



# 6045 S LOUISE AVE

OFFICE FOR SUBLEASE



6045 S Louise Ave, Suite 202,  
Sioux Falls, SD 57108



932 SF +/-



\$2,200 / Month Gross  
Plus Utilities

## LOCATION

Located on the hard corner of 69th & Louise Avenue, this site offers excellent accessibility for employees and clients alike. In an area of booming healthcare facilities with the new Avera Health Campus, Avera Heart Hospital, Avera Health Foundation, Encompass Rehabilitation Center, Sanford Health Clinic, and Lewis Drug all within 0.5 mile.

## DESCRIPTION

- **Rent Special: February - April 2025 \$1,300 / month**
- 2nd level floor plan includes 3 offices, a conference room, reception area, and storage closet
- Building co-tenants include Cornerstone Bank, Vision Point, and Great Plains Medicare
- Sublease through 4/30/2026
- Near the new 30-acre Avera Health Campus, with a 127,000 SF, \$54.1M digestive health building currently under construction with Q1 2026 estimated completion
- Direct access to I-229 and I-29 for maximum connectivity across the MSA
- Neighboring tenants include Plaza Azteca, Lewis Drug, Sanford Clinic, B&G Milkyway, Williquors, Starbucks, Capriotti's, Wells Fargo, Culver's, Circle K, Lucky's, multiple hotels, and multiple Avera Healthcare facilities
- Attractive traffic counts along Louise Avenue with 31,100 VPD

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## BUILDING COSTS

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

Size	Base Rent	Est. Utilities	Total Est.	Yearly Total Est.
932 SF +/-	\$2,200 / Month Gross	\$116.50 / Month	\$2,316.50 / Month	\$27,798.00

