



OAKBROOK I SUITE 212

OFFICE SPACE FOR LEASE



5024 S Bur Oak Place, Suite 212,
Sioux Falls, SD 57108



530 SF +/-



\$17.50 / SF NNN
Estimated NNN: \$9.69 / SF

LOCATION

Located 0.5 mile off of the 57th Street/Louise Avenue intersection, Oakbrook I offers a convenient location for employees and customers with easy access to I-229 and I-29. Oakbrook I is near multiple popular shopping centers, restaurants, and grocery stores.

DESCRIPTION

- Floor plan offers 2 offices, work room, and a reception area
- Common area amenities include conference room and break room; new flooring, light fixtures, paint, furniture in 2022
- Pylon/Monument, lobby directory, and door signage available
- Large parking lot with 103 shared stalls on site and one reserved parking stall
- Available November 1, 2024
- Access from W 57th St
- ~1 mile to I-229
- Co-tenants include Prime Capital Investment Advisors, EPS Wealth Management, IRA Financial Trust Company, NSN Revenue Resources, and many more
- Nearby neighborhood tenants include Vance Thompson Vision, Verizon, Vern Eide Honda, The UPS Store, Hilton Garden Inn, Qdoba, Jersey Mike's, Panera Bread and more

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BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
530 SF	\$17.50/SF NNN	\$9.69/SF	\$27.19/SF	\$14,410.70	\$1,200.89

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.54*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.36*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.79*
Total	-	\$9.69

CAM includes the following utilities: Water & Sewer, and Trash

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	Yes
Gas	Paid by LL, Reimbursed by Tenant	MidAmerican	No	Yes
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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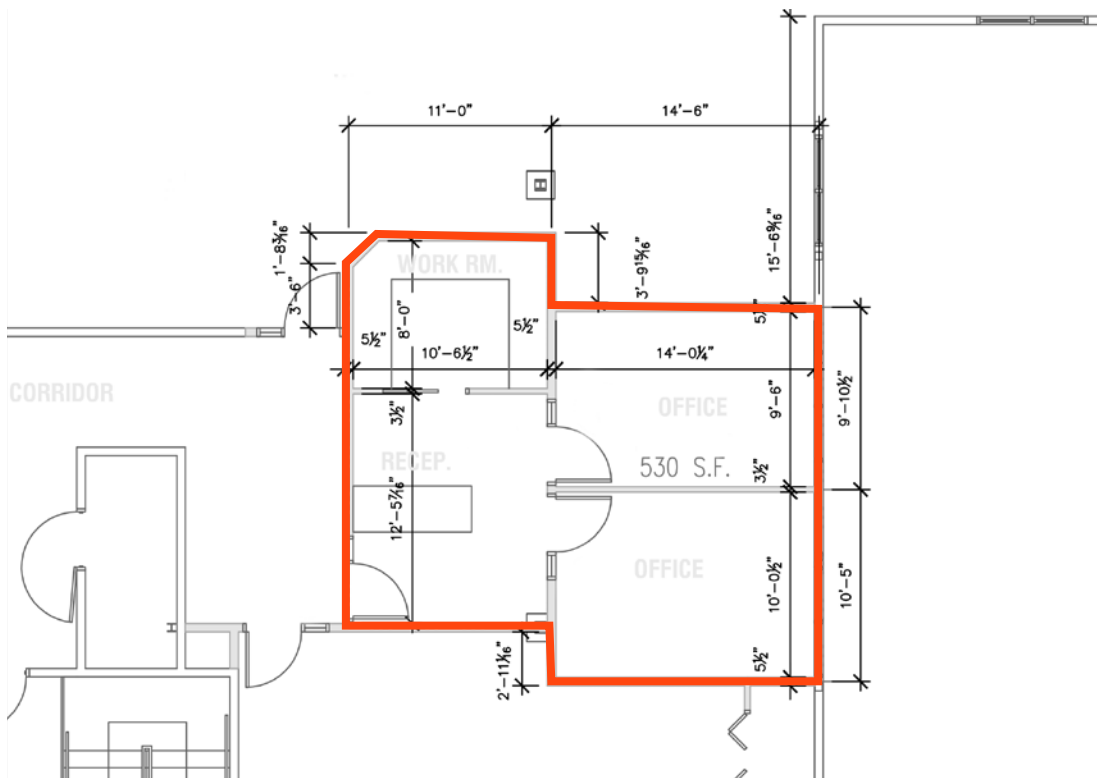
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FLOOR PLAN

