



CLAIMS ASSOCIATES BUILDING

EXECUTIVE OFFICE SUITES FOR LEASE



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



154 - 742 RSF +/-



Executive Suites: \$15.00 / SF NNN
Estimated NNN: \$6.50 / SF

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

- Second-level executive suites available now
- 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
- Within walking distance to the Greenway Mail Trail Loop via a main access point at Yankton Trail Park
- Storage room can be shared with other tenants - contact Broker for information

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

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.

BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.
**Potential to lease storage 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** | 623.2 | 1.19 | 742 | \$15.00/SF NNN | \$6.50/SF | \$21.50/SF | \$15,953.00 | \$1,329.42 | As-is |
| 201A | 200.2 | 1.19 | 238 | \$15.00/SF NNN | \$6.50/SF | \$21.50/SF | \$5,117.00 | \$426.42 | As-is |
| 201B | 294 | 1.19 | 350 | \$15.00/SF NNN | \$6.50/SF | \$21.50/SF | \$7,525.00 | \$627.08 | As-is |
| 201D | 78.6 | - | LEASED | - | - | - | - | - | - |
| 201F | 129 | 1.19 | 154 | \$15.00/SF NNN | \$6.50/SF | \$21.50/SF | \$3,311.00 | \$275.92 | As-is |

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

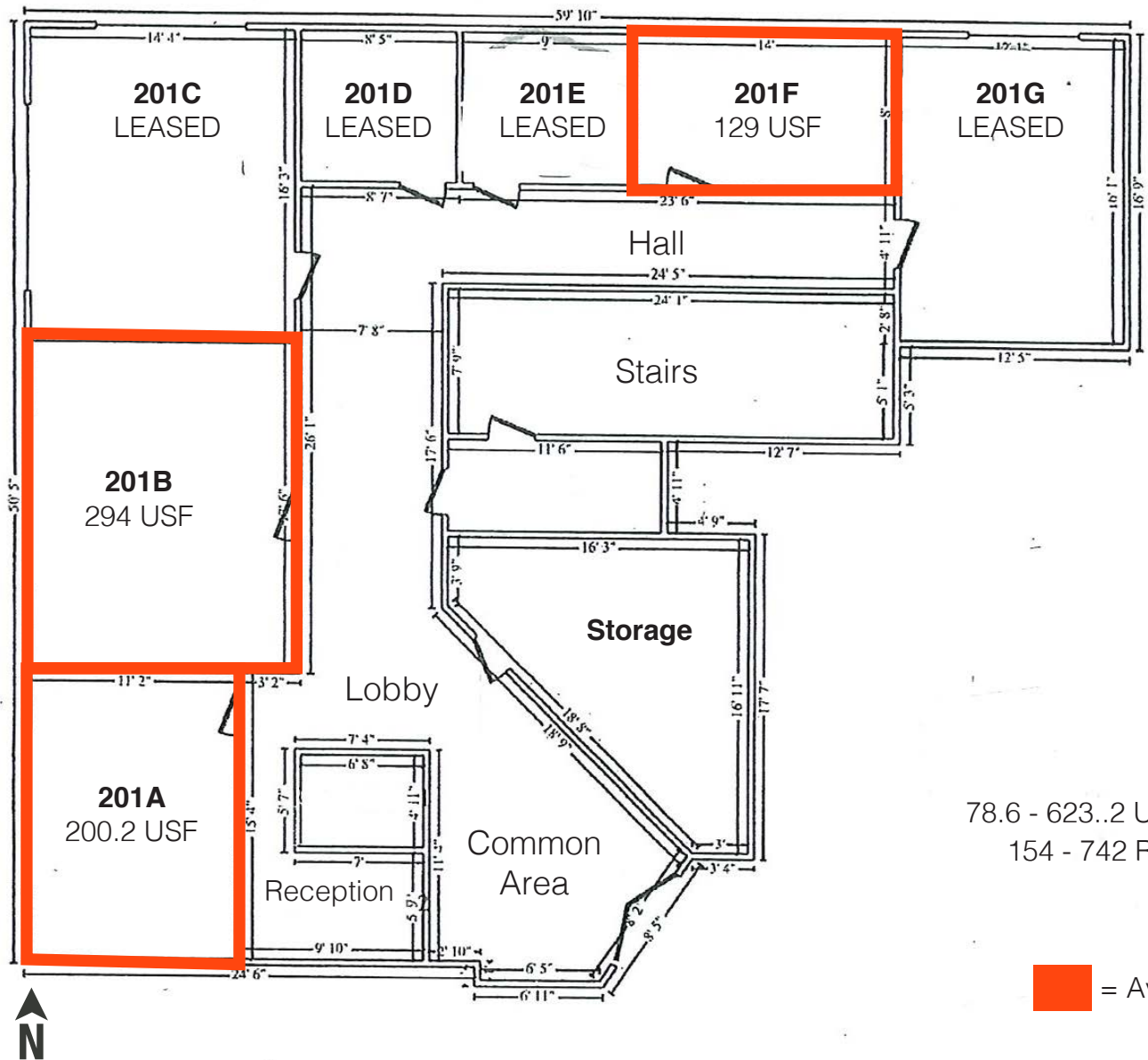
| Utility | Paid By | Provider | Part of CAM | Separately Metered |
|-----------------------|-------------------------------------|---|-------------|--------------------|
| Gas | Paid by LL, Reim-bursed by Tenant | Mid-American Energy | Yes | No |
| Electricity | Paid by LL, Reim-bursed by Tenant | Xcel 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 - SUITE 201 EXECUTIVE SUITES

