



DORAL CENTRE

OFFICE SPACE FOR LEASE



101 W. 69th St, Suite 100,
Sioux Falls, SD 57108



1,779 SF +/-



\$19.00 / SF NNN
Estimated NNN: \$10.34 / SF
TIA: Negotiable

LOCATION

Located just east of Minnesota Avenue on 69th Street, across from Looks Marketplace and Prairie Green Golf Course. Doral Centre offers excellent exposure, easy access, and a beautiful setting.

DESCRIPTION

- Suite includes 3 private offices (1 with a restroom), large conference room or area for cubicles, reception area, and a small storage room
- Building amenities include a large, shared conference room, storage, surface and underground parking
- This space includes 3 free underground garage spaces, in addition to surface parking available for tenants and guests
- Main floor space visible from the front entrance to the building
- Signage opportunities include monument, directory and suite door
- Built in 2006
- TIA is negotiable
- Available now

KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

BUILDING COSTS

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

Space	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
100	1,779 SF	\$19.00/SF NNN	\$10.34/SF	\$29.34/SF	\$52,195.86	\$4,349.66	Negotiable

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.91*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.73*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.70*
Total	-	\$10.34

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

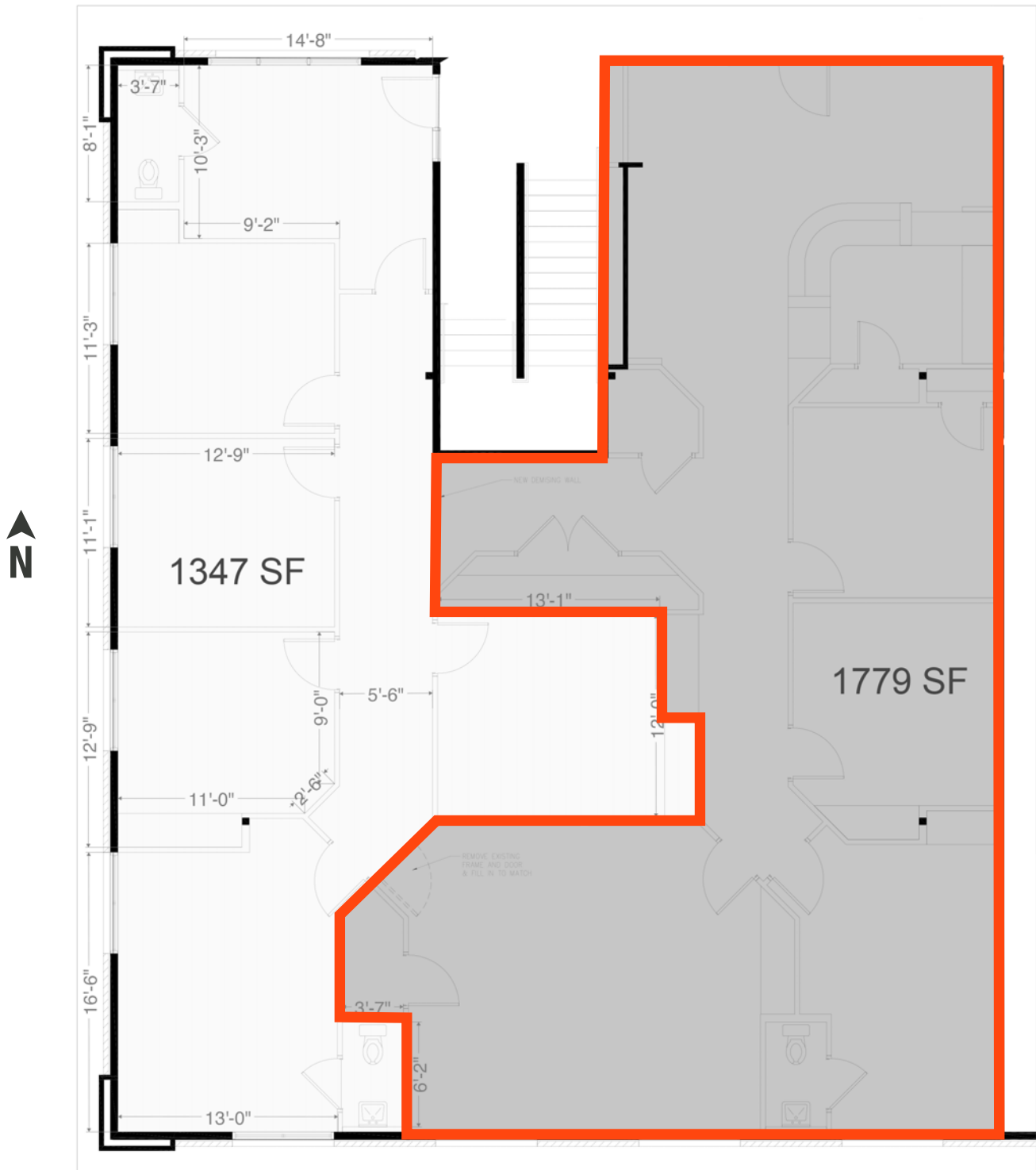
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes	Shared meter with co-tenant; billed back each month on statement
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	
Trash	Paid by Tenant through CAM	Novak	Yes	No	
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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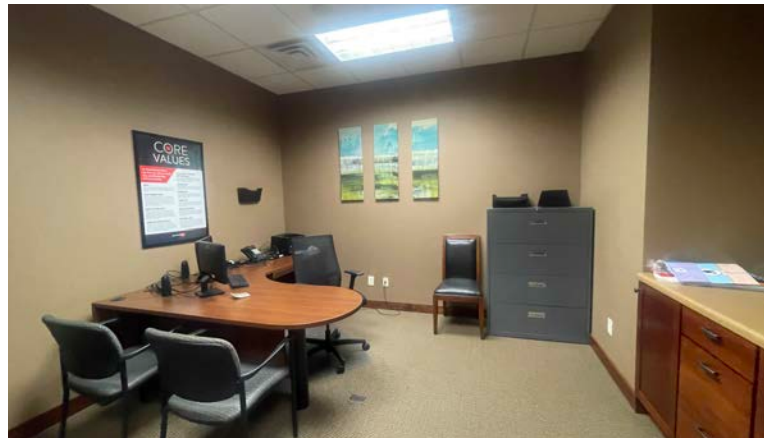
SITE PLAN

