



CLAIMS ASSOCIATES BUILDING

SECOND FLOOR OFFICE SUITES FOR LEASE



4901 S. Isabel Place, 2nd Floor,
Sioux Falls, SD 57108



Executive Suites: 133 - 972 RSF +/-
Suite 200: 3,755 RSF +/-
Suite 201: 1,514.93 RSF +/-
Total Floor: 5,269.93 RSF +/-



\$15.00 / SF NNN
Estimated NNN: \$6.50 / SF
TIA: Negotiable

LOCATION

Office suites near 57th St. & Western Ave., with multiple access points for convenience. Surrounded by established, quality office tenants and near The Bridges at 57th, home to Gunderson's Jewelers, Scooter's Coffee, Club Pilates, Flyboy Donuts, and much more. Conveniently located half a mile off I-229.

DESCRIPTION

- This building contains four fantastic options with flexible configurations
 - See page 2 for details
- Some furniture may be available; contact Broker if interested
- Lighted, ample surface parking with direct access to the space(s)
- Potential for pylon/monument signage
- Built in 2005
- Zoning: Office
- Neighbors include Claims Associates, First International Bank & Trust, Zimmer Biomet, Central Bank, Principal Financial, Circle K, and more

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

BUILDING COSTS

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

*Potential to lease storage & reception space with individual office lease.

Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
All Exec. Suites*	817	1.19	972	\$15.00/SF NNN	\$6.50/SF	\$21.50/SF	\$20,898.00	\$1,741.50	Negotiable
Office 1*	173	1.19	205	\$15.00/SF NNN	\$6.50/SF	\$21.50/SF	\$4,407.50	\$367.29	Negotiable
Office 2*	254	1.19	302	\$15.00/SF NNN	\$6.50/SF	\$21.50/SF	\$6,493.00	\$541.08	Negotiable
Office 4*	68	1.19	80	\$15.00/SF NNN	\$6.50/SF	\$21.50/SF	\$1,720.00	\$143.33	Negotiable
Office 6*	112	1.19	133	\$15.00/SF NNN	\$6.50/SF	\$21.50/SF	\$2,859.50	\$238.29	Negotiable
Suite 201	-	-	1,515	\$15.00/SF NNN	\$6.50/SF	\$21.50/SF	\$32,571.00	\$2,714.25	Negotiable
Suite 200	-	-	3,755	\$15.00/SF NNN	\$6.50/SF	\$21.50/SF	\$80,732.50	\$6,727.71	Negotiable

POTENTIAL OFFICE CONFIGURATIONS

- **Suite 201**
 - Option 1: 1,514.93 RSF with a reception area, 6 offices, 1 conference room/executive office, and a large storage room
 - Option 2: Co-working executive suites including up to 4 private offices of varying sizes, reception area with built-in desk, and storage room. Prices vary per office and terms are negotiable.
- **Suite 200**
 - Option 3: 3,755 RSF includes a reception area, large conference room, 2 private offices, and an additional conference room or executive office, large open area, and storage room
- **Entire 2nd Floor**
 - Option 4: Includes direct access to the parking lot on the south side of the building, and all of suites 200/201. Modifications can be made to open the two suites and add a reception area off the main entrance of the building

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2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.26*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.38*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.86*
Total	-	\$6.50*
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