Concept only; subject to change



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INTERIOR PHOTOS - SUITE 201



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EXTERIOR PHOTOS



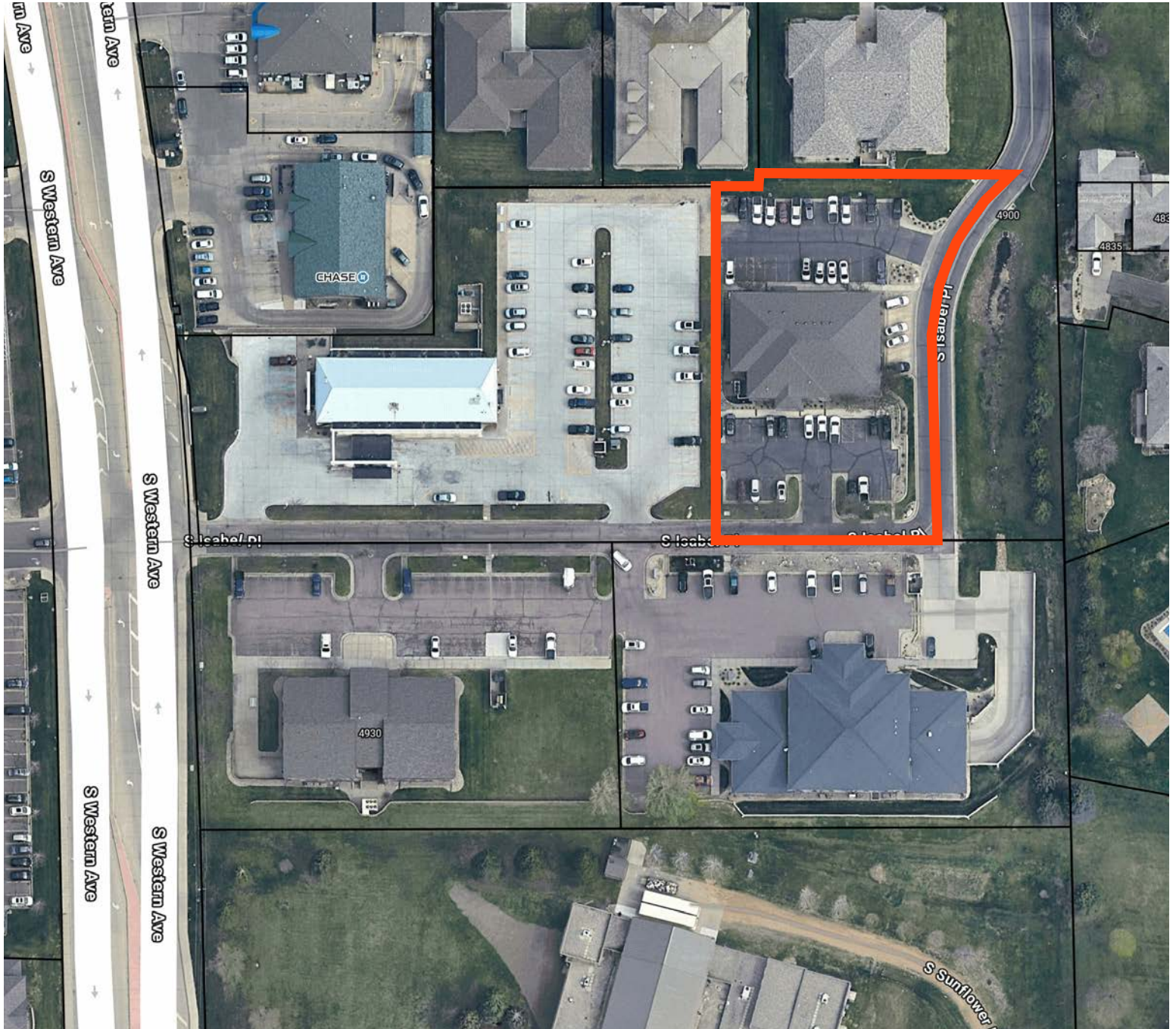
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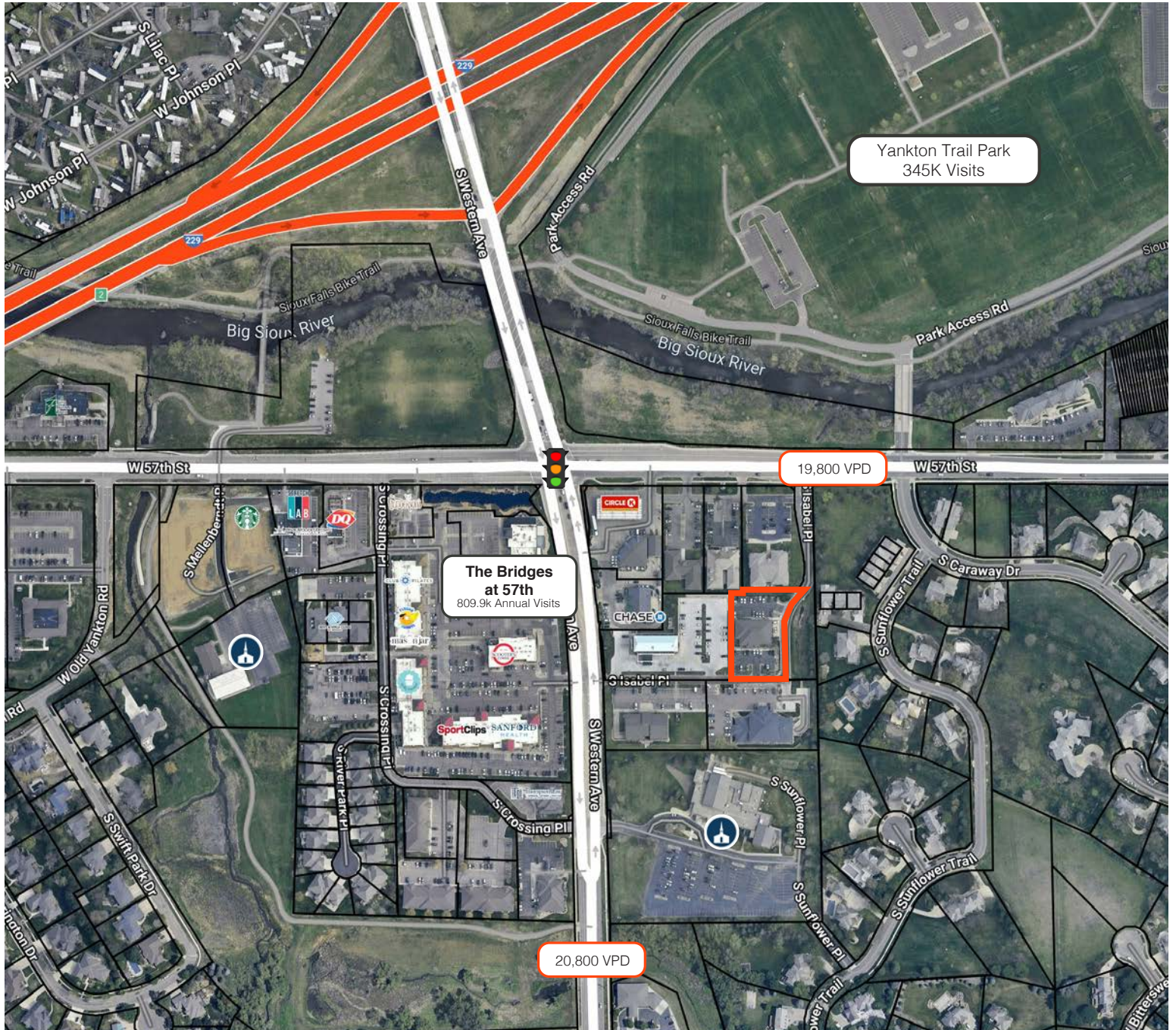