Concept only; subject to change



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INTERIOR PHOTOS



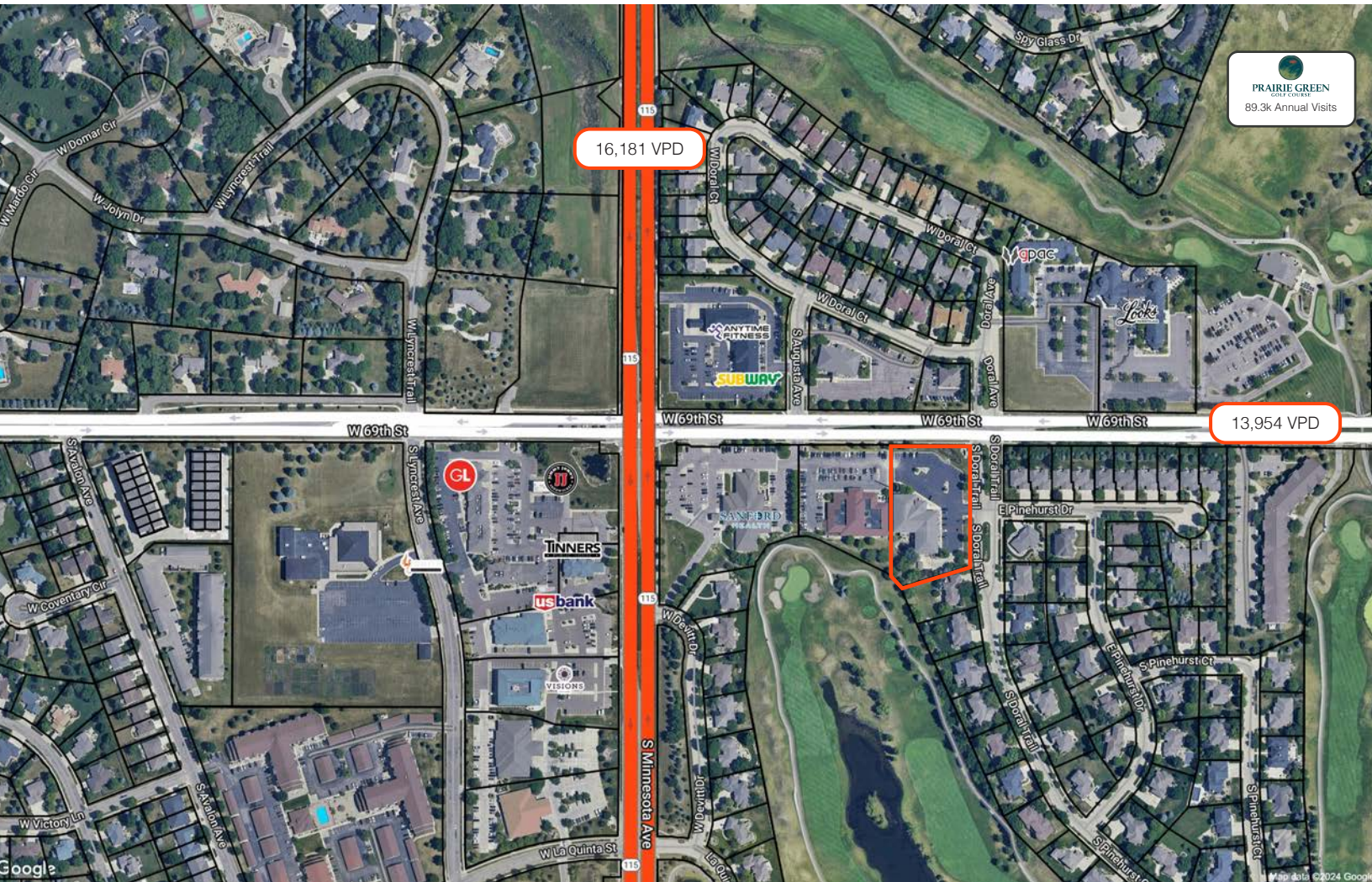
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EXTERIOR PHOTOS



