

PRICE REDUCTION



600 S MAIN AVENUE DOWNTOWN OFFICE SPACE FOR LEASE



600 S. Main Ave, Suite 103,
Sioux Falls, SD 57104



3,220 SF +/-



\$20.00 / SF NNN
Est. NNN: \$8.78 / SF

LOCATION

Fantastic location on the southeast corner of 14th Street & Main Avenue. This building is situated just outside of the downtown boundaries, benefiting from direct proximity to desirable amenities, while also enjoying strong connectivity via Minnesota Avenue and 10th Street.

DESCRIPTION

- Beautifully appointed main floor, corner office space with abundant windows (some that open!)
- Floor plan offers 6 large offices, 1 conference room, large open area for reception/ waiting area, workstations, and an open area kitchenette with sink, refrigerator, and space for a dishwasher
- Large meeting/training room available on a limited rental basis
- Furniture in private offices is negotiable - contact Broker
- Space comes with 3 heated garage spaces at \$200/month/stall
- Large shared surface parking lot
- Available June 1, 2025
- Co-tenants include First Dakota Title and Hagen, Wilka, & Archer Law Firm
- Built in 1954; remodeled in 2021 by Lenae Design
- Downtown Sioux Falls is centered around the Big Sioux River, offering a vibrant mix of history, nightlife, shopping, dining, and parks

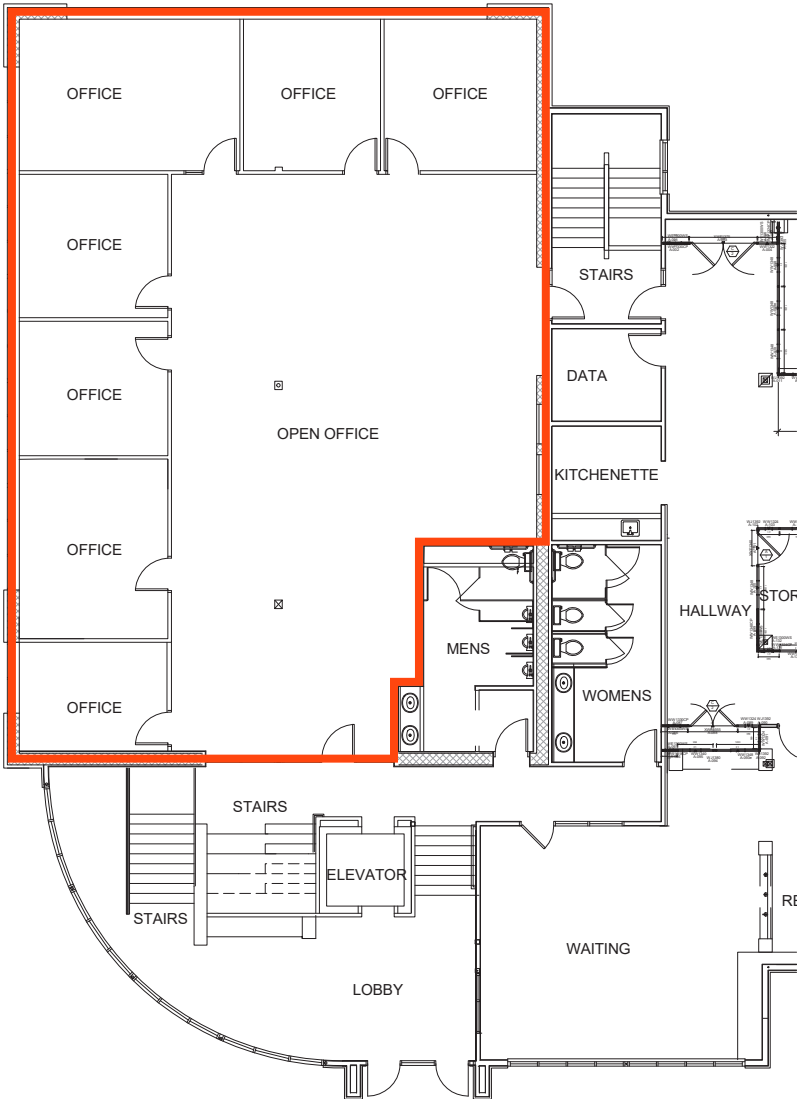
KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