PARCEL



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SITE MAP



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AREA MAP



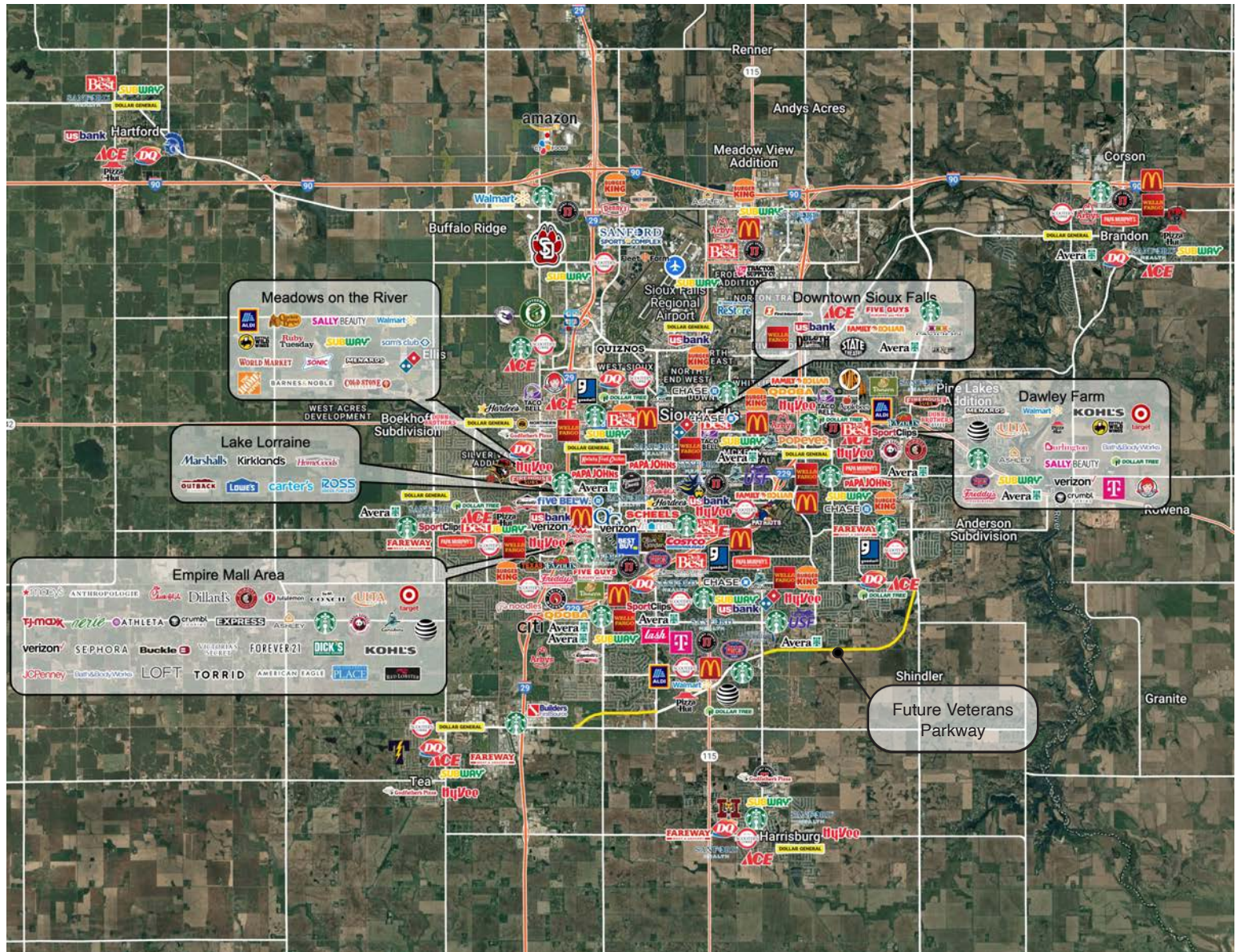
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CITY MAP