Concept only; subject to change



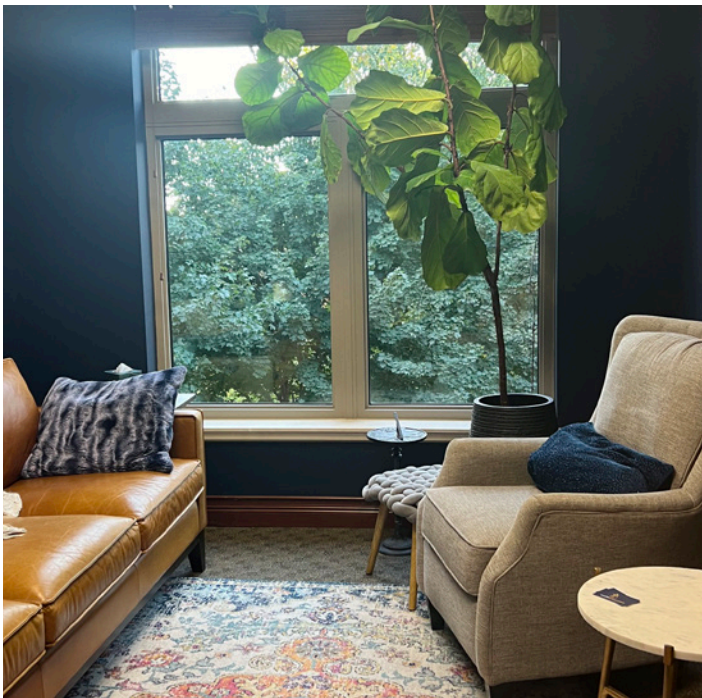
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INTERIOR PHOTOS