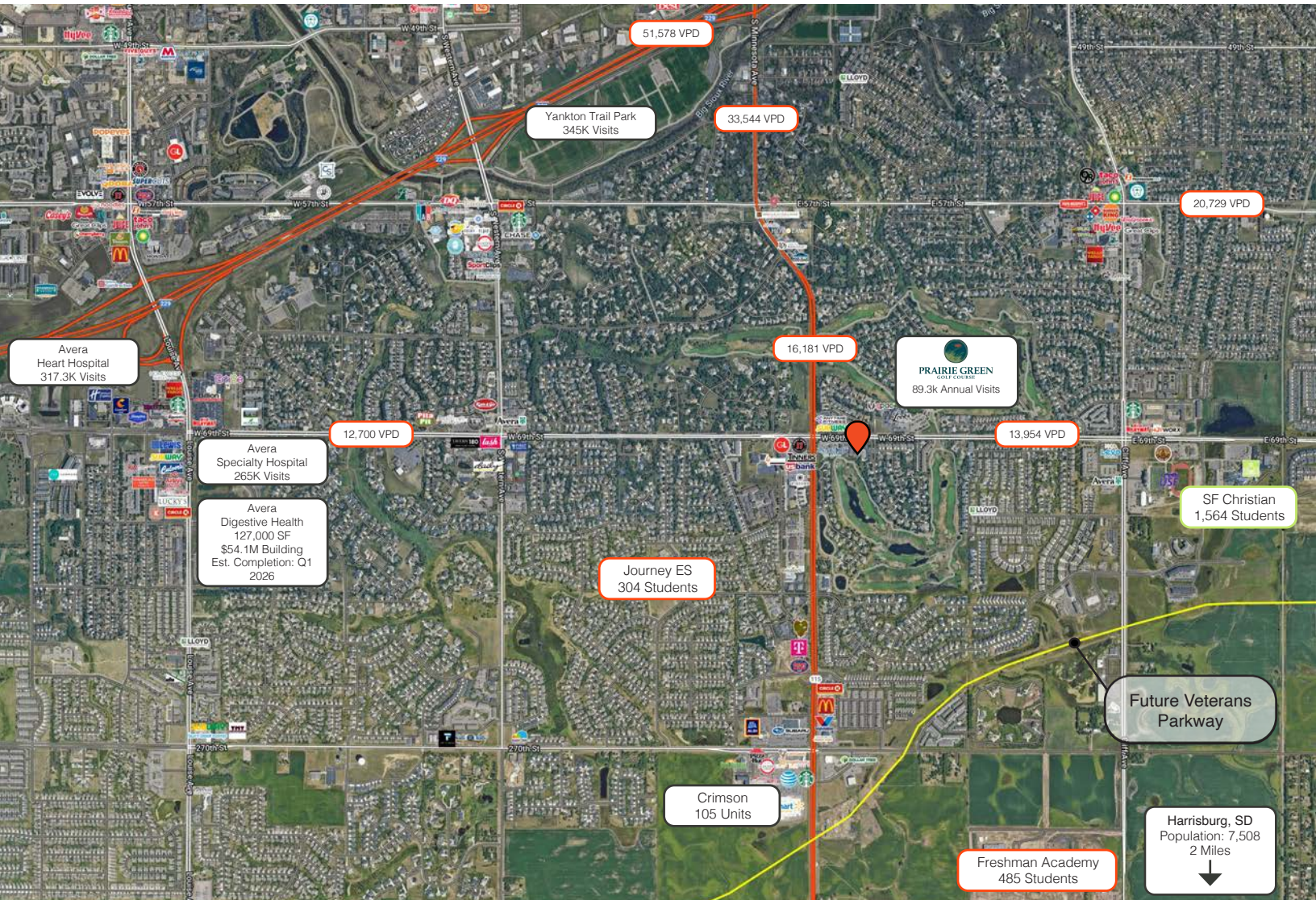
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SITE MAP