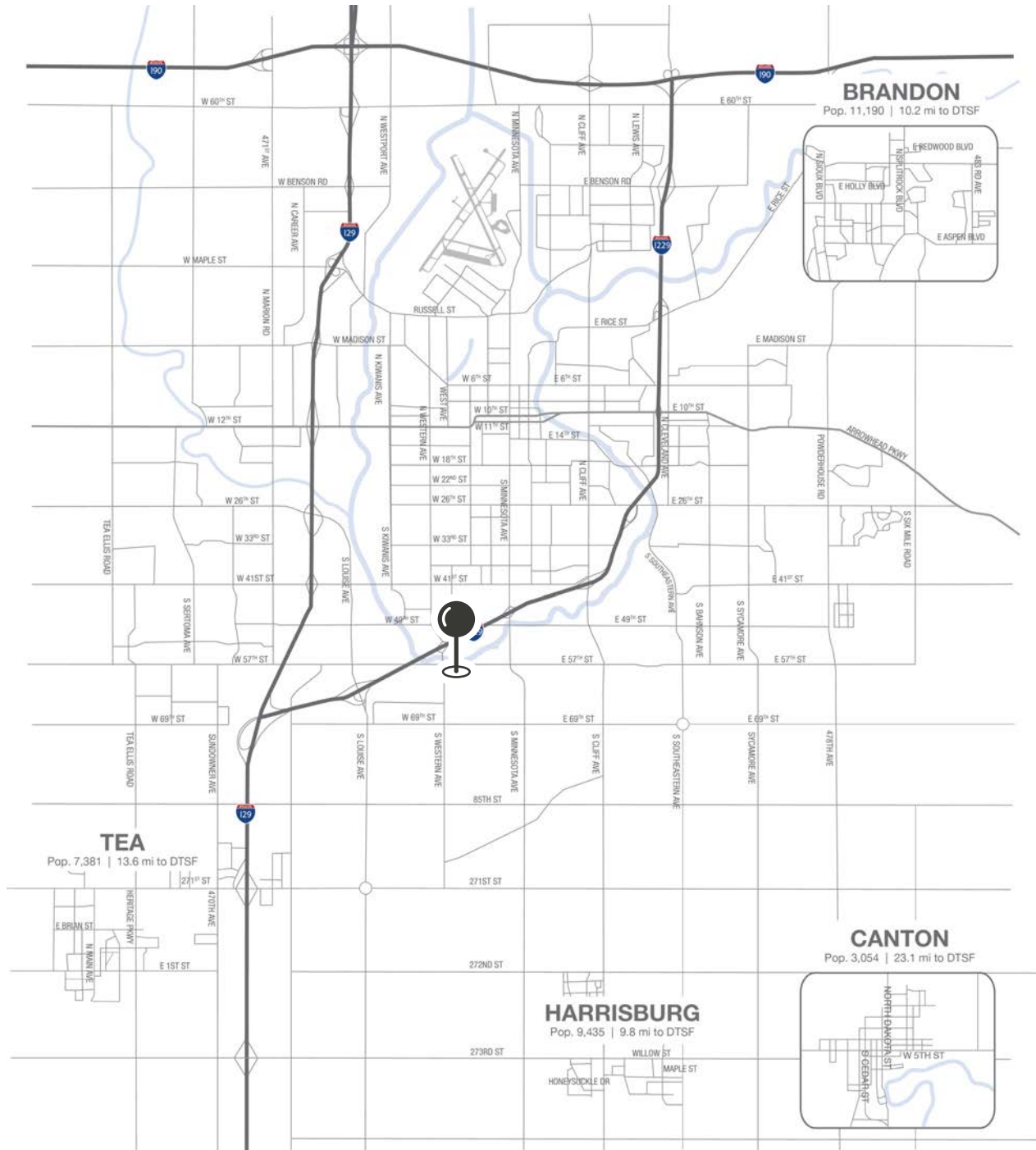
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MSA MAP



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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: | 1 mile739 | 3 miles4,228 | 5 miles8,173 |
| Total Employees: | 7,914 | 54,162 | 109,606 |

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