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COMMON AREA PHOTOS



2nd Floor Break Room



2nd Floor Conference



2nd Floor Conference



1st Floor Lobby & Mail

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EXTERIOR PHOTOS



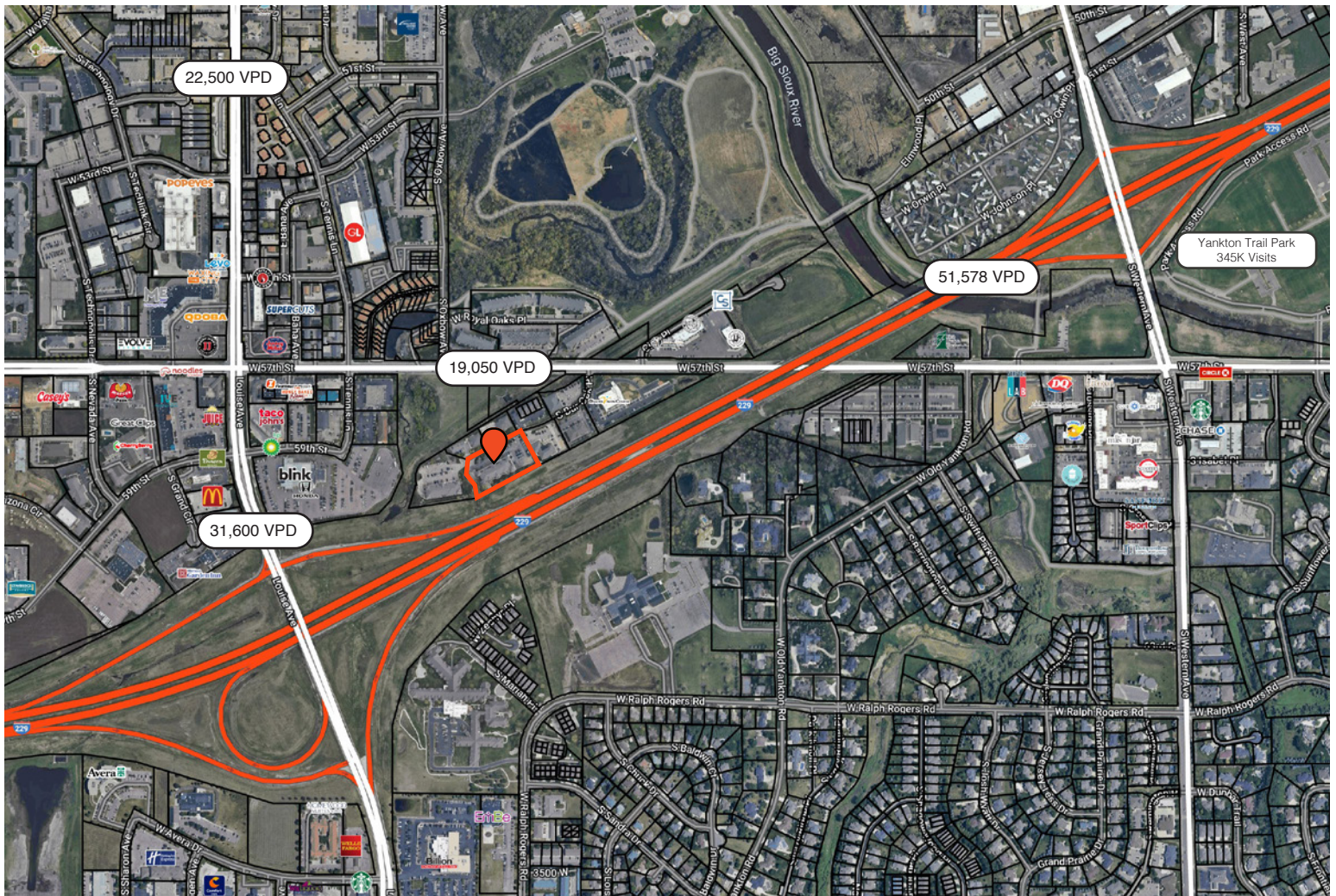
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SITE MAP