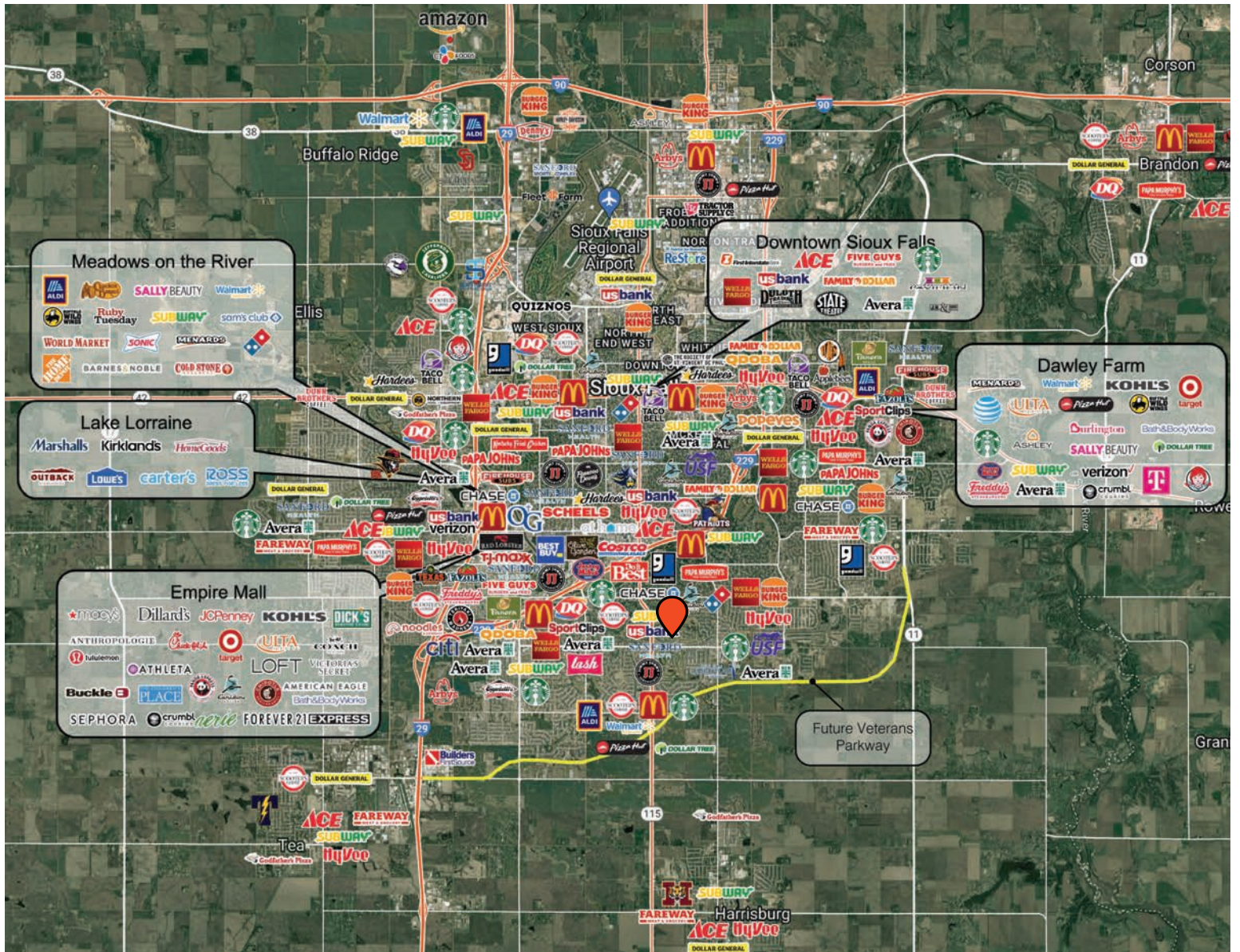
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AREA MAP



