



711 N LAKE AVENUE

OFFICE BUILDING FOR LEASE



711 N Lake Ave,
Sioux Falls, SD 57104



10,280 SF +/-



\$14.00 / SF NNN
Estimated NNN: \$5.60 / SF

LOCATION

Enjoy excellent visibility and accessibility just off Russell Street & NW Avenue, which draws a combined 19,352 vehicles per day. This location is surrounded by premier attractions like the Denny Sanford Premier Center, Sioux Falls Convention Center, The Birdcage, Thunder Road, Terrace Park, Elmwood Golf Course, and Downtown Sioux Falls.

DESCRIPTION

- 8WY [T W€aadb`S` `S`ai e`XadS_ b`WUgefa_ | Sf|a` Ž`eVWbSYW%
- Former daycare operation
- Available now
- 45 surface parking stalls on site
- Monument signage available facing NW Avenue
- @V\$dfWt\$UWBSd| i`i Z[UZ`XV\$fgdV`eUW [U`i S| [Y`bSfZel`+ TSeWT S`^~WWe|`<SbW W€W Gardens, Covell Lake, aquatic center, tennis courts, and more, attracting 159.1k annual visits
- Conveniently located near schools such as Laura Anderson Elementary, All City EleŽ`_ W fSkl`S` V`3j fW`? [VV`WEUZaa↑i Z[UZ`eWthWS`Ua_ T [W` *`&` `efgVW fe`/\$` \$%Z` \$&fi
- Nearby businesses include Stewart School, Urban Adventure Center, Bluestone Federal 5dW [fG` [a` t`8SefE [Y` el`5SeWkiel`Ebadf4ai ^/Tai ↑ Y`S`WkfiS` V`5SeS`6W`DSk
- This listing is also available for sale

RAQUEL BLOUNT sior 605.728.9092 / raquel@lloydcompanies.com

BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
10,280 SF +/-	\$14.00/SF NNN	\$5.60/SF	\$19.60/SF	\$201,488.00	\$16,790.67

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.36*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.40*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.84*
Total	-	\$5.60

CAM includes the following utilities: Snow Removal, Grounds, Landscaping, Repairs

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	No	One meter covers property
Electricity	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	No	One meter covers property
Water & Sewer	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	No	
Trash	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	No	
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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FLOOR PLAN

*Conceptual purposes only and is not to scale.
Subject to change without notice.*

Y [(^) ; i U ^ * c [[{ • Shower/
Lockroom T ^) ; i U ^ * c [[{ •



Parking Lot

 = lockbox



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INTERIOR PHOTOS

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DRONE PHOTOS

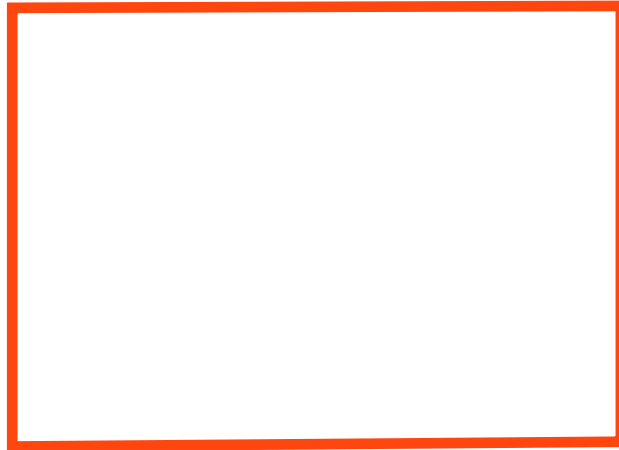
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PARCEL



