



# OAKBROOK II SUITE 130

OFFICE SPACE FOR LEASE



5032 S Bur Oak Place, Suite 130,  
Sioux Falls, SD 57108



1,030 SF +/-



\$17.50 / SF NNN  
Estimated NNN: \$10.21 / SF

## LOCATION

Prime exposure located 0.5 mile off of the 57th Street/Louise Avenue intersection. Convenient location for employees and customers with easy access to I-229 and I-29, and multiple popular shopping centers, restaurants, and grocery stores nearby.

## DESCRIPTION

- Floor plan includes a reception/waiting area and 3 private offices
- Common area restrooms, conference room and break room
- Private exterior entrance leading directly to suite, and a common area entrance
- Monument signage, directory, and building available
- Available now
- Accessible parking with 74 parking stalls on site and 2 reserved underground stalls
- Co-tenants include Waddell & Reed, Merkle Law Firm, Bankers Trust Company of South Dakota, and more
- Nearby neighborhood tenants include Vance Thompson Vision, Verizon, Vern Eide Honda, The UPS Store, Hilton Garden Inn, Qdoba, Jersey Mike's, Panera Bread and more

**RAQUEL BLOUNT** SIOR

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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.
1,030 SF	\$17.50/SF NNN	\$10.21/SF	\$27.71/SF	\$28,541.30	\$2,378.44

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.36*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.39*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.46*
<b>Total</b>	-	<b>\$10.21</b>
CAM includes the following utilities: Water & Sewer, and Trash		

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
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	Tenant can select their preferred provider	No	N/A

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