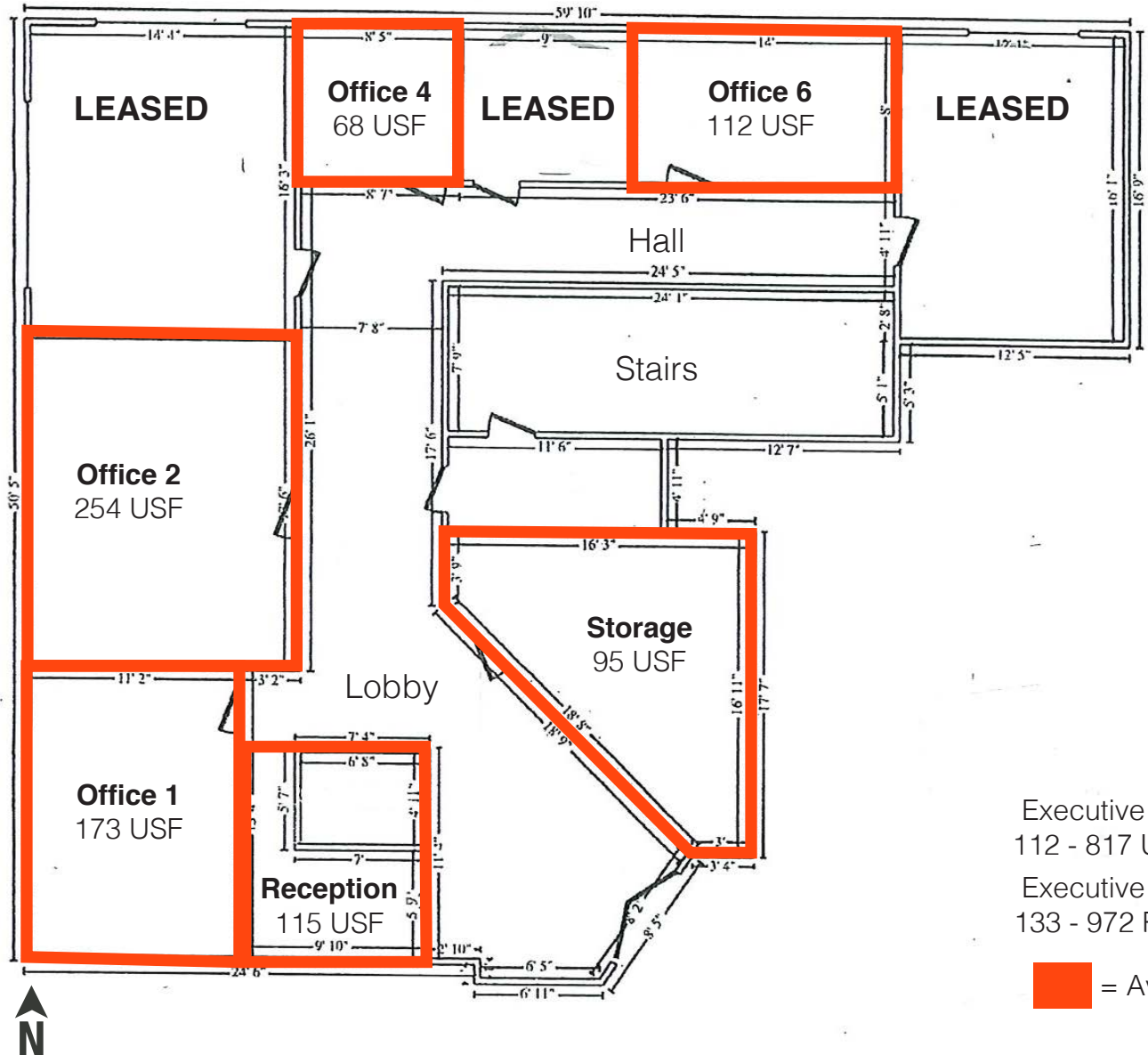
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by LL, Reim-bursed by Tenant	Mid-American Energy	Yes	No	
Electricity	Paid by LL, Reim-bursed by Tenant	Xcel Energy	Yes	No	
Water & Sewer	Paid by LL, Reim-bursed by Tenant	City of Sioux Falls	Yes	No	
Trash	Paid by LL, Reim-bursed by Tenant	Novak	Yes	No	
Phone/Ca-ble/Internet	Paid by Tenant directly to Provider	Tenant can select their pre-ferred provider	No	N/A	

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FLOOR PLAN - CO-WORKING SPACE