BUILDING COSTS

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,220 SF +/-	\$20.00/SF NNN	\$8.78/SF	\$28.78/SF	\$92,671.60	\$7,722.63

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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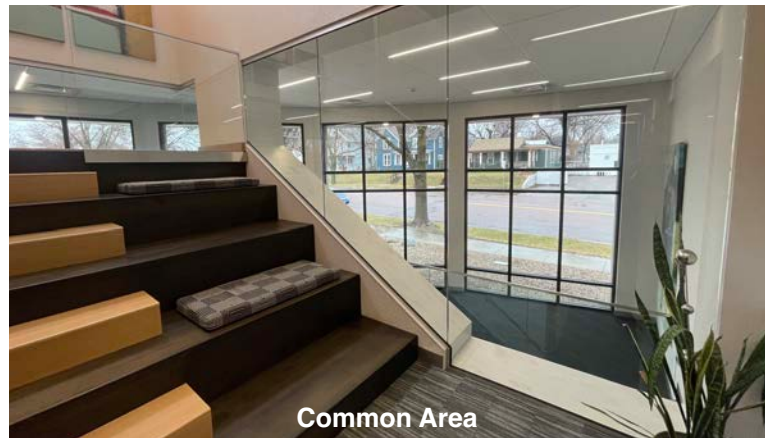
PHOTOS



Entrance



Common Area



Common Area

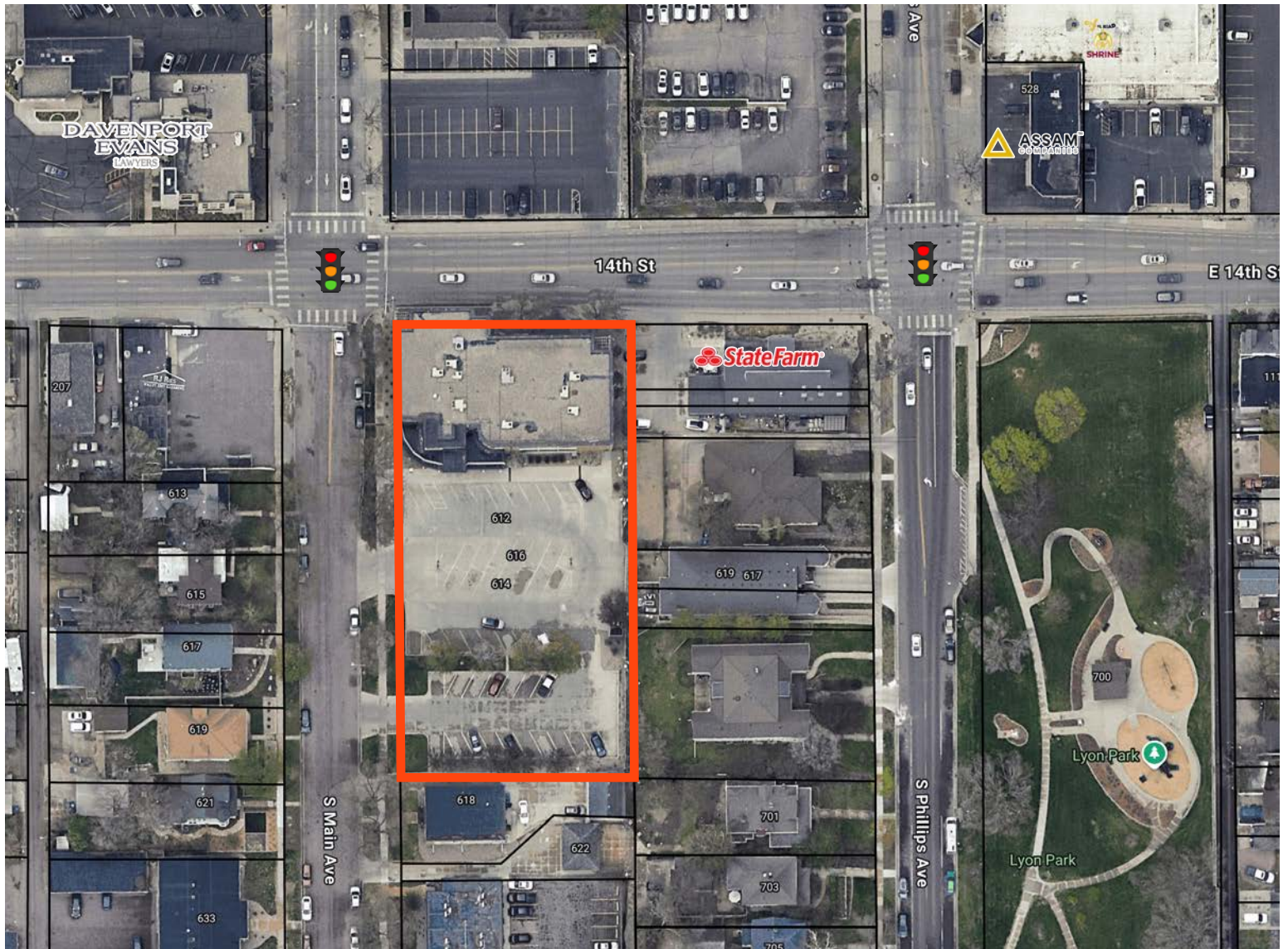
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SITE MAP