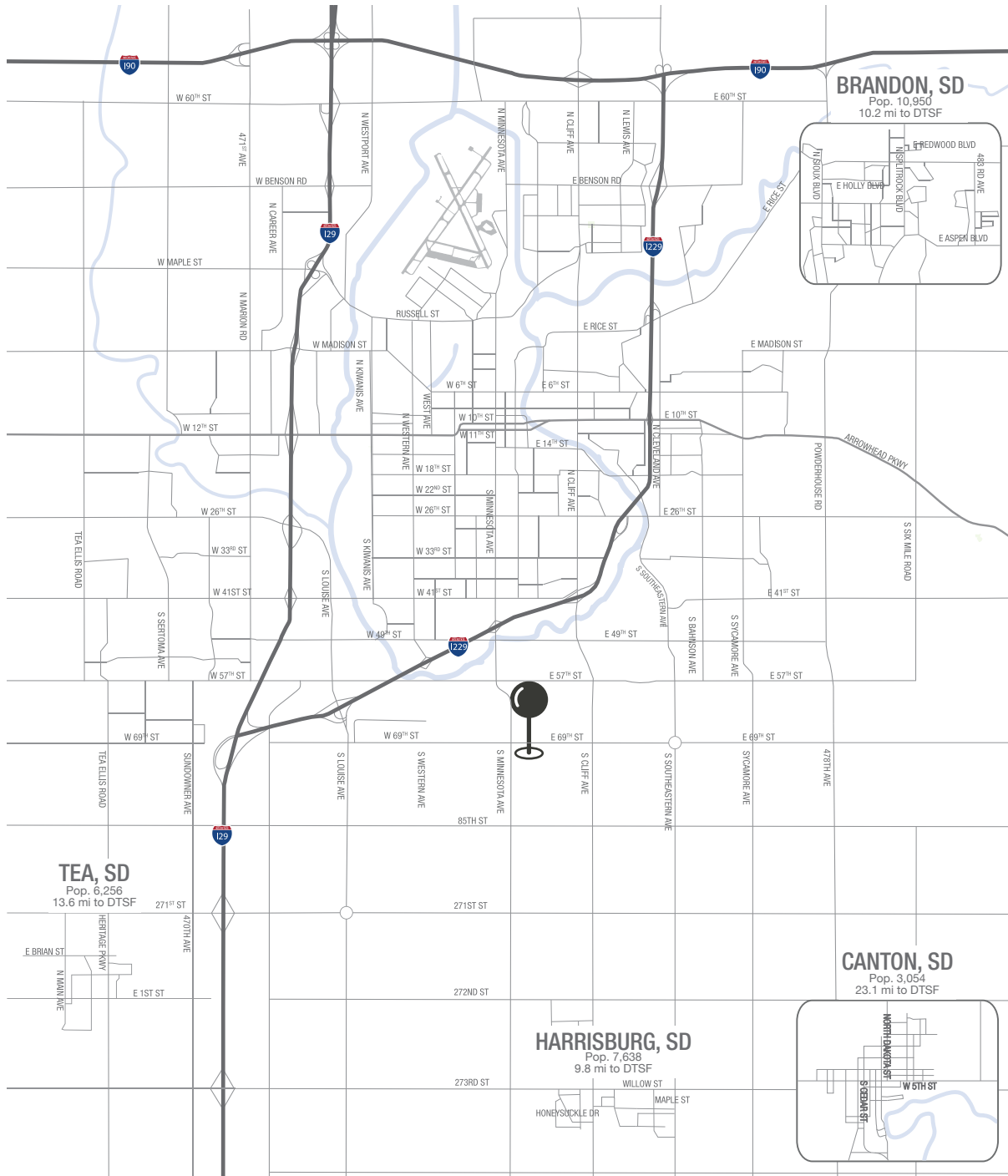
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CITY MAP