Concept only; subject to change

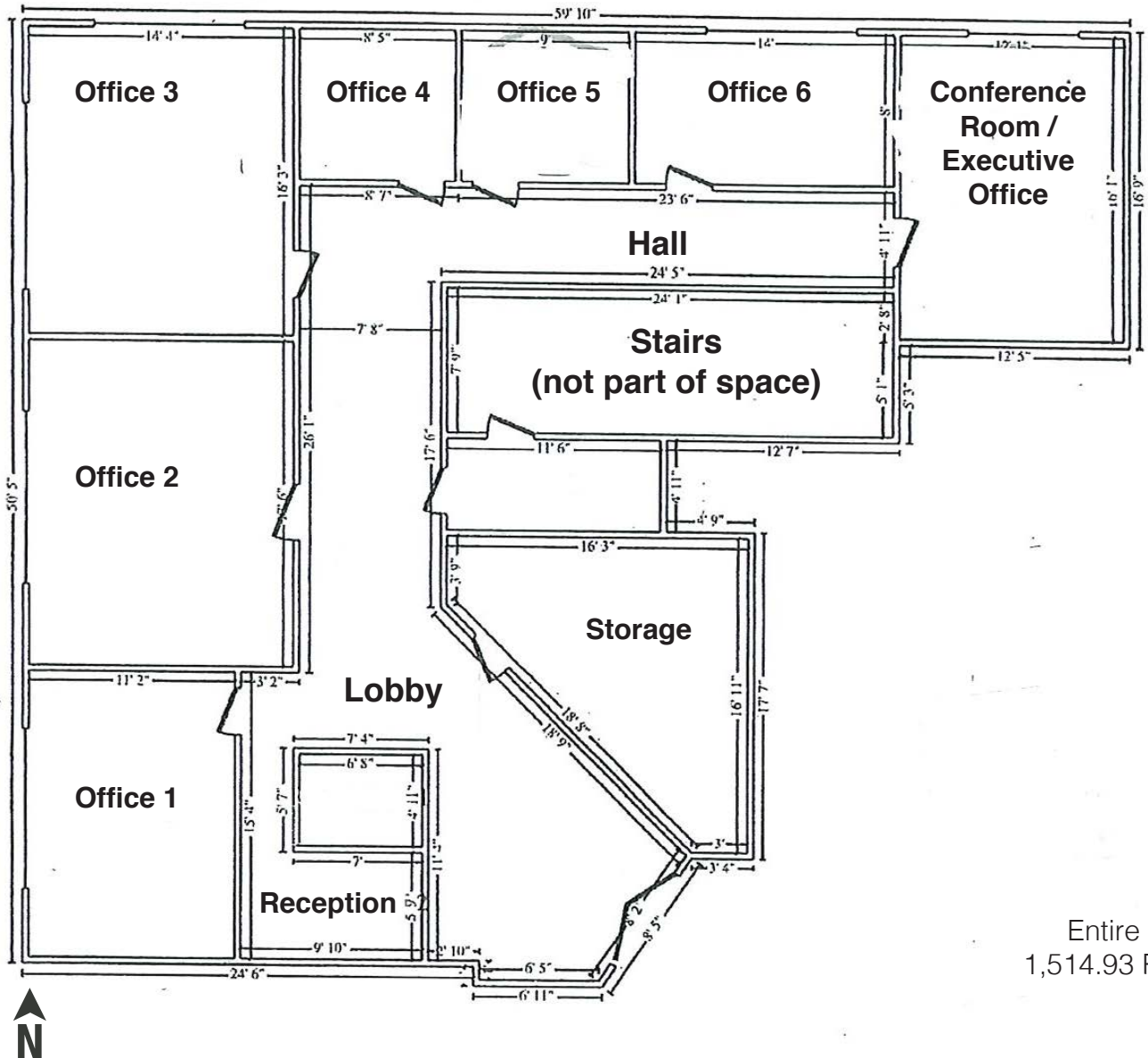


Executive Suites:
112 - 817 USF +/-
Executive Suites:
133 - 972 RSF +/-

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FLOOR PLAN - SUITE 201

Concept only; subject to change



Entire Space:
1,514.93 RSF +/-