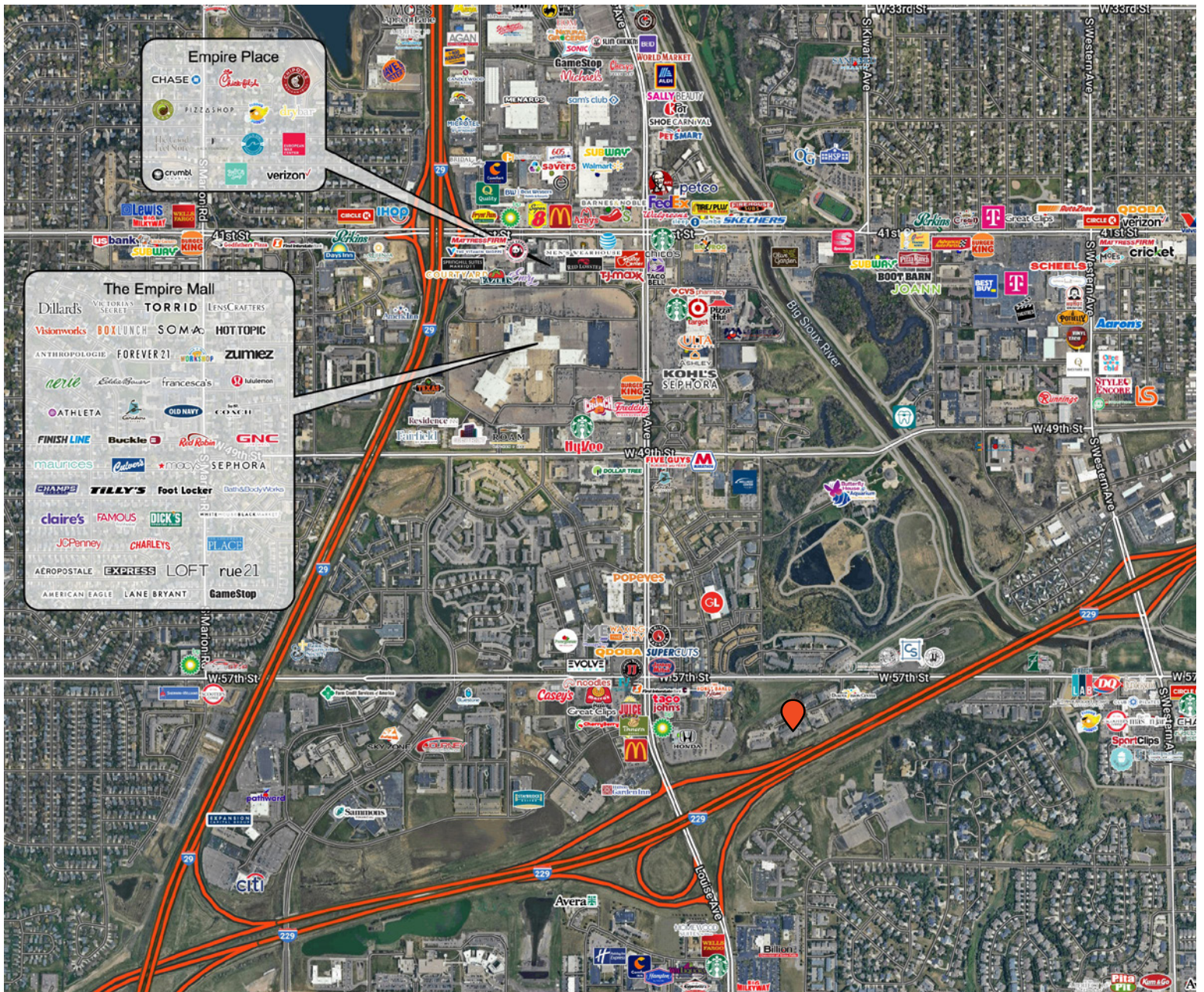
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AREA MAP



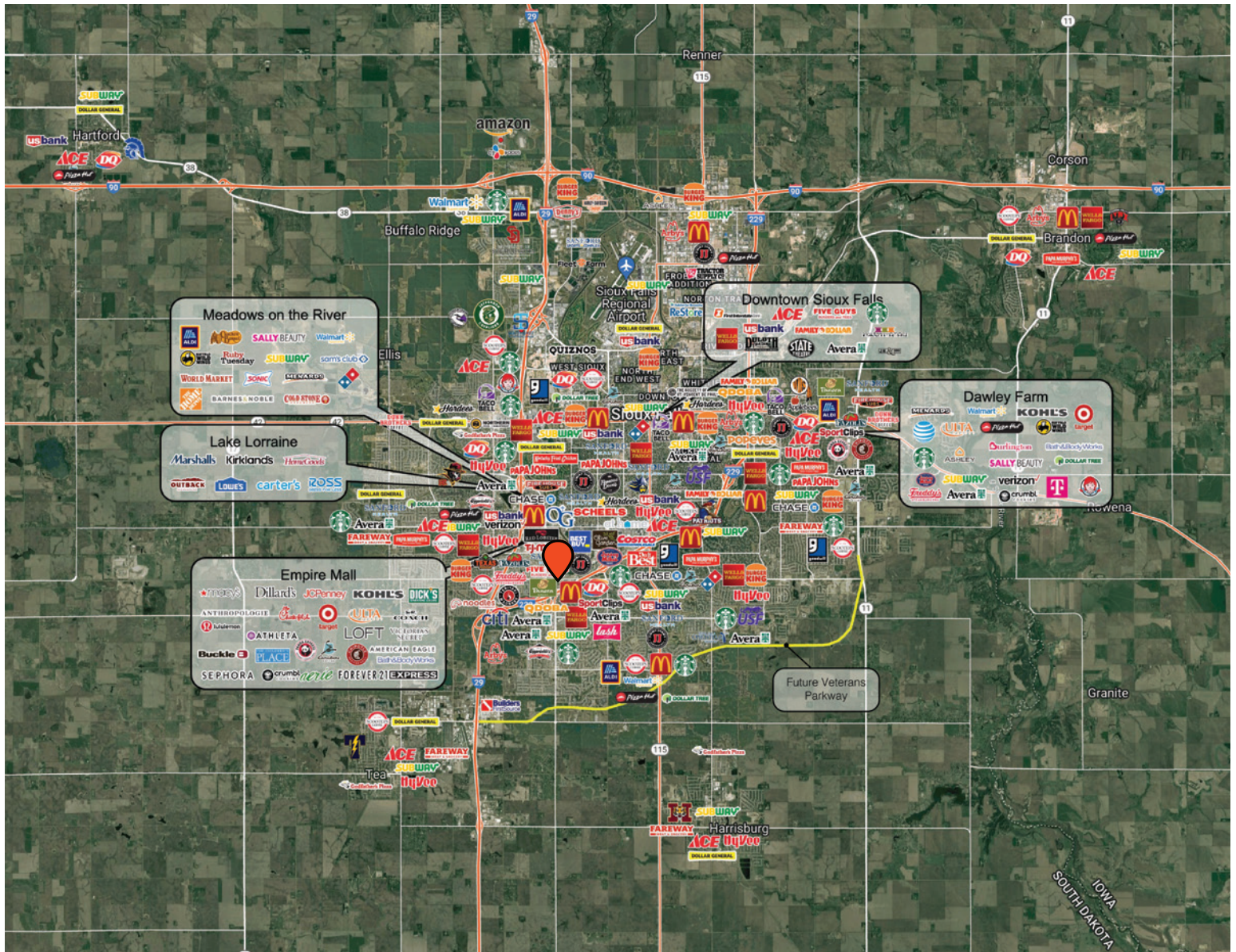
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CITY MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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.

