



OAK CENTRE II SUITE 100B

OFFICE SPACE FOR LEASE



3220 W 57th St, Suite 100B,
Sioux Falls, SD 57106



1,382 SF +/-



\$16.50 / SF NNN
Estimated NNN: \$7.87 / SF

LOCATION

Located near the 57th & Louise intersection, this space offers access to quality shopping destinations like The Bridges at 57th and The Empire Mall, along with nearby restaurants and retail options. I-229 is less than one mile away, providing easy access across the MSA.

DESCRIPTION

- Mixed-use building offering first floor commercial space
- Floor plan includes a reception area, four offices, and break room
- Back door from break room leads to common area hallway
- Common area amenities include a conference room and trash room; lease holder may access common area pool, hot tub, fitness room
- Private exterior entrance
- Available now
- Monument signage available along 57th Street, and building signage
- Complex co-tenants include Ness Tax and Bookkeeping Services, American Family Insurance, Maloney Real Estate, Edward Jones, and more
- Neighboring tenants include J.J.'s Wine, Spirits, and Cigars, Swing365, Elegant Nail Bar, Vance Thompson Vision, and much more
- Within walking distance to the Greenway Main Trail Loop via a main access point at Sertoma Park

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BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,382 SF	\$16.50/SF NNN	\$7.87/SF	\$24.37/SF	\$33,679.34	\$2,806.61

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.72*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.19*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.96*
Total	-	\$7.87
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes	
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on a pro-rata share
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	Midco	No	N/A	

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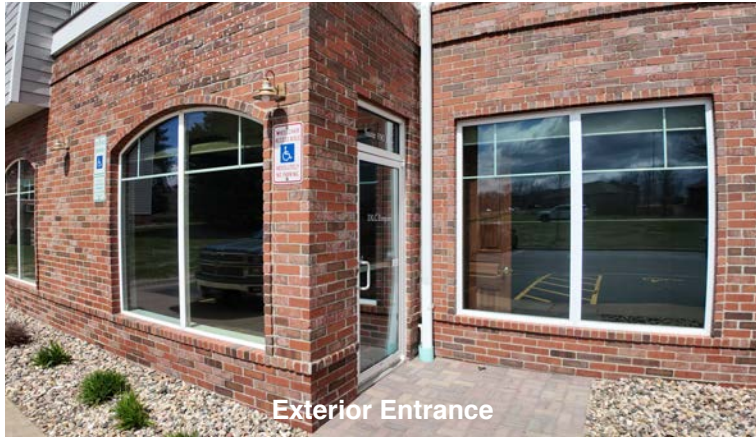
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PHOTOS