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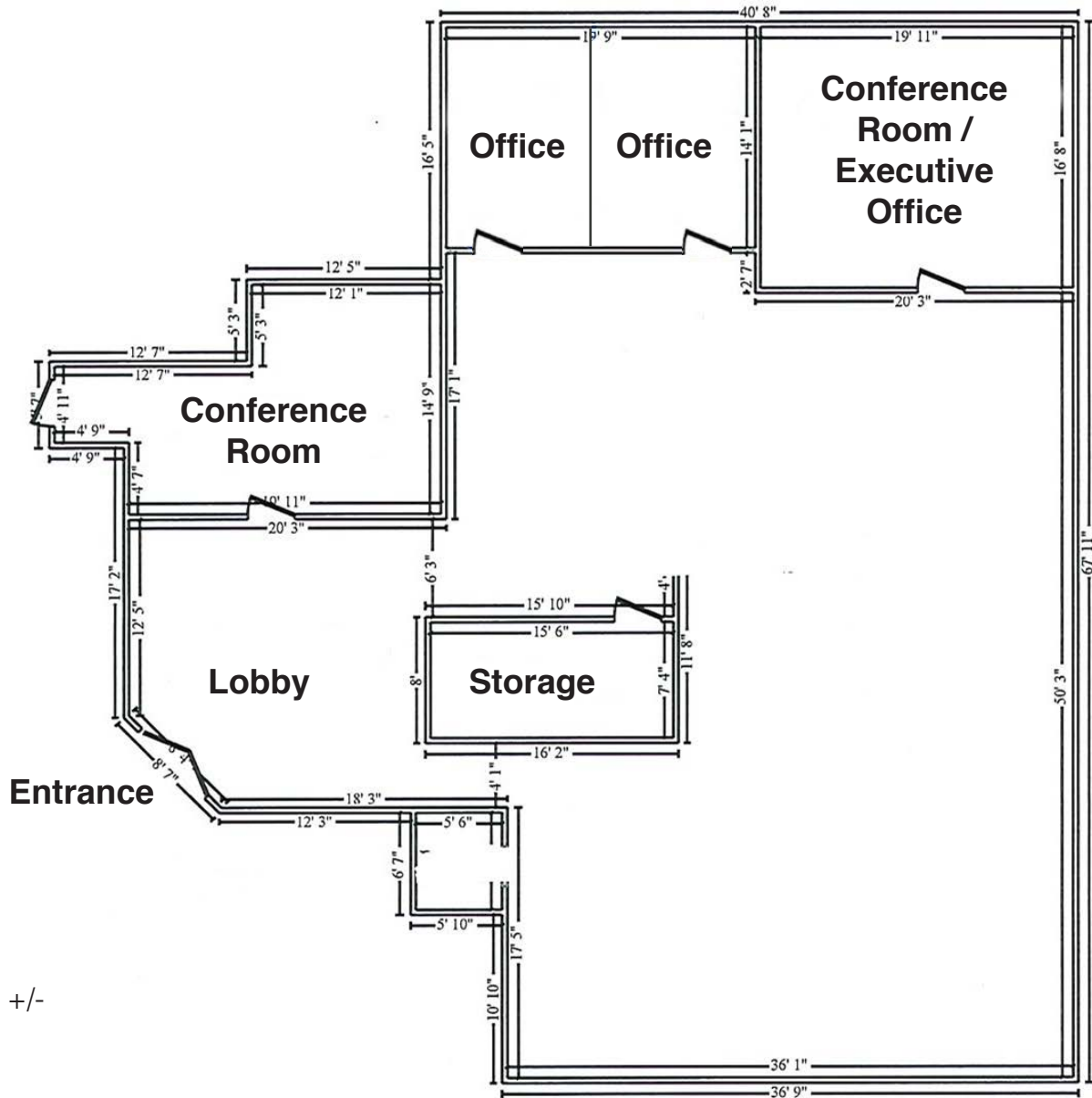
INTERIOR PHOTOS - SUITE 201



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FLOOR PLAN - SUITE 200

Concept only; subject to change

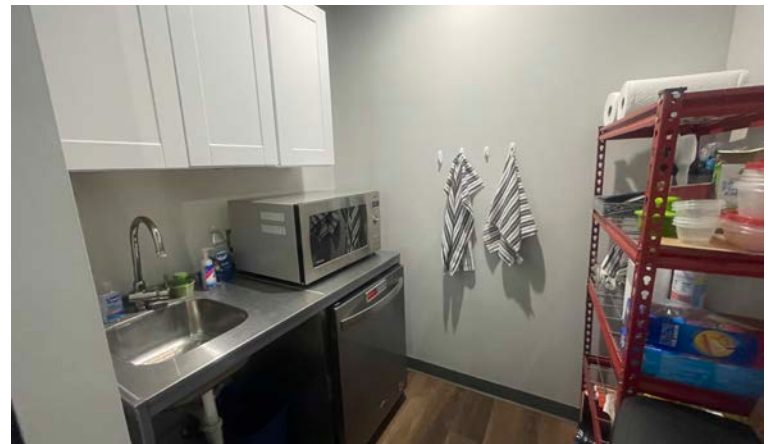
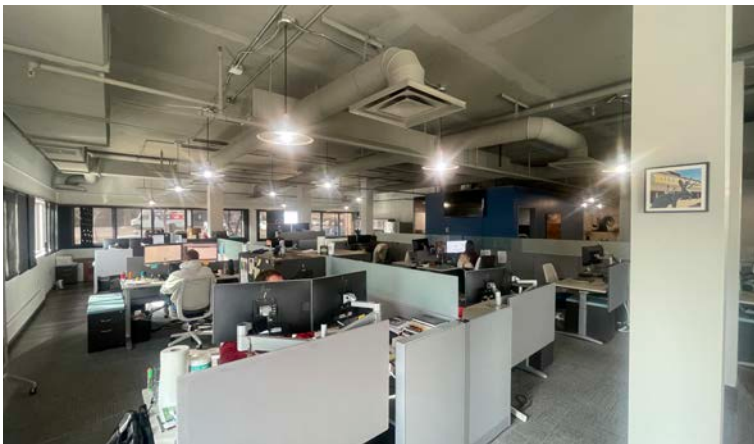