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SITE MAP

2,287 VPD

Terrace Park
159.1k Annual Visits



4,331 VPD

3,770 VPD

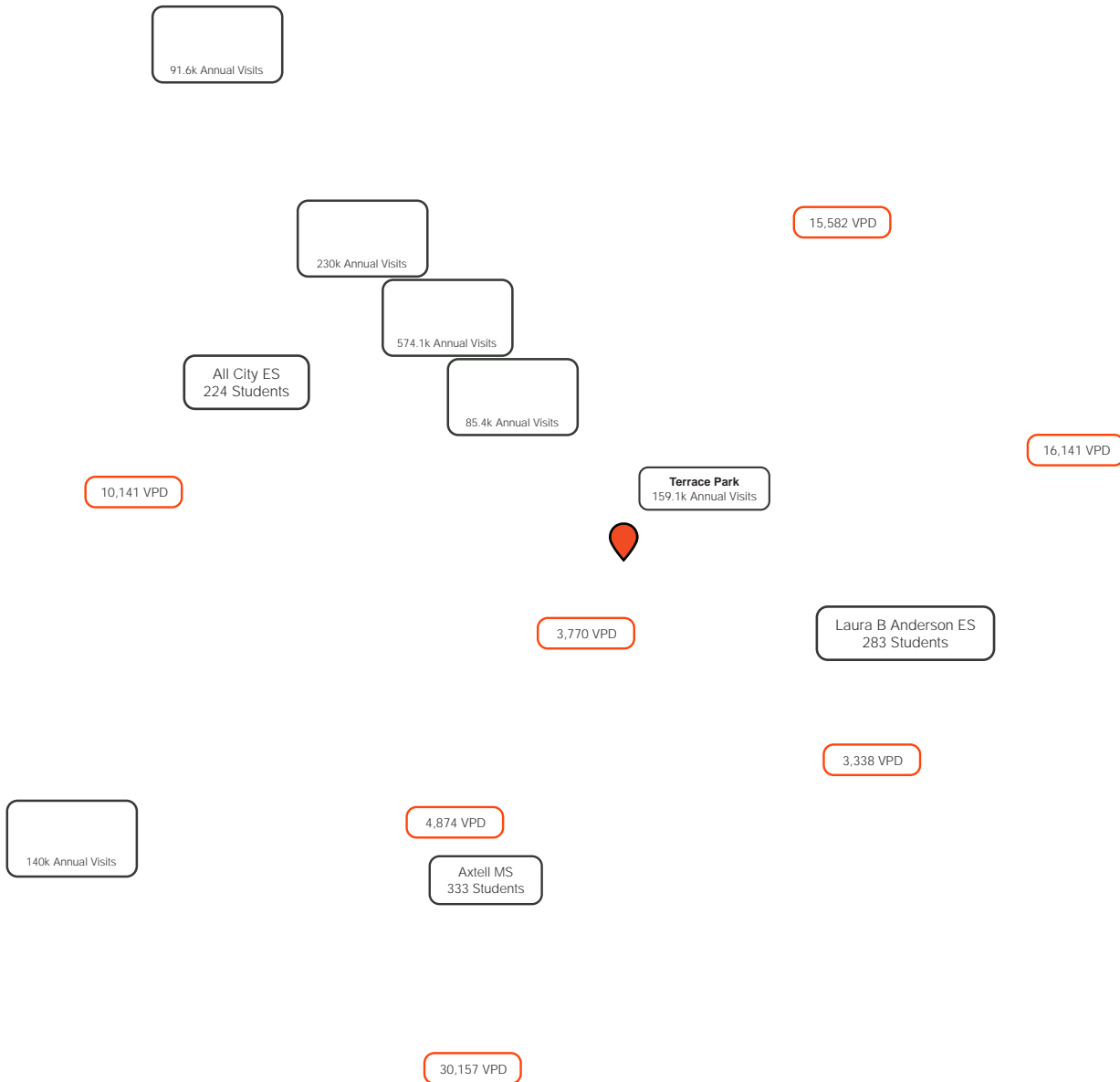
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AREA MAP



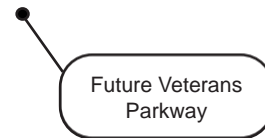
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

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

*Source: Mayor Paul TenHaken

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 with 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)

Minnehaha Unemployment Rate
(September 2024)

#3 Hottest Job Market
(ZipRecruiter 2023)

1.4%

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

