



# 600 S MAIN AVENUE

## DOWNTOWN OFFICE SPACE FOR LEASE



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



3,220 SF +/-



\$22.00 / 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

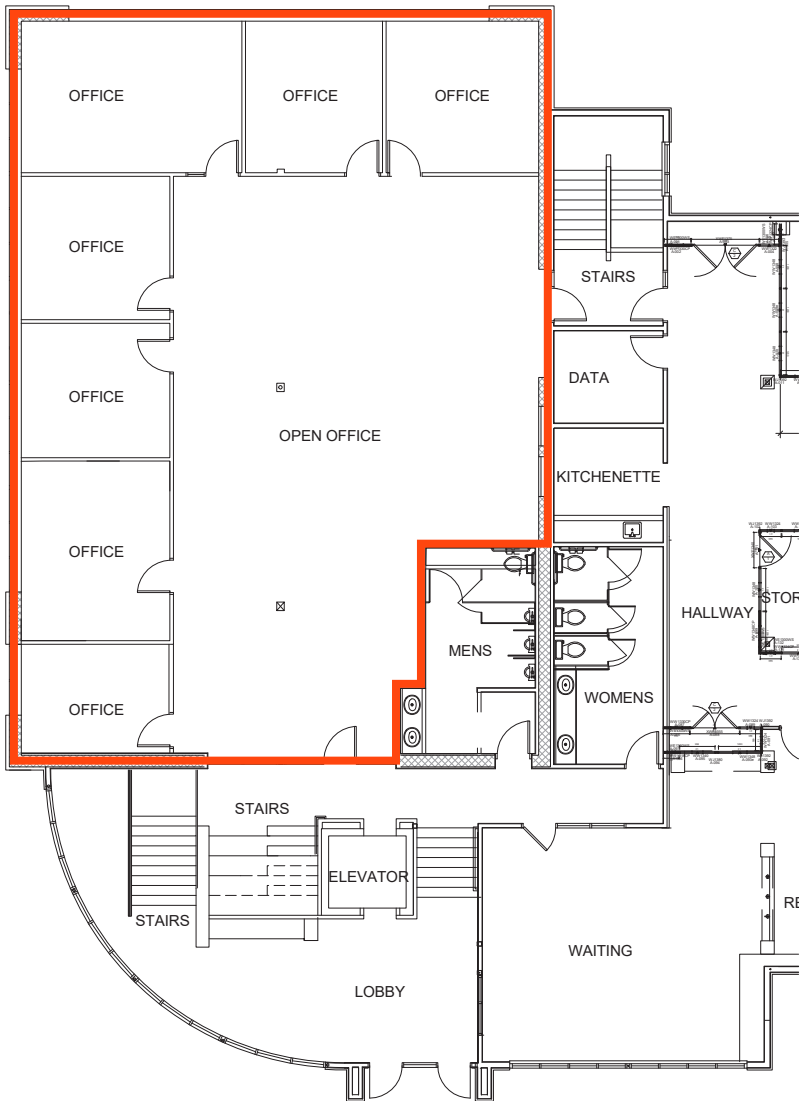
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BUILDING COSTS

| Size         | Base Rent      | 2025 NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|--------------|----------------|---------------|-------------------------|-------------------|--------------------|
| 3,220 SF +/- | \$22.00/SF NNN | \$8.78/SF     | \$30.78/SF              | \$99,111.60       | \$8,259.30         |

FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



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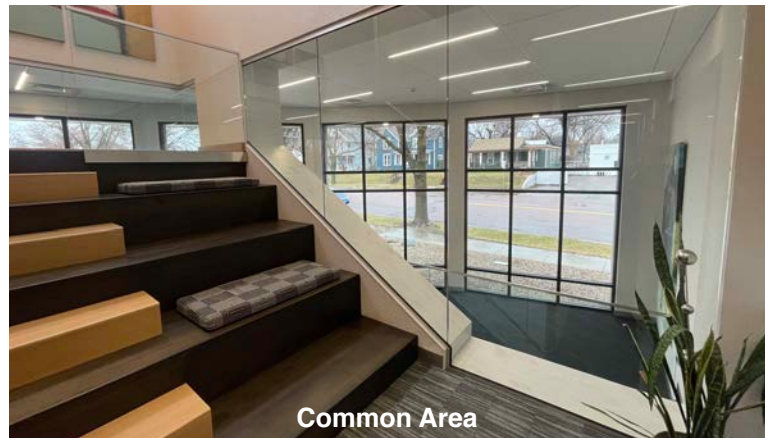
## PHOTOS