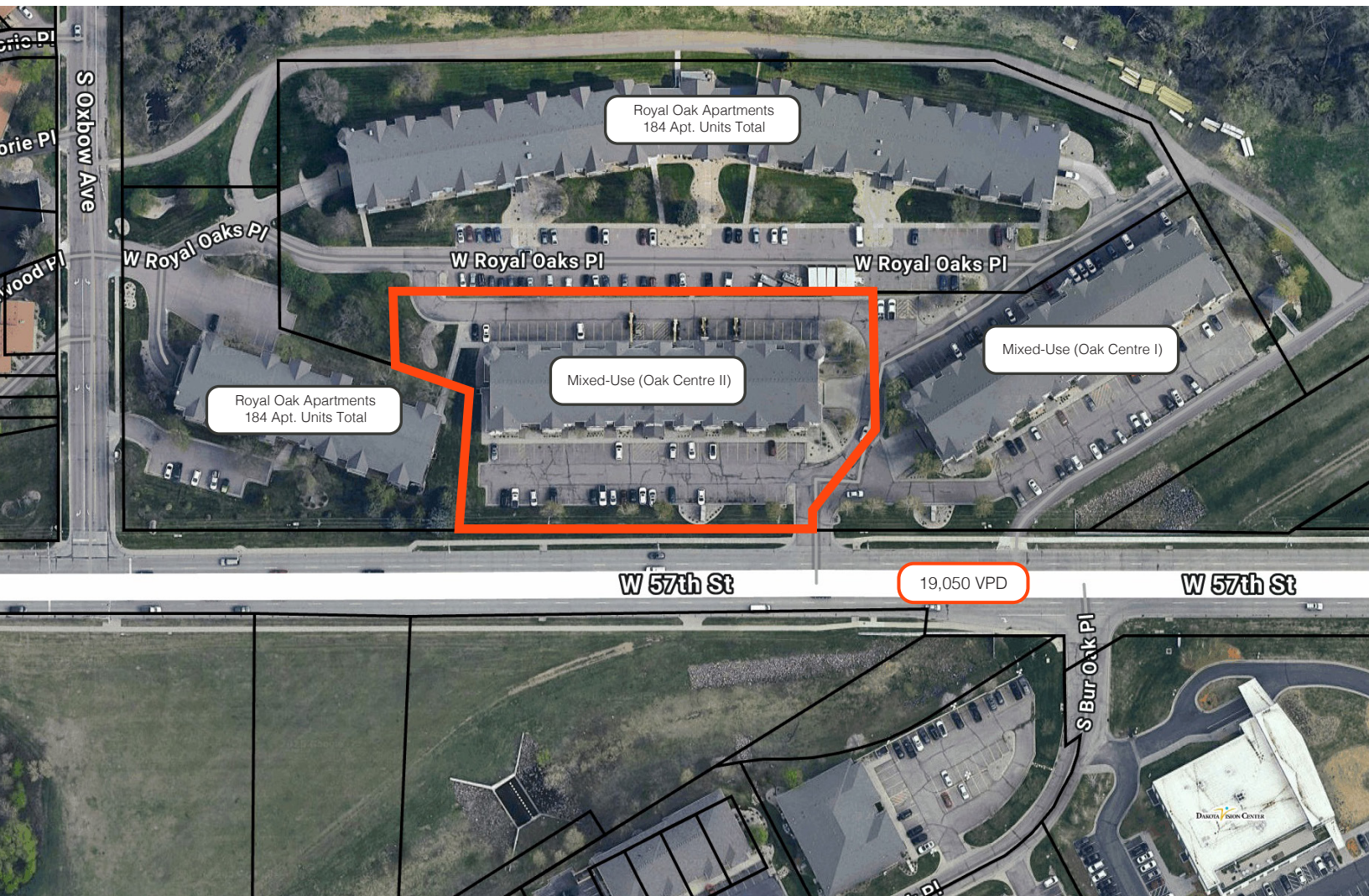
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PARCEL