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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,354	63,616	133,408
2020 Total Population	7,887	74,713	161,267
2020 Group Quarters	103	1,653	3,204
2024 Total Population	8,771	80,565	175,381
2024 Group Quarters	103	1,653	3,179
2029 Total Population	9,415	86,602	189,036
2023-2028 Annual Rate	1.43%	1.46%	1.51%
2024 Total Daytime Population	19,451	96,362	189,936
Workers	15,285	59,705	112,219
Residents	4,166	36,657	77,717
Household Summary			
2010 Households	3,389	26,311	54,499
2010 Average Household Size	1.87	2.32	2.37
2020 Total Households	4,175	31,282	66,788
2020 Average Household Size	1.86	2.34	2.37
2024 Households	4,411	33,338	72,340
2024 Average Household Size	1.97	2.37	2.38
2029 Households	4,660	35,497	77,670
2029 Average Household Size	2.00	2.39	2.39
2023-2028 Annual Rate	1.10%	1.26%	1.43%
2010 Families	1,336	15,739	32,883
2010 Average Family Size	2.69	2.93	2.99
2024 Families	1,735	19,117	41,573
2024 Average Family Size	3.01	3.09	3.11
2029 Families	1,815	20,197	44,189
2029 Average Family Size	3.08	3.14	3.14
2023-2028 Annual Rate	0.91%	1.11%	1.23%
2024 Housing Units	4,699	35,126	77,321
Owner Occupied Housing Units	23.9%	56.0%	55.4%
Renter Occupied Housing Units	70.0%	38.9%	38.1%
Vacant Housing Units	6.1%	5.1%	6.4%
Median Household Income			
2024	\$52,842	\$74,876	\$74,750
2029	\$57,445	\$86,239	\$87,178
Median Age			
2010	33.6	33.5	33.7
2020	37.6	35.9	35.6
2024	37.3	36.3	36.0
2029	39.1	37.6	37.3
2024 Population by Sex			
Males	4,201	39,685	87,397
Females	4,570	40,880	87,984
2029 Population by Sex			
Males	4,474	42,382	93,425
Females	4,941	44,220	95,611
Data for all businesses in area			
Total Businesses:	1,068	4,171	8,041
Total Employees:	16,739	61,106	116,727

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