Entrance



Common Area



Common Area

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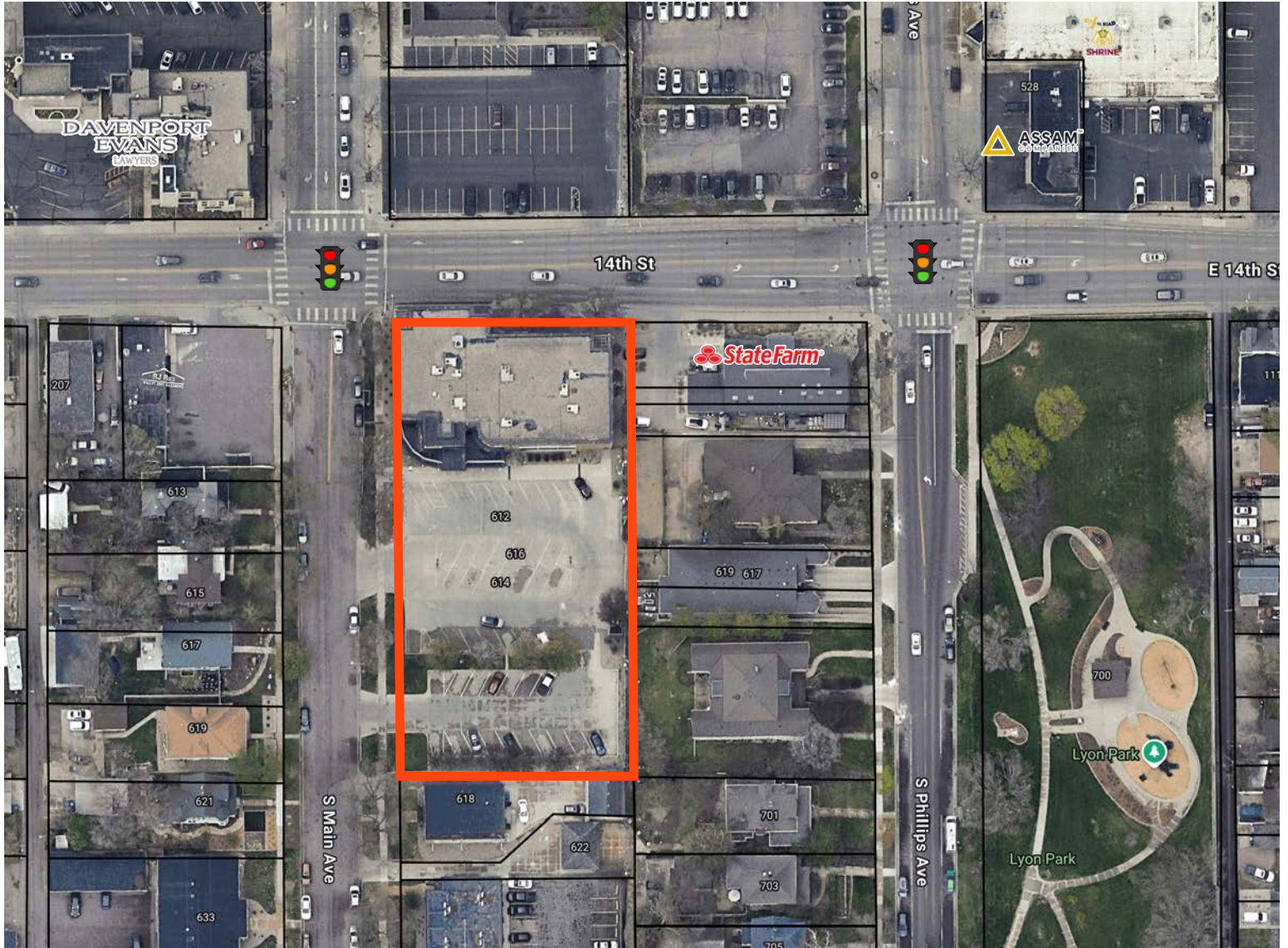