3,755 SF +/-



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INTERIOR PHOTOS - SUITE 200



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EXTERIOR PHOTOS



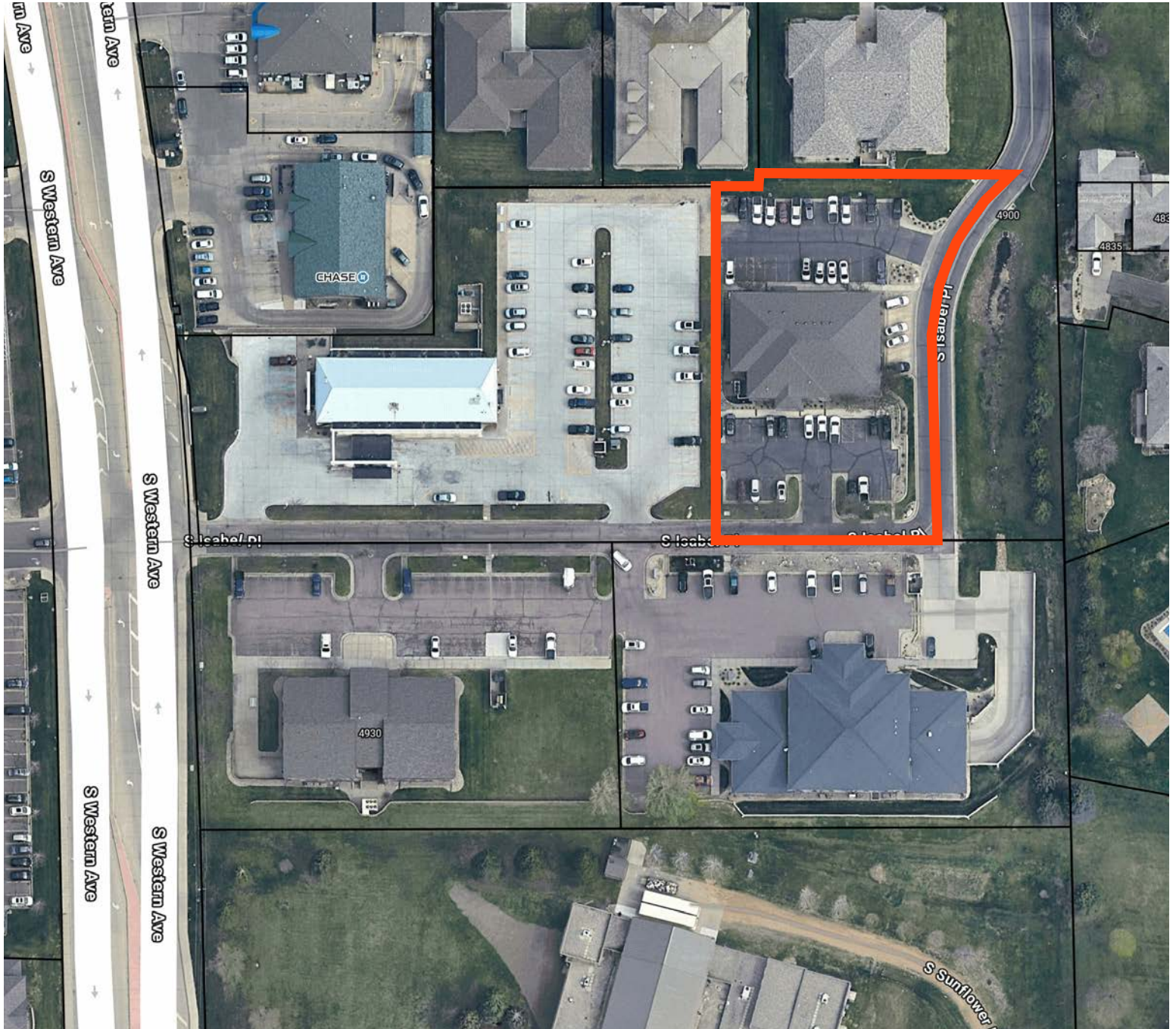
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PARCEL