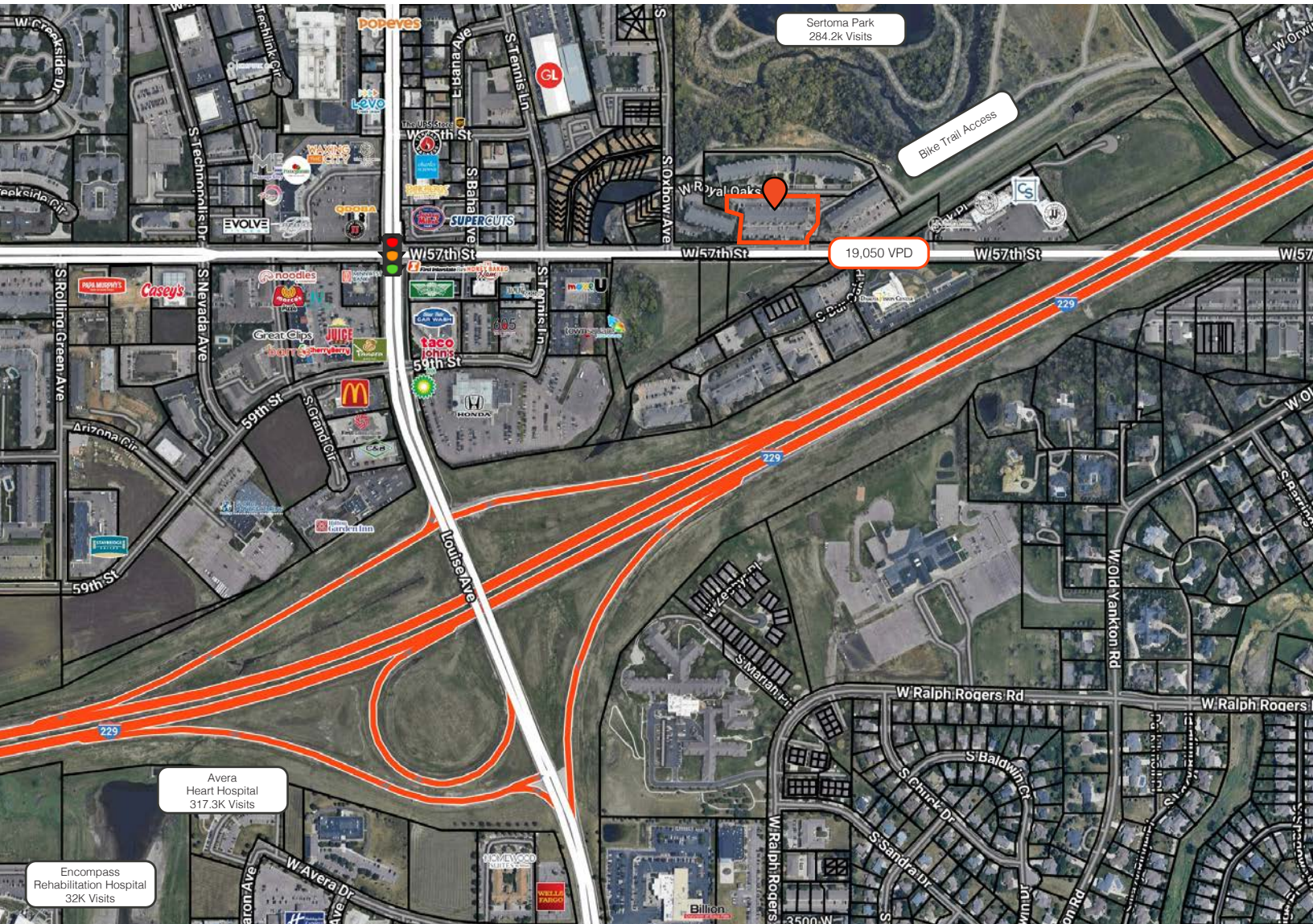
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SITE MAP



