



BUR OAK OFFICE CONDO

5015 S BUR OAK | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT

Lloyd Companies is excited to offer a unique owner-occupant or investment opportunity at *5015 S Bur Oak Place* in Sioux Falls, SD. This prime office condo is located near one of the city's most vibrant retail and office corridors, near the intersection of Louise Avenue and 57th Street. The area is a hub of activity, featuring a dynamic mix of retail, dining, and professional services that make it an ideal location for businesses of all types. This site is positioned for success, just minutes from both I-229 and I-29, offering unparalleled accessibility for clients and employees. Its location ensures long-term growth and sustainability. The property is also just north of a rapidly expanding healthcare hub, which includes the new Avera Health Campus, Avera Heart Hospital, Encompass Rehabilitation Center, Sanford Health Clinic, and more, further enhancing its value and visibility. The floor plan features 8 offices, 1 conference room, 2 restrooms, a storage closet, utility closet, and break/kitchenette area.

QUICK FACTS

- **Address:**
5015 S Bur Oak Pl, Sioux Falls, SD 57108
- **Pricing:**
\$725,000
- **Price / SF:**
\$287.70
- **Year Built:**
2005
- **Total Condo Unit Size:**
2,508 SF +/-
- **Zoning:**
Office
- **Parking:**
40 surface stalls; shared between condo owners
- **Real Estate Taxes:**
\$7,237.34 (2024 Taxes payable in 2025)
- **Estimated Annual Operating Expenses:**
Property Insurance: \$590
Gas Utility: \$423
Electric Utility: \$3,126
Misc: \$385
Bur Oak Road Association: \$293
Condo Association Fee: \$3,239
(Condo Association Fee covers: water & sewer, trash, adn. insurance, snow removal, and lawn care)
Total Estimate: \$8,056