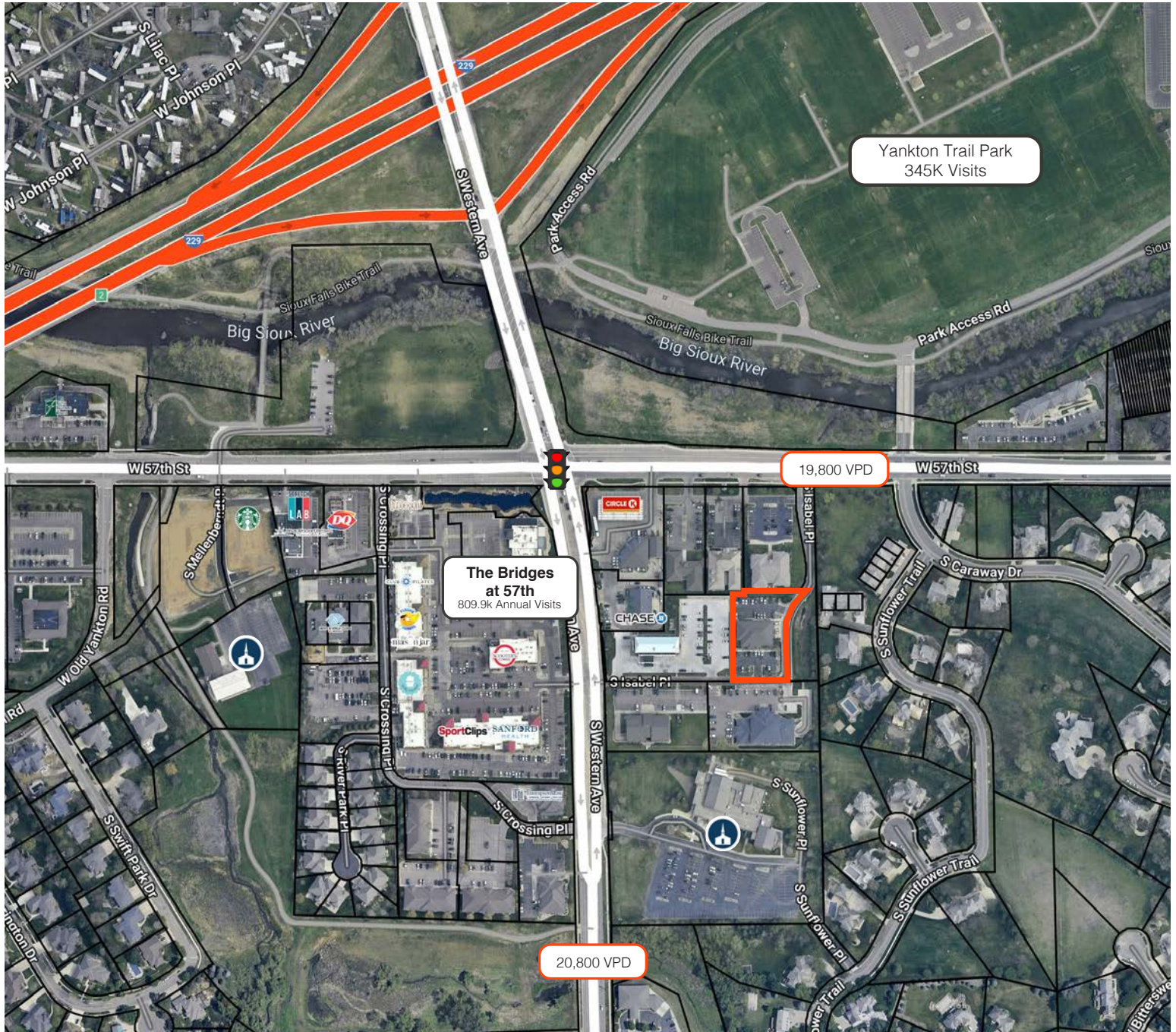
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SITE MAP