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AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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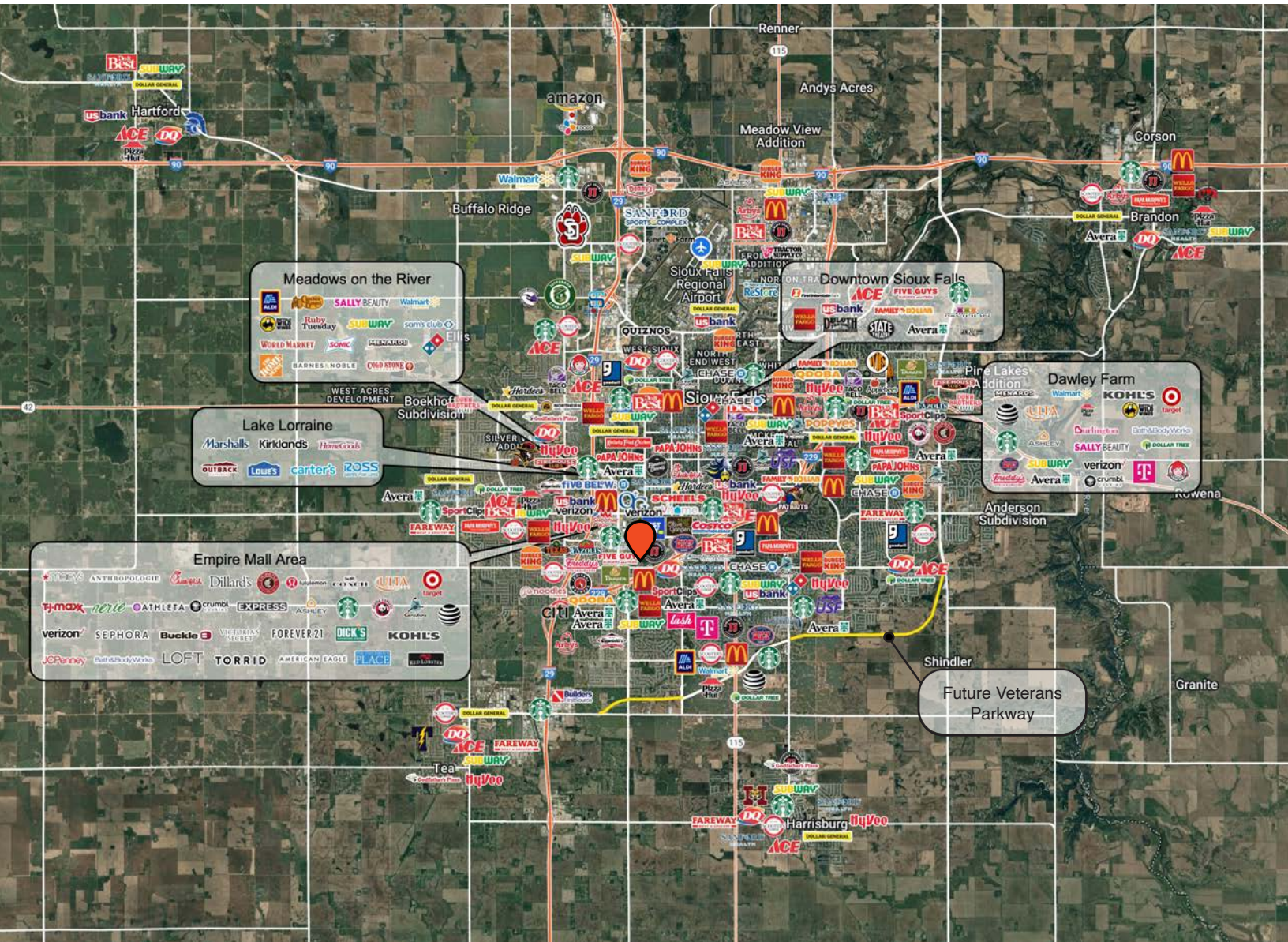
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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CITY MAP



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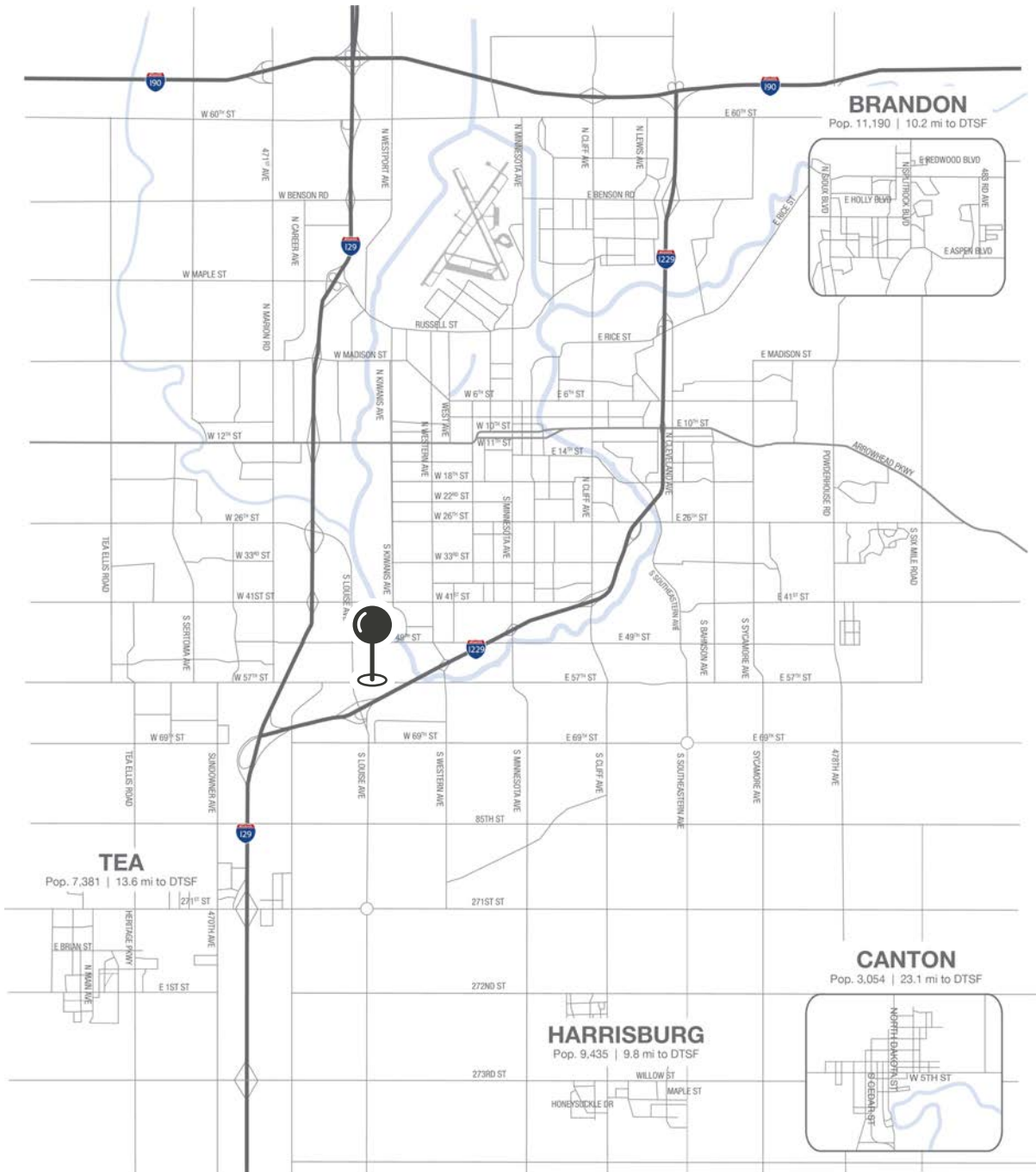
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MSA MAP