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## SITE MAP



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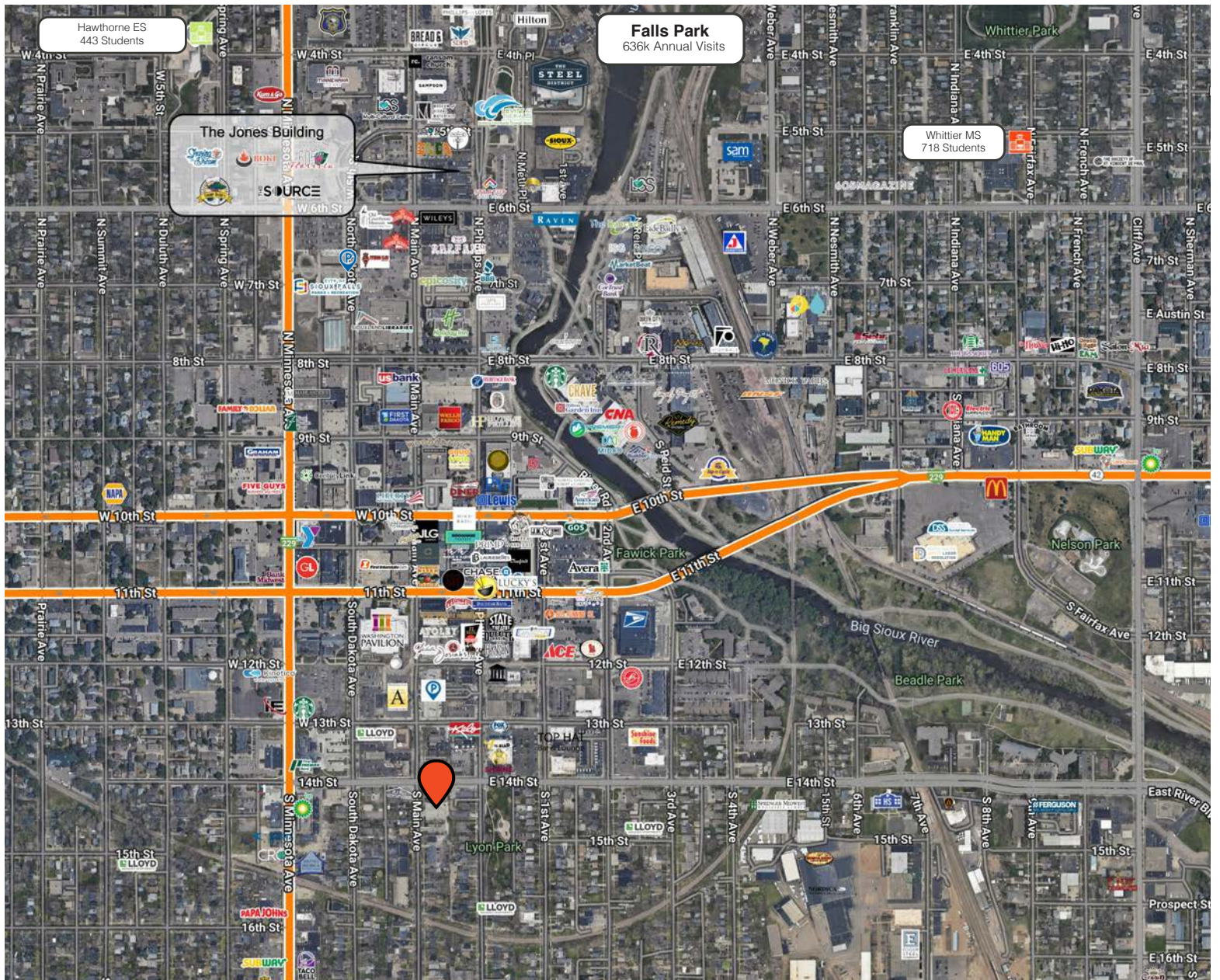