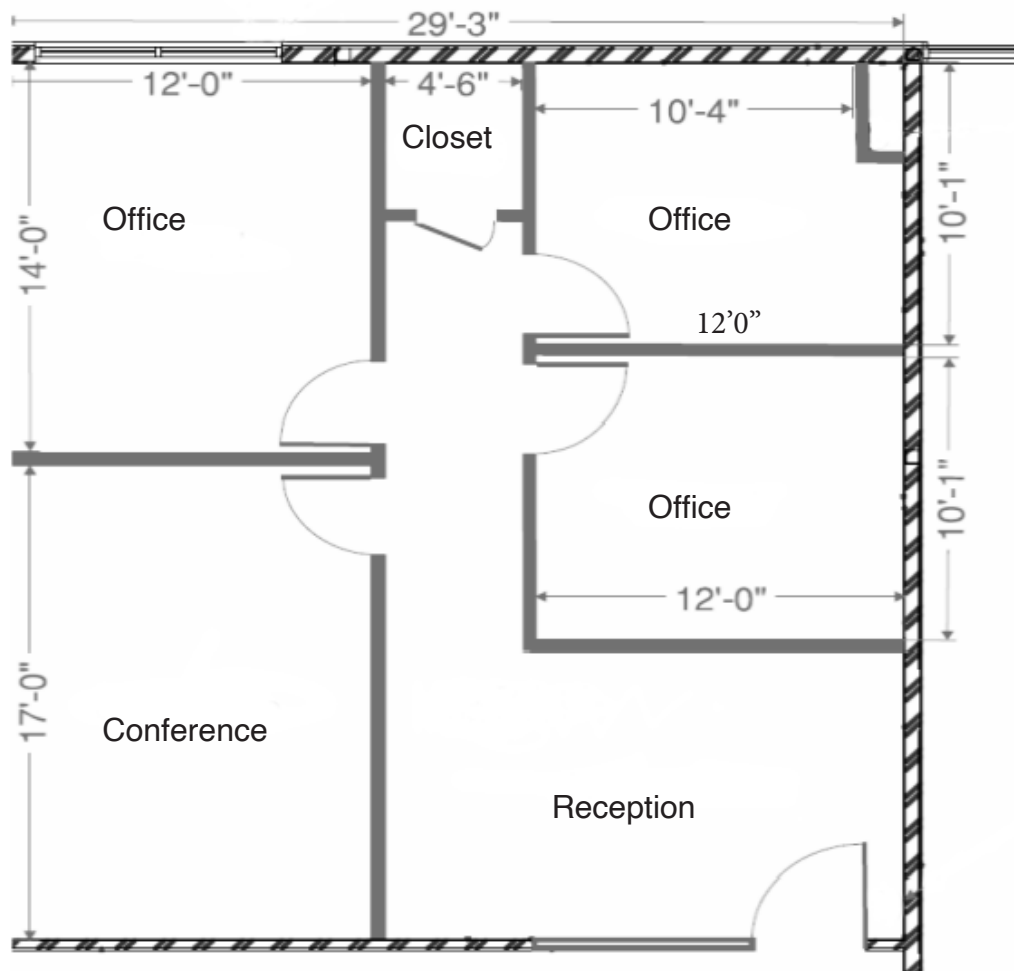
## UTILITY INFORMATION

Utility	Paid By	Provider	Separately Metered	Notes
Gas	Paid by LL	Mid-American Energy	No	
Electricity	Paid by Tenant	Xcel Energy	Yes	Est. \$116.50 / Month
Water & Sewer	Paid by LL	City of Sioux Falls	No	
Trash	Paid by LL	Novak	No	
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	N/A	

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## FLOOR PLAN

Concept only; subject to change



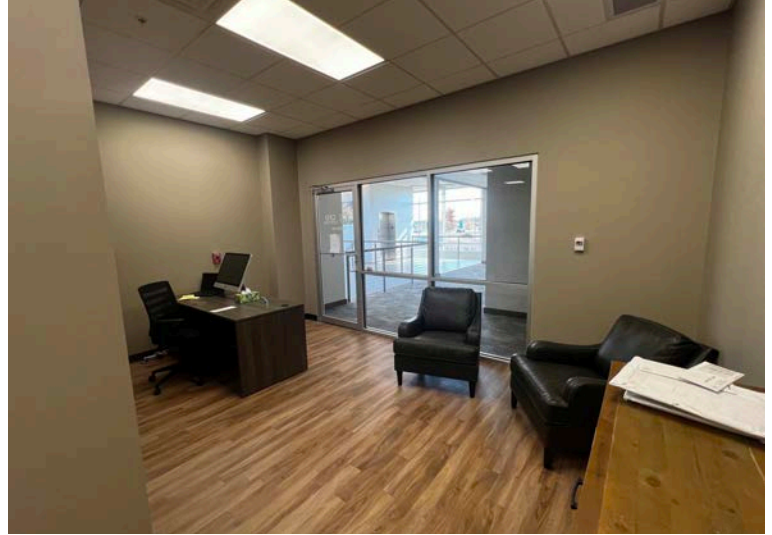
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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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### AREA PHOTOS