RAQUEL BLOUNT

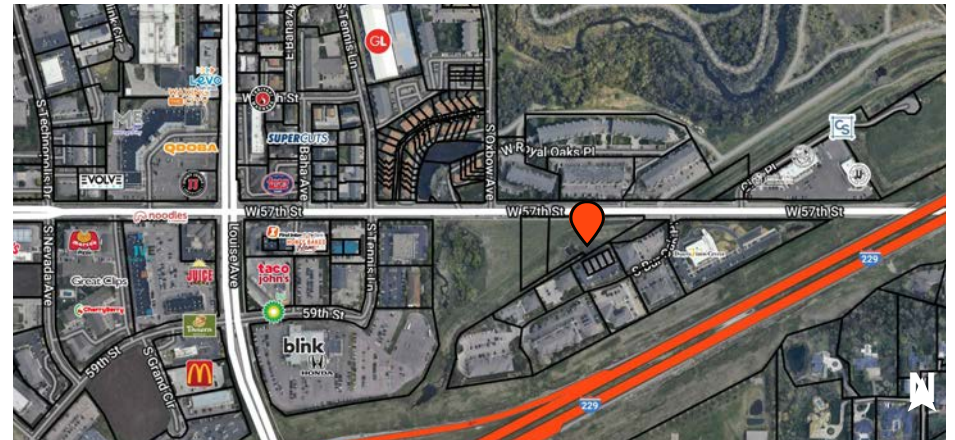
VP of Commercial Real Estate

605.728.9092 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

JORDAN RIEFFENBERGER

Director of Commercial Real Estate

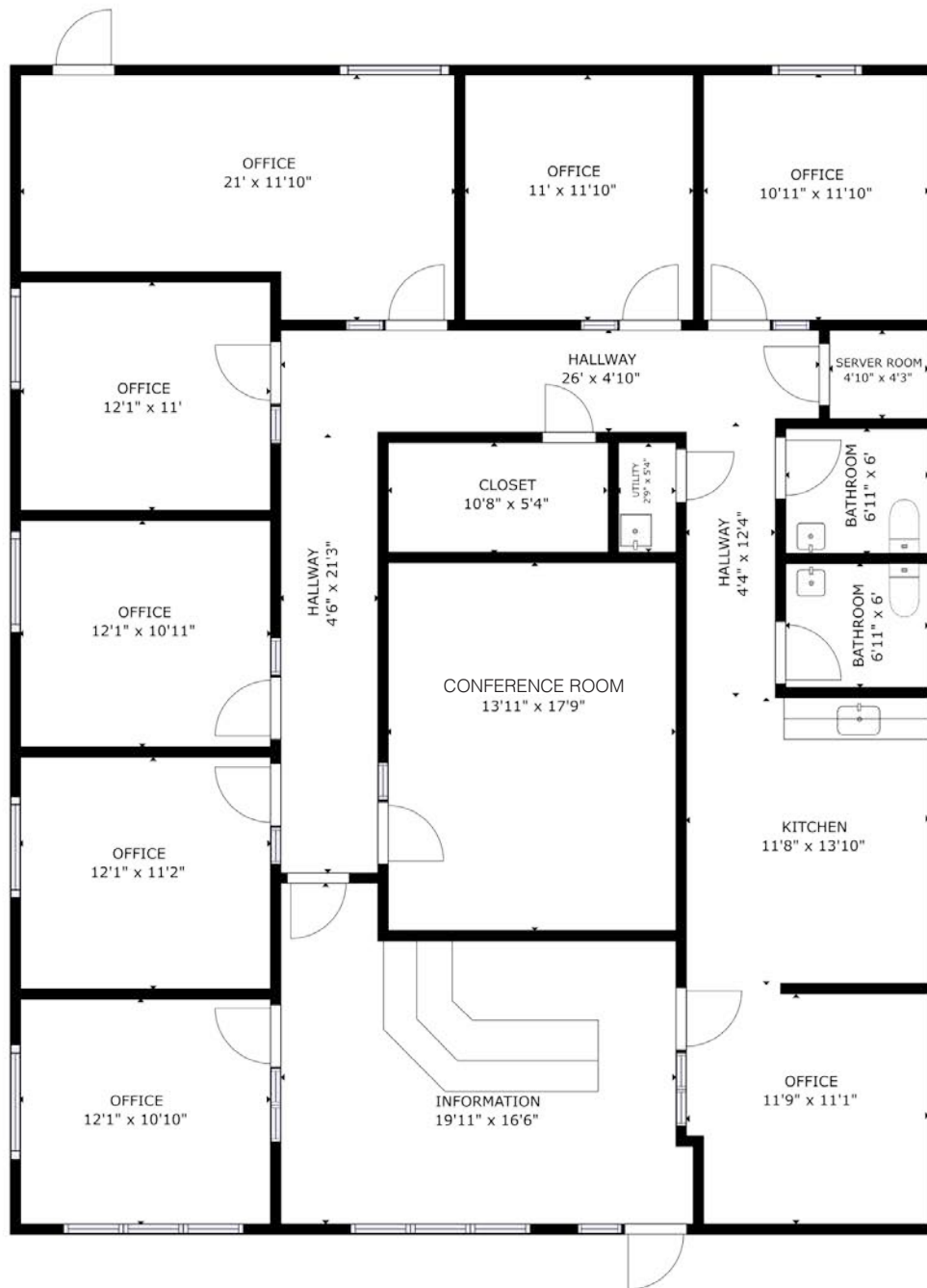
605.231.1654 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