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MSA 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 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.

FAST FACTS



#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)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,713	43,907	129,022
2020 Total Population	9,763	58,632	155,393
2020 Group Quarters	1	919	2,971
2024 Total Population	11,302	65,075	169,533
2024 Group Quarters	1	913	2,966
2029 Total Population	12,811	71,499	183,882
2023-2028 Annual Rate	2.54%	1.90%	1.64%
2024 Total Daytime Population	9,243	67,748	183,706
Workers	3,355	36,986	107,546
Residents	5,888	30,762	76,160
Household Summary			
2010 Households	2,587	17,789	52,871
2010 Average Household Size	2.59	2.38	2.36
2020 Total Households	4,069	24,475	64,669
2020 Average Household Size	2.40	2.36	2.36
2024 Households	4,604	26,826	69,958
2024 Average Household Size	2.45	2.39	2.38
2029 Households	5,127	29,150	75,402
2029 Average Household Size	2.50	2.42	2.40
2023-2028 Annual Rate	2.18%	1.68%	1.51%
2010 Families	1,945	11,342	31,782
2010 Average Family Size	3.01	2.94	2.99
2024 Families	2,909	15,938	39,828
2024 Average Family Size	3.13	3.08	3.12
2029 Families	3,197	17,154	42,582
2029 Average Family Size	3.21	3.13	3.15
2023-2028 Annual Rate	1.91%	1.48%	1.35%
2024 Housing Units	4,851	28,620	75,134
Owner Occupied Housing Units	63.0%	57.7%	53.6%
Renter Occupied Housing Units	31.9%	36.0%	39.6%
Vacant Housing Units	5.1%	6.3%	6.9%
Median Household Income			
2024	\$92,265	\$84,514	\$73,421
2029	\$105,697	\$100,456	\$85,190
Median Age			
2010	38.9	36.3	34.0
2020	41.8	37.2	35.5
2024	41.5	37.4	35.9
2029	42.1	38.3	37.2
2024 Population by Sex			
Males	5,497	31,689	84,499
Females	5,805	33,386	85,034
2029 Population by Sex			
Males	6,201	34,586	90,885
Females	6,610	36,913	92,997
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	390	3,163	7,801
Total Employees:	3,257	40,261	111,926

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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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