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### AREA MAP



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

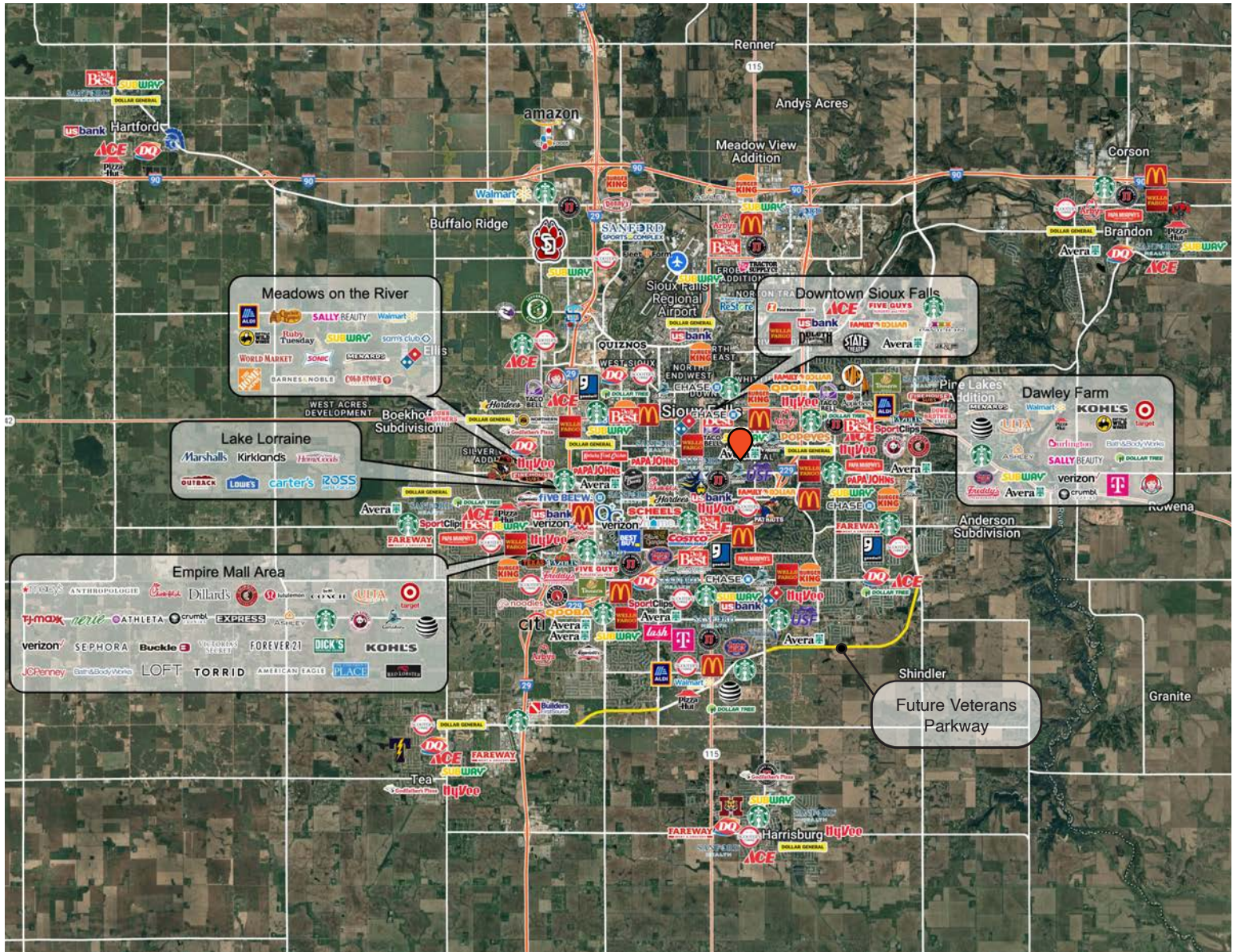


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## DOWNTOWN OFFICE SPACE FOR LEASE