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AREA MAP



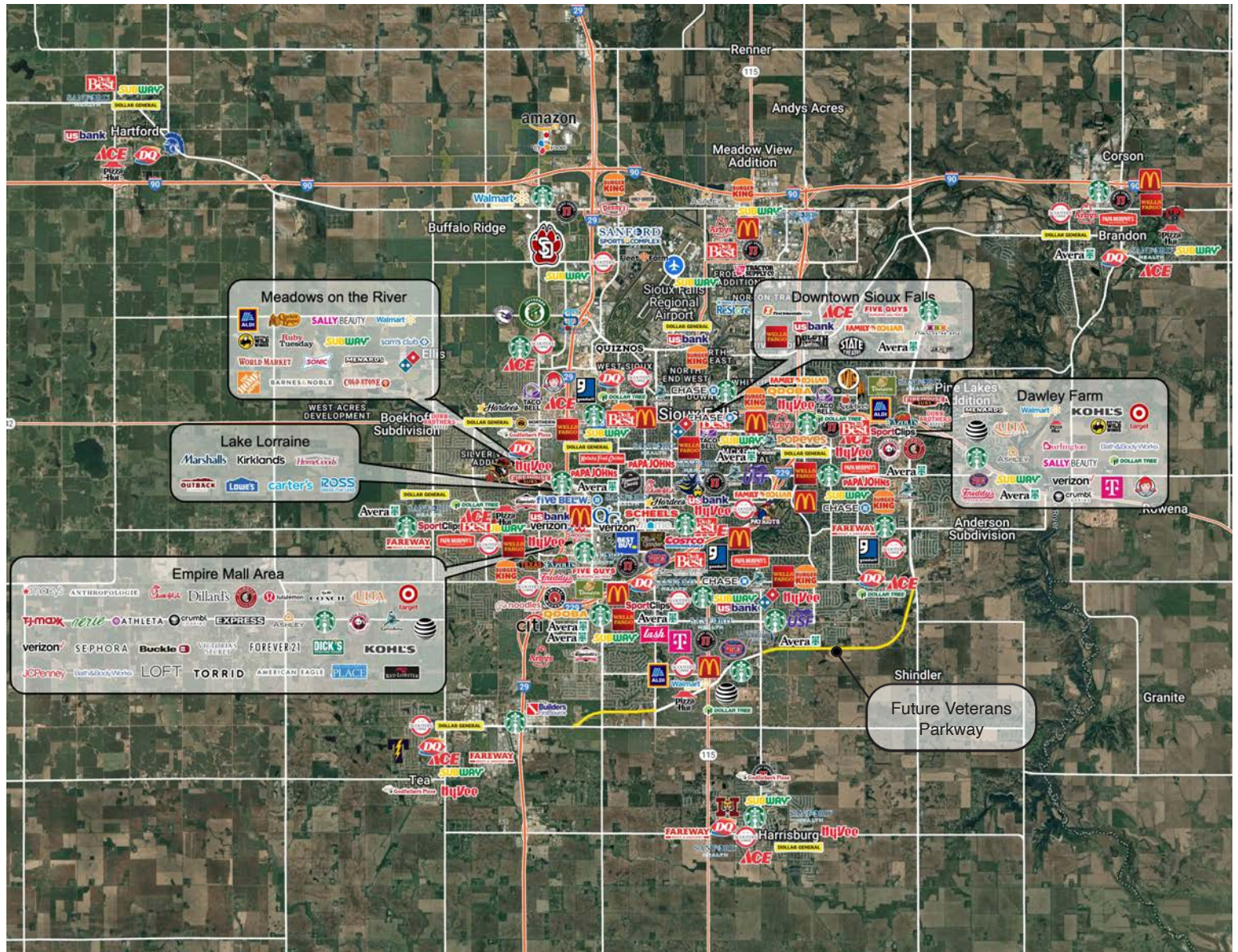
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CITY MAP



