of course, that includes the animals we love as well.”



PAWSIBLE PARK



T. DENNY SANFORD SPLASH PAD



LLOYD LANDING





# PROPERTY FACT SHEET

**ADDRESS** 150 E. 4th Place

**BUILDING TYPE** Class A

**TOTAL RENTABLE AREA** 171,560 SqFt

*Floor 1: 12,982 Floor 2: 12,652 Floor 3: 20,643 Floor 4: 20,643 Floor 5: 20,933*

*Floor 6: 20,381 Floor 7: 20,127 Floor 8: 20,294 Floor 9: 20,294*

**NUMBER OF FLOORS** 9 floors

**YEAR BUILT** 2023

**PARKING** Within the development: 930 ramp spaces, 70 surface spaces, access to public parking. On-street parking will be managed by the City of Sioux Falls and will be metered in 'zones' with pay stations. The parking ramp will be managed by Lloyd Companies. None of the parking ramp spots are reserved (except for roughly 60 spaces for condo owners). The parking ramp will be available for both transient/guest parking along with long-term contracted parking. The ramp will be free after 5:00 pm and before 7:00 am on weekdays and free on the weekend (subject to availability); spaces will still be reserved for the hotel and residential uses as well as any office tenants who may have employees working outside the 7 am to 5pm time frame. Contracted Parking to the ramp will be accessed by license plate scanner and transient parking to the ramp will be read by pulling a ticket.

**EXTERIOR FINISHES** Insulated precast wall panels

**DECK HEIGHT** Floor-to-floor height will be 14'0". Minimum clear height to be 10'0".

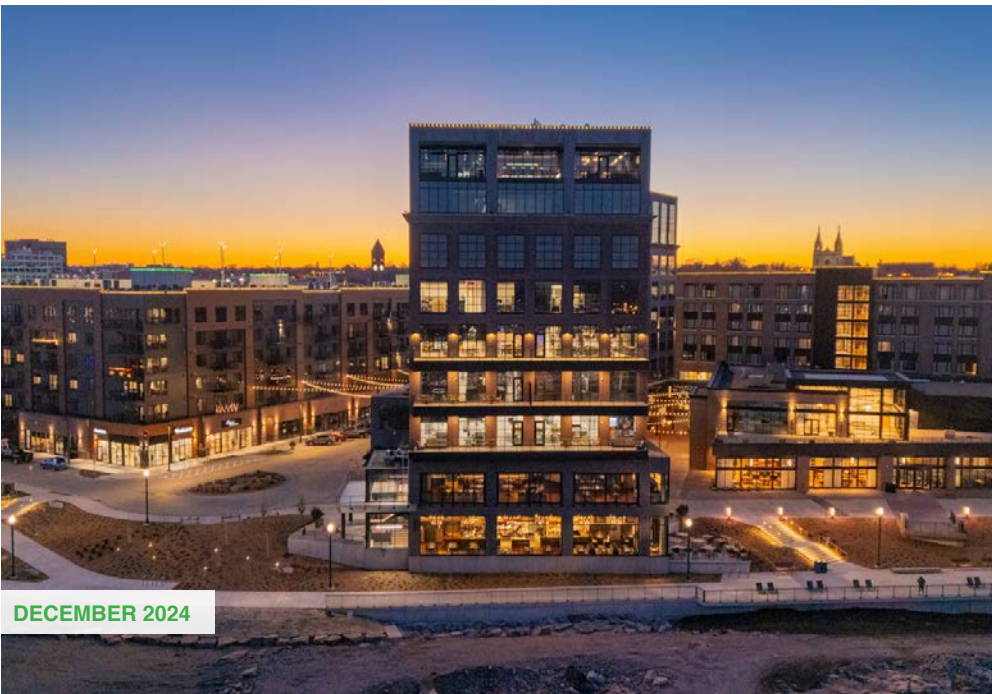
**ULTRA-HIGH PERFORMANCE CONCRETE** Allowing for column-less, flexible floor plans

**ELECTRICAL SYSTEMS** 200 amp subpanel on each floor

**TELECOM** Landlord shall bring service to a demarcation point on the main floor of the building.

**HVAC** The Office Tower is comprised of a 2-pipe hydronic mechanical system with electric, water-cooled heat pumps. Heat pumps are placed throughout the shell spaces at a ratio of 1-ton cooling/350sf. Each heat pump will have an individual thermostat to allow for individual control of each space. Tenants will be able to heat or cool their office spaces at all times of the year. The hydronic system is a central system with evaporative fluid coolers located on the roof and boilers located in the penthouse. Tenants will have the ability to add additional heat pumps with landlords approval. Any required ductwork to be installed by tenant at the tenant's costs. All heat pumps to be connected to the 480V panels on their respective floors.