SUMMARY



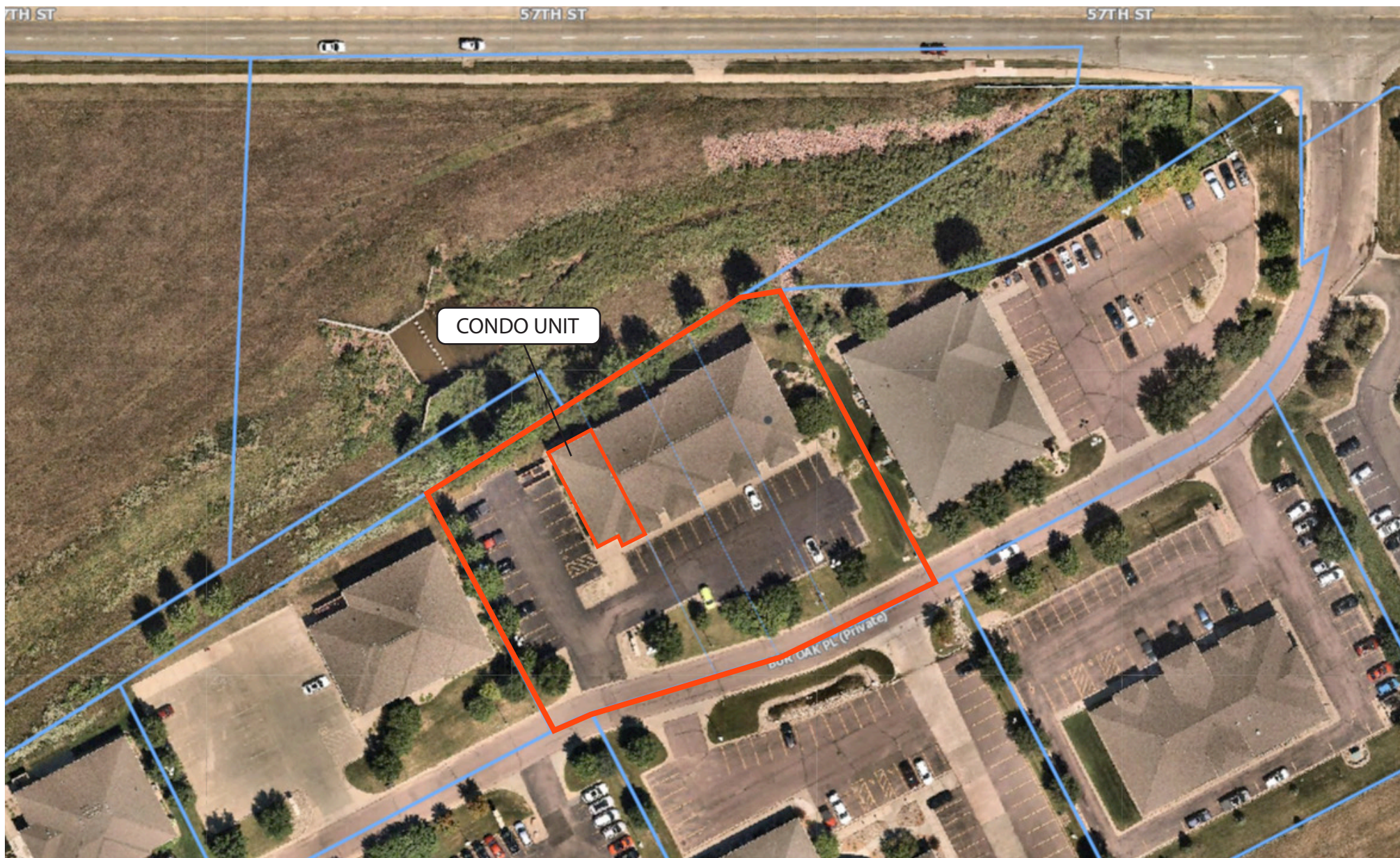
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FLOOR PLAN