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## SITE MAP



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### AREA MAP



\*distance from subject site

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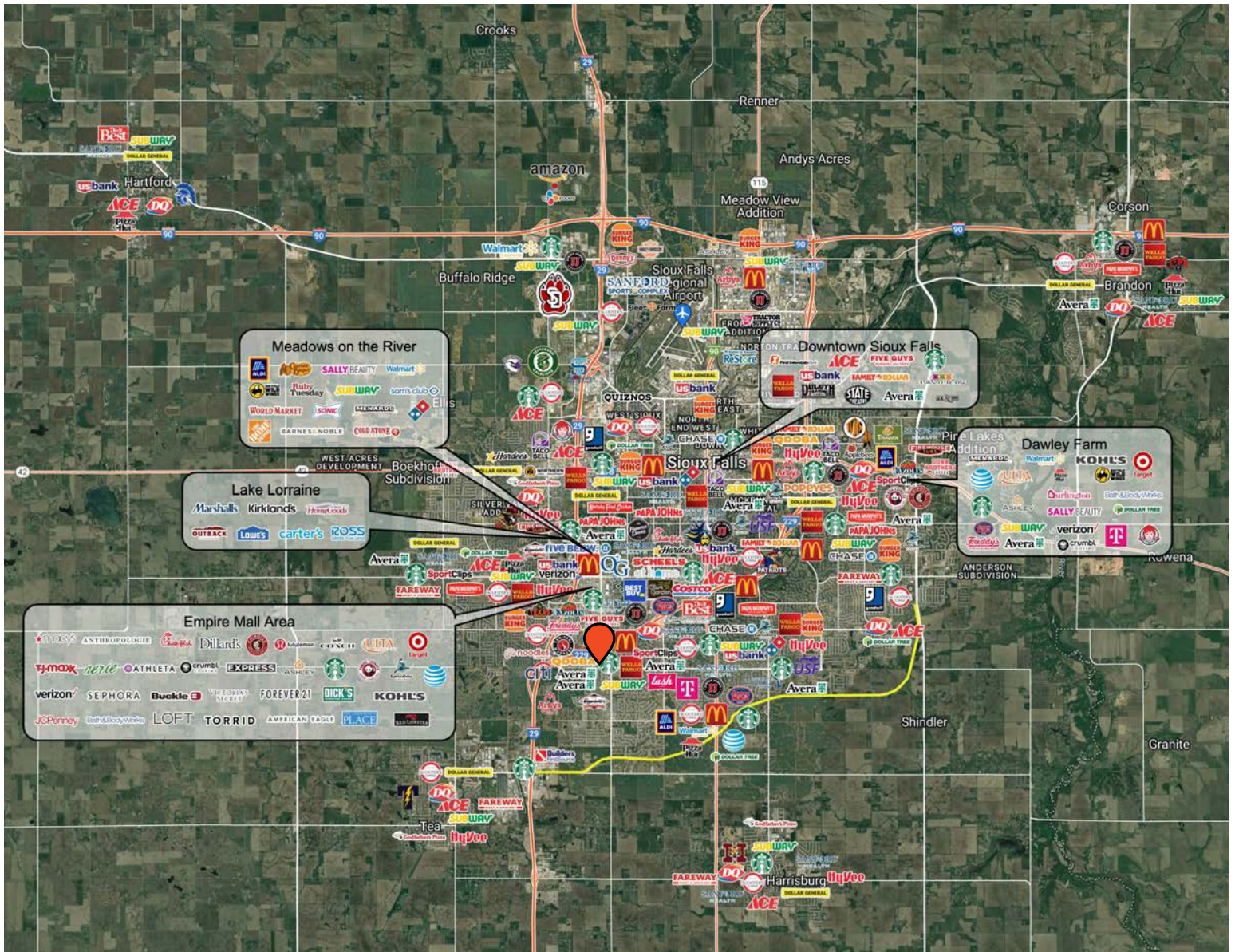


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## CITY MAP



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Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