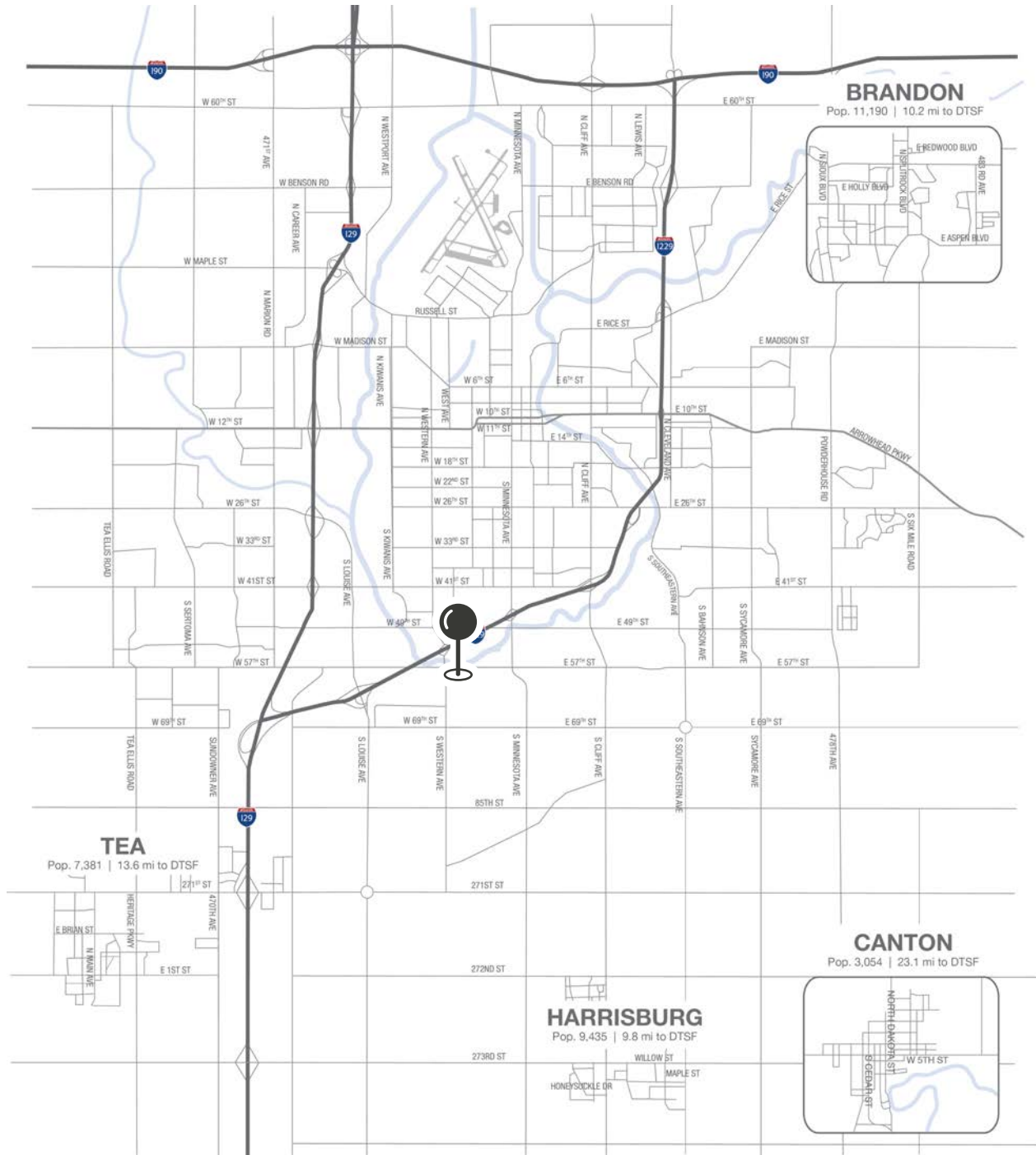
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MSA MAP



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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.

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




#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	5,162	64,104	145,186
2020 Total Population	5,995	75,210	173,974
2020 Group Quarters	220	1,952	4,666
2024 Total Population	6,449	81,485	189,351
2024 Group Quarters	223	1,951	4,672
2029 Total Population	6,848	88,253	203,926
2023-2028 Annual Rate	1.21%	1.61%	1.49%
2024 Total Daytime Population	10,968	103,678	202,943
Workers	7,821	66,295	119,431
Residents	3,147	37,383	83,512
Household Summary			
2010 Households	2,127	26,815	58,669
2010 Average Household Size	2.35	2.29	2.38
2020 Total Households	2,522	31,861	71,277
2020 Average Household Size	2.29	2.30	2.38
2024 Households	2,645	34,236	77,276
2024 Average Household Size	2.35	2.32	2.39
2029 Households	2,757	36,731	82,955
2029 Average Household Size	2.40	2.35	2.40
2023-2028 Annual Rate	0.83%	1.42%	1.43%
2010 Families	1,280	15,691	35,492
2010 Average Family Size	3.03	2.92	3.00
2024 Families	1,474	19,171	44,369
2024 Average Family Size	3.14	3.07	3.12
2029 Families	1,532	20,416	47,196
2029 Average Family Size	3.22	3.12	3.15
2023-2028 Annual Rate	0.77%	1.27%	1.24%
2024 Housing Units	2,743	36,489	82,729
Owner Occupied Housing Units	56.9%	55.1%	55.0%
Renter Occupied Housing Units	39.5%	38.7%	38.4%
Vacant Housing Units	3.6%	6.2%	6.6%
Median Household Income			
2024	\$97,898	\$75,480	\$74,050
2029	\$109,379	\$88,315	\$86,263
Median Age			
2010	41.8	35.0	33.9
2020	43.6	37.0	35.7
2024	43.8	37.4	36.0
2029	45.7	38.6	37.2
2024 Population by Sex			
Males	3,166	39,820	95,245
Females	3,283	41,665	94,106
2029 Population by Sex			
Males	3,341	42,823	101,677
Females	3,507	45,430	102,249
Data for all businesses in area			
Total Businesses:	739	4,228	8,173
Total Employees:	7,914	54,162	109,606

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