# PHOTOS





## AREA DINING, RETAIL & DEVELOPMENTS

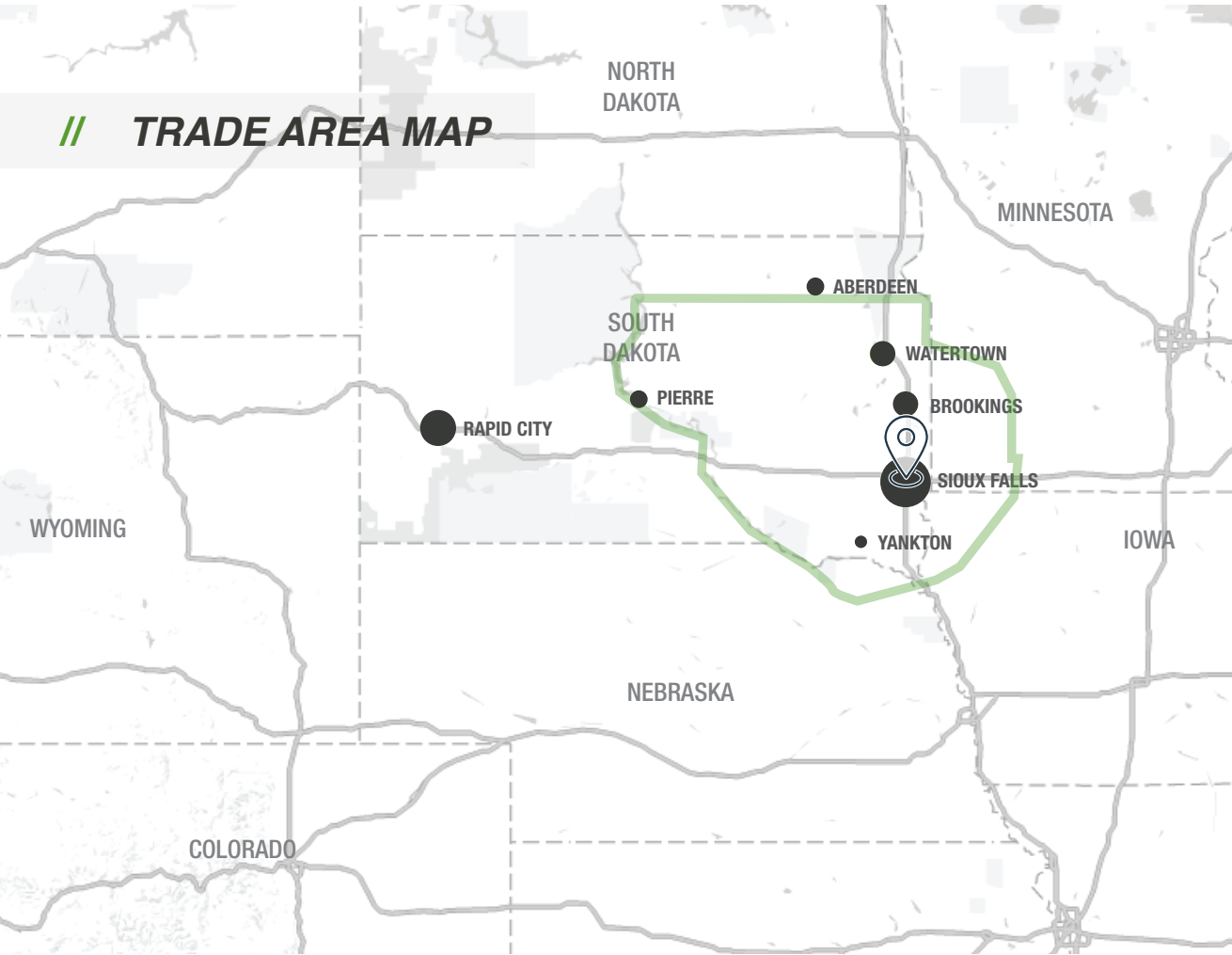
- |   |   |  |   |
|---|---|--|---|
| 1. The Cascade<br>Candy Cloud Factory<br>Mary's Mountain Cookies<br>La Luna Cafe<br>Shenanigans Sports Bar<br>The Maker's Circle<br>Severance Brewing Co. | 13. Icon Lounge<br>14. Sioux Falls Parks & Recreation<br>15. Wiley's Tavern<br>16. 300 Building<br>17. The Market<br>18. Raven Industries<br>19. Orpheum Theater Center<br>20. Holiday Inn Downtown Sioux Falls<br>21. River Tower Apartments<br>22. Commerce Center<br>23. Equity Square<br>24. Wells Fargo<br>25. Hotel on Phillips<br>26. The Treasury<br>27. The Plaza<br>Woodgrain Brewing Co. | 28. First National Bank<br>Sioux Falls<br>29. Phillips Avenue Diner<br>30. PAVE<br>31. Coffea Roasterie & Espresso Bar<br>32. Mint & Basil Boutique<br>33. Zandbroz Variety<br>34. Carpenter Bar<br>35. Watch Shop, Coming Soon<br>36. Rehfeld's Art & Framing<br>37. Crawford's Bar & Grill<br>38. J.H. & Sons<br>39. Lucky's<br>40. Marie & Marie Bridal<br>41. Minervas Restaurant<br>42. CH Patisserie<br>43. JLG Beers<br>44. Duluth Trading Co.<br>45. Fernson Downtown<br>46. Washington Pavilion<br>47. MacKenzie River Pizza, Grill & Pub<br>48. JLG Architects | 49. Parker's<br>50. Escape 605 Axe Throwing & Escape Rooms<br>51. YMCA Apartments<br>52. Century Link<br>53. Mahlander's Appliance & Lighting<br>54. Siouxland Libraries- Downtown<br>55. Cathedral of Saint Joseph<br>56. River Greenway Improvements<br>57. Future Site of The Jacobson Plaza at Falls Park |
|---|---|--|---|

# 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.

## // TRADE AREA MAP



## POPULATION PROJECTION

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

\*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)*

**2.2M**

# of Visitors to Sioux Falls in 2023

**1.4%**

Minnehaha Unemployment Rate  
*(September 2024)*



No Corporate Income Tax



Third City in Economic Strength  
*(Policom 2023)*

## TOP EMPLOYERS

**SANFORD HEALTH**  
10,750

**Avera**  
8,298

**SIoux FALLS REGION DISTRICT**  
3,688

**Smithfield**  
3,600

**HyVee**  
2,939

**amazon**  
2,505



*Raquel Blount*

**VP OF COMMERCIAL REAL ESTATE**

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605.728.9092



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