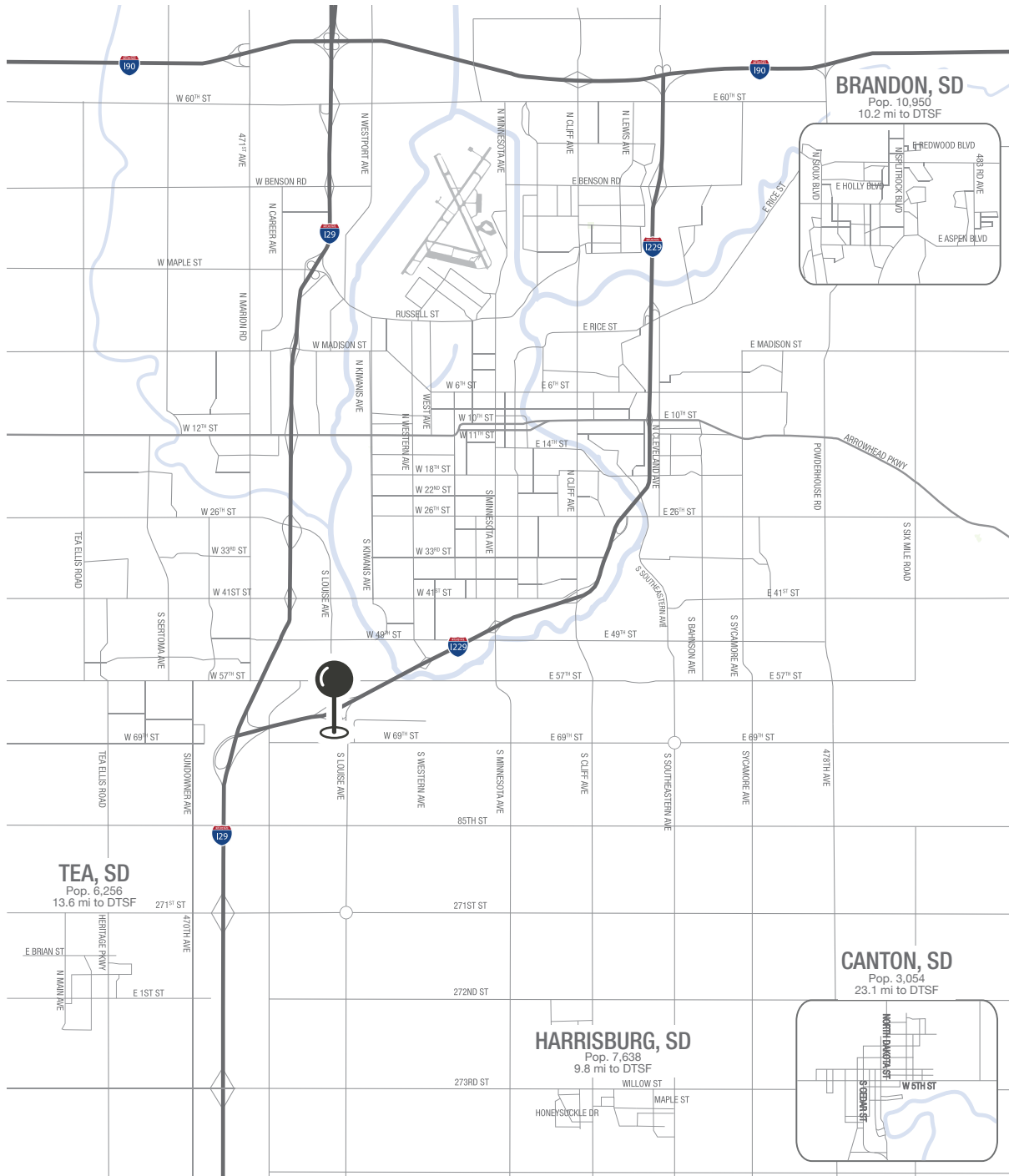


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## MSA MAP



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## 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)*

2.2M

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



#1 Most Accessible Financing  
*(WalletHub 2024)*

### TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505



# SUMMARY PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,858	47,345	116,541
2020 Total Population	8,722	58,373	143,206
2020 Group Quarters	26	1,029	2,469
2024 Total Population	10,289	63,864	156,398
2024 Group Quarters	26	1,028	2,449
2029 Total Population	11,563	69,425	168,526
2023-2028 Annual Rate	2.36%	1.68%	1.50%
2024 Total Daytime Population	12,843	74,280	172,260
Workers	7,720	44,309	103,117
Residents	5,123	29,971	69,143
<b>Household Summary</b>			
2010 Households	2,145	19,399	47,708
2010 Average Household Size	2.26	2.34	2.38
2020 Total Households	3,793	24,314	58,788
2020 Average Household Size	2.29	2.36	2.39
2024 Households	4,178	26,172	63,738
2024 Average Household Size	2.46	2.40	2.42
2029 Households	4,592	28,087	68,240
2029 Average Household Size	2.51	2.44	2.43
2023-2028 Annual Rate	1.91%	1.42%	1.37%
2010 Families	1,331	11,751	28,881
2010 Average Family Size	2.87	2.94	3.00
2024 Families	2,385	15,198	37,210
2024 Average Family Size	3.27	3.12	3.13
2029 Families	2,580	16,193	39,477
2029 Average Family Size	3.37	3.17	3.17
2023-2028 Annual Rate	1.58%	1.28%	1.19%
2024 Housing Units	4,435	27,608	68,064
Owner Occupied Housing Units	48.6%	55.6%	56.0%
Renter Occupied Housing Units	45.6%	39.2%	37.6%
Vacant Housing Units	5.8%	5.2%	6.4%
<b>Median Household Income</b>			
2024	\$82,542	\$75,749	\$76,420
2029	\$92,203	\$86,783	\$89,691
<b>Median Age</b>			
2010	34.0	33.6	33.5
2020	34.5	36.4	35.5
2024	34.8	36.8	35.9
2029	36.5	38.0	37.2
<b>2024 Population by Sex</b>			
Males	4,974	31,417	77,667
Females	5,315	32,447	78,731
<b>2029 Population by Sex</b>			
Males	5,549	33,920	83,001
Females	6,014	35,505	85,525
<b>Data for all businesses in area</b>			
Total Businesses:	524	3,454	7,447
Total Employees:	8,195	46,225	105,794

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