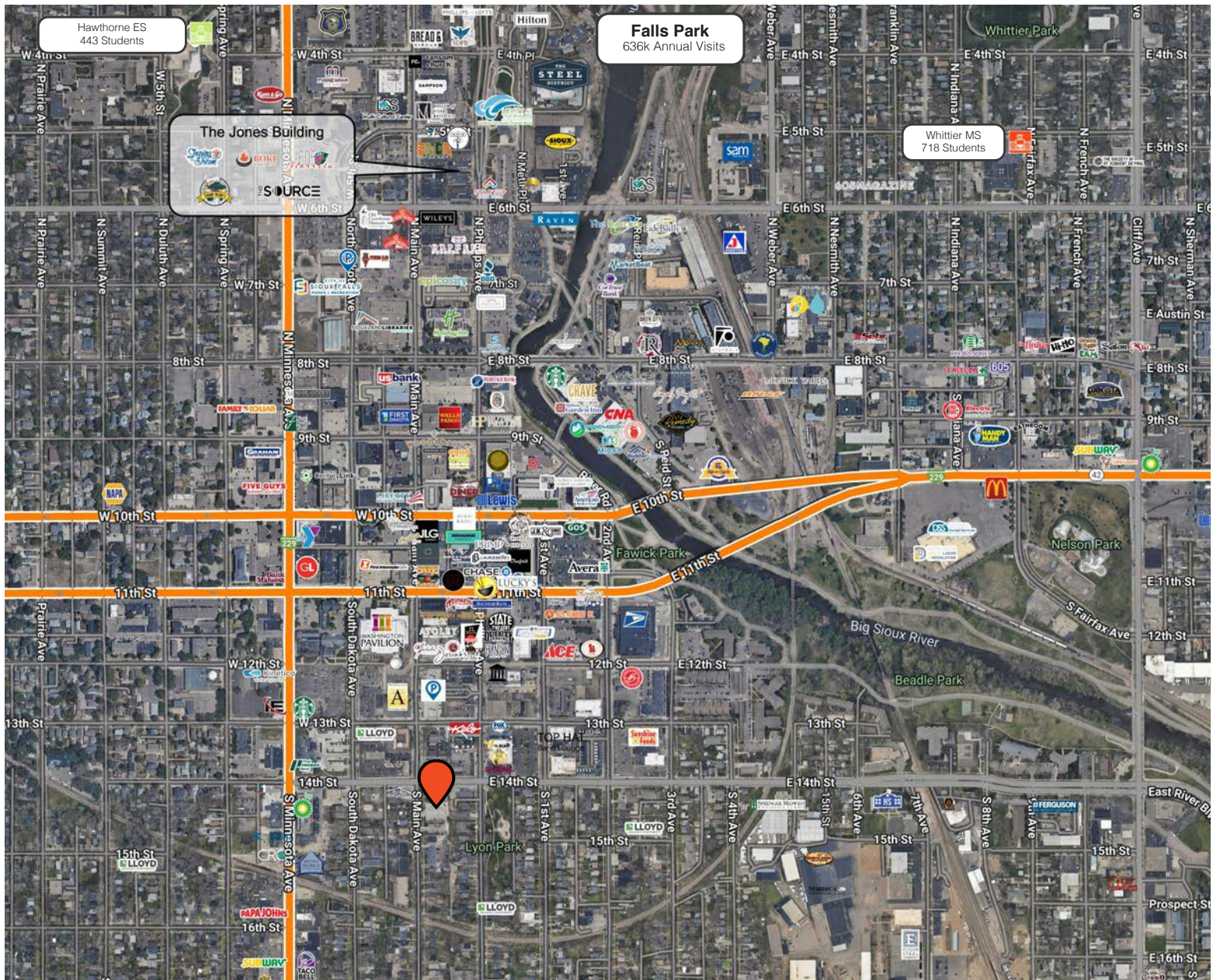
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AREA MAP