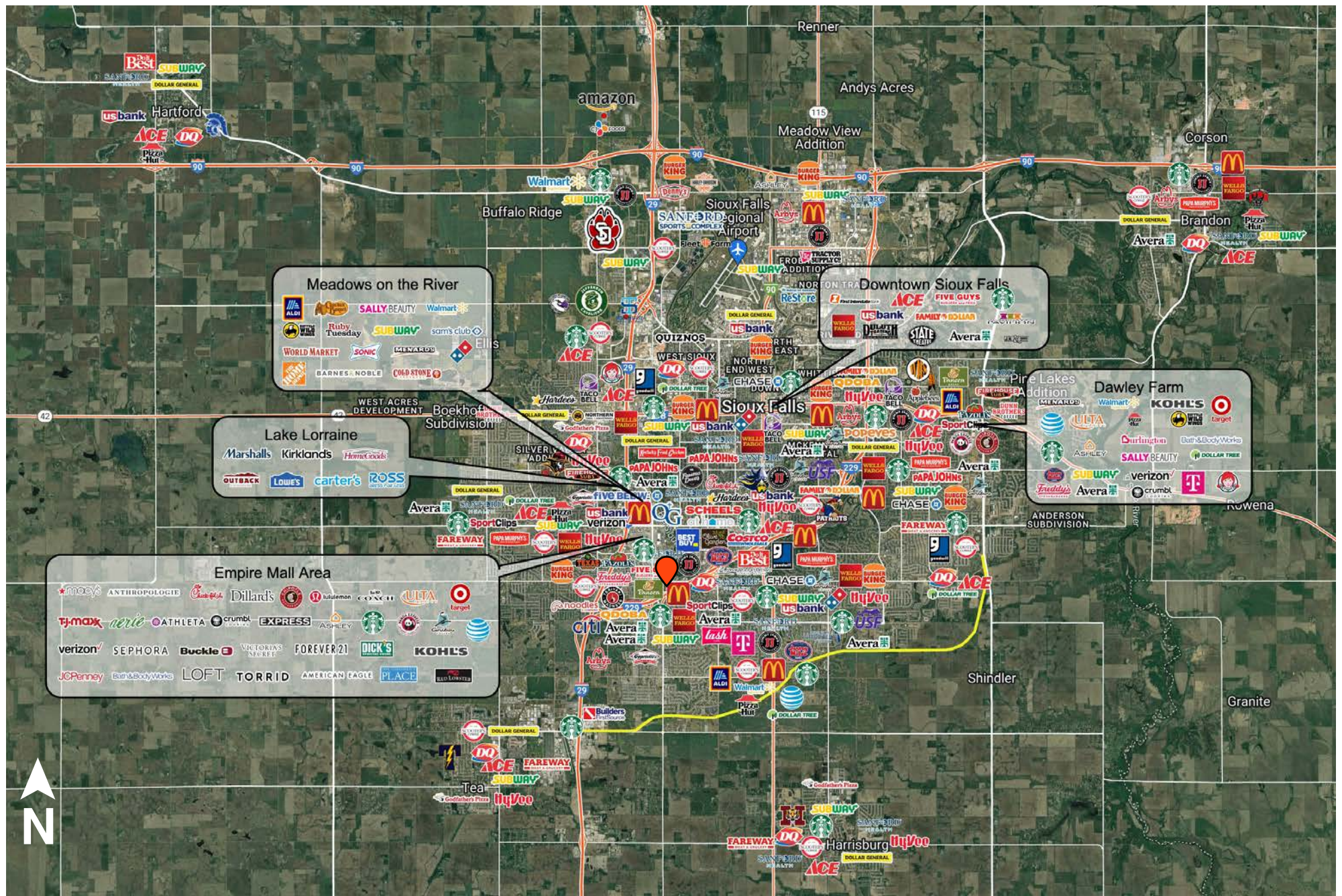


*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

AREA MAP



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CITY MAP



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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.

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

*Source: Mayor Paul TenHaken



#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)

SANFORD
HEALTH
10,750

Avera
8,298



3,688

Smithfield
3,600

HyVee
EMPLOYEE OWNED
2,939

amazon
2,505

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CONTACT INFO



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