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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



#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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,354	63,616	133,408
2020 Total Population	7,887	74,713	161,267
2020 Group Quarters	103	1,653	3,204
2024 Total Population	8,771	80,565	175,381
2024 Group Quarters	103	1,653	3,179
2029 Total Population	9,415	86,602	189,036
2023-2028 Annual Rate	1.43%	1.46%	1.51%
2024 Total Daytime Population	19,451	96,362	189,936
Workers	15,285	59,705	112,219
Residents	4,166	36,657	77,717
Household Summary			
2010 Households	3,389	26,311	54,499
2010 Average Household Size	1.87	2.32	2.37
2020 Total Households	4,175	31,282	66,788
2020 Average Household Size	1.86	2.34	2.37
2024 Households	4,411	33,338	72,340
2024 Average Household Size	1.97	2.37	2.38
2029 Households	4,660	35,497	77,670
2029 Average Household Size	2.00	2.39	2.39
2023-2028 Annual Rate	1.10%	1.26%	1.43%
2010 Families	1,336	15,739	32,883
2010 Average Family Size	2.69	2.93	2.99
2024 Families	1,735	19,117	41,573
2024 Average Family Size	3.01	3.09	3.11
2029 Families	1,815	20,197	44,189
2029 Average Family Size	3.08	3.14	3.14
2023-2028 Annual Rate	0.91%	1.11%	1.23%
2024 Housing Units	4,699	35,126	77,321
Owner Occupied Housing Units	23.9%	56.0%	55.4%
Renter Occupied Housing Units	70.0%	38.9%	38.1%
Vacant Housing Units	6.1%	5.1%	6.4%
Median Household Income			
2024	\$52,842	\$74,876	\$74,750
2029	\$57,445	\$86,239	\$87,178
Median Age			
2010	33.6	33.5	33.7
2020	37.6	35.9	35.6
2024	37.3	36.3	36.0
2029	39.1	37.6	37.3
2024 Population by Sex			
Males	4,201	39,685	87,397
Females	4,570	40,880	87,984
2029 Population by Sex			
Males	4,474	42,382	93,425
Females	4,941	44,220	95,611
Data for all businesses in area			
Total Businesses:	1,068	4,171	8,041
Total Employees:	16,739	61,106	116,727

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