### CITY MAP



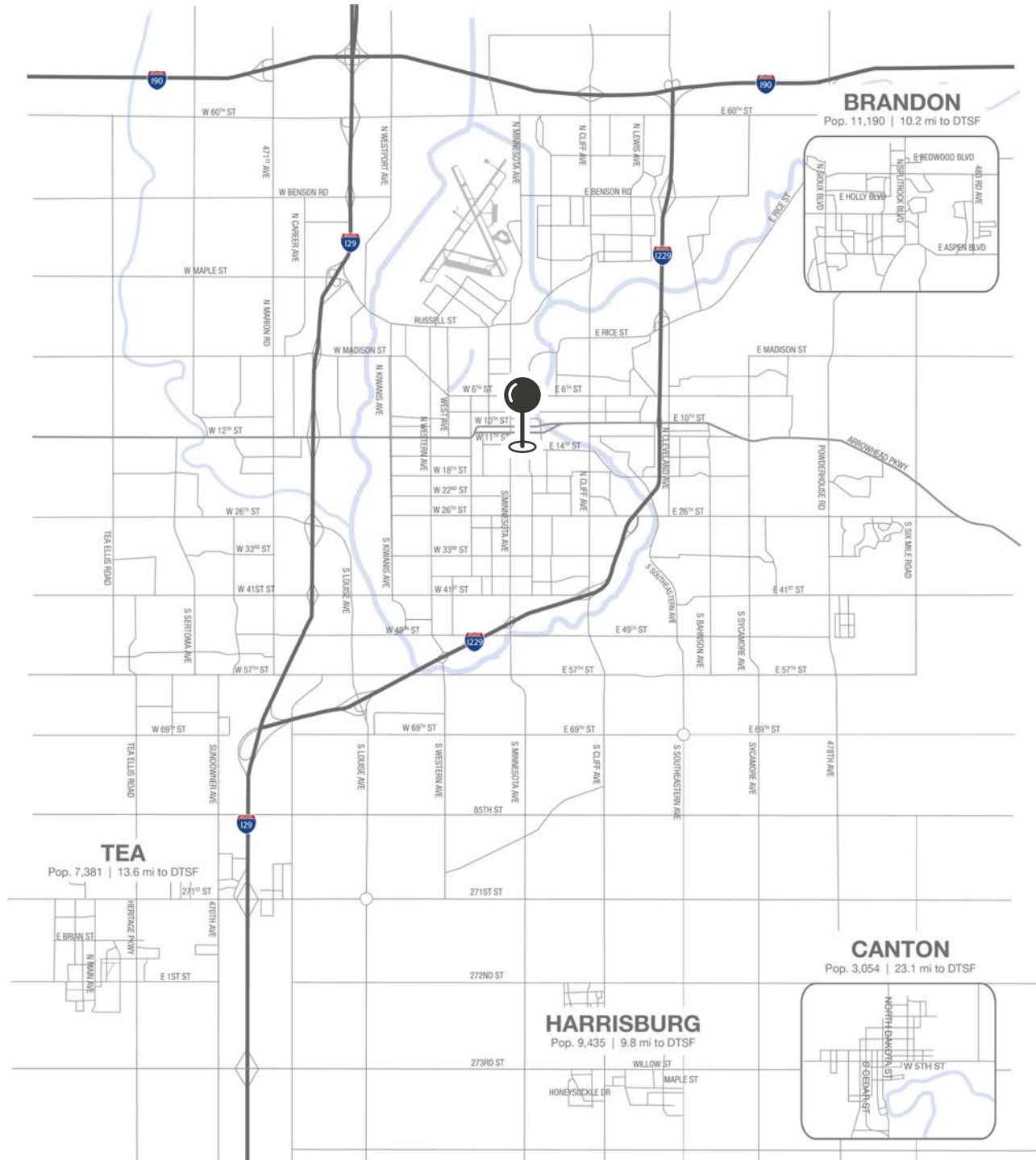
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### MSA MAP





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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