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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.

DOWNTOWN OFFICE SPACE FOR LEASE



SIoux FALLS DEMOGRAPHICS

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

*Source: The City of Sioux Falls

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



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,356	80,460	145,151
2020 Total Population	16,476	82,009	173,190
2020 Group Quarters	1,227	3,877	4,860
2024 Total Population	17,293	85,105	189,691
2024 Group Quarters	1,209	3,878	4,860
2029 Total Population	18,392	88,011	204,873
2023-2028 Annual Rate	1.24%	0.67%	1.55%
2024 Total Daytime Population	43,501	120,817	221,073
Workers	36,543	84,666	136,932
Residents	6,958	36,151	84,141
Household Summary			
2010 Households	7,081	33,147	58,386
2010 Average Household Size	2.11	2.27	2.38
2020 Total Households	7,401	34,477	71,190
2020 Average Household Size	2.06	2.27	2.36
2024 Households	7,848	36,042	77,678
2024 Average Household Size	2.05	2.25	2.38
2029 Households	8,402	37,495	83,838
2029 Average Household Size	2.05	2.24	2.39
2023-2028 Annual Rate	1.37%	0.79%	1.54%
2010 Families	3,151	18,189	35,178
2010 Average Family Size	3.03	2.96	3.01
2024 Families	3,237	18,305	44,159
2024 Average Family Size	3.08	3.09	3.14
2029 Families	3,397	18,769	47,170
2029 Average Family Size	3.10	3.09	3.16
2023-2028 Annual Rate	0.97%	0.50%	1.33%
2024 Housing Units	8,711	38,444	83,484
Owner Occupied Housing Units	33.3%	49.5%	53.2%
Renter Occupied Housing Units	56.7%	44.2%	39.9%
Vacant Housing Units	9.9%	6.2%	7.0%
2024 Population 25+ by Educational Attainment			
Total	12,008	58,272	127,984
Less than 9th Grade	2.5%	3.5%	2.5%
9th - 12th Grade, No Diploma	4.0%	3.9%	3.2%
High School Graduate	23.0%	23.1%	20.6%
GED/Alternative Credential	4.4%	5.2%	4.0%
Some College, No Degree	16.4%	18.0%	17.1%
Associate Degree	13.0%	13.2%	14.1%
Bachelor's Degree	24.1%	22.4%	26.5%
Graduate/Professional Degree	12.6%	10.6%	12.1%
Median Household Income			
2024	\$57,871	\$62,698	\$72,904
2029	\$65,033	\$71,256	\$85,843
Median Age			
2010	32.7	34.5	34.4
2020	35.2	35.8	36.0
2024	36.1	36.3	36.3
2029	37.7	37.6	37.4
2024 Population by Sex			
Males	8,901	44,136	95,561
Females	8,392	40,969	94,130
2029 Population by Sex			
Males	9,354	45,235	102,295
Females	9,038	42,776	102,577
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	2,104	5,268	8,905
Total Employees:	31,310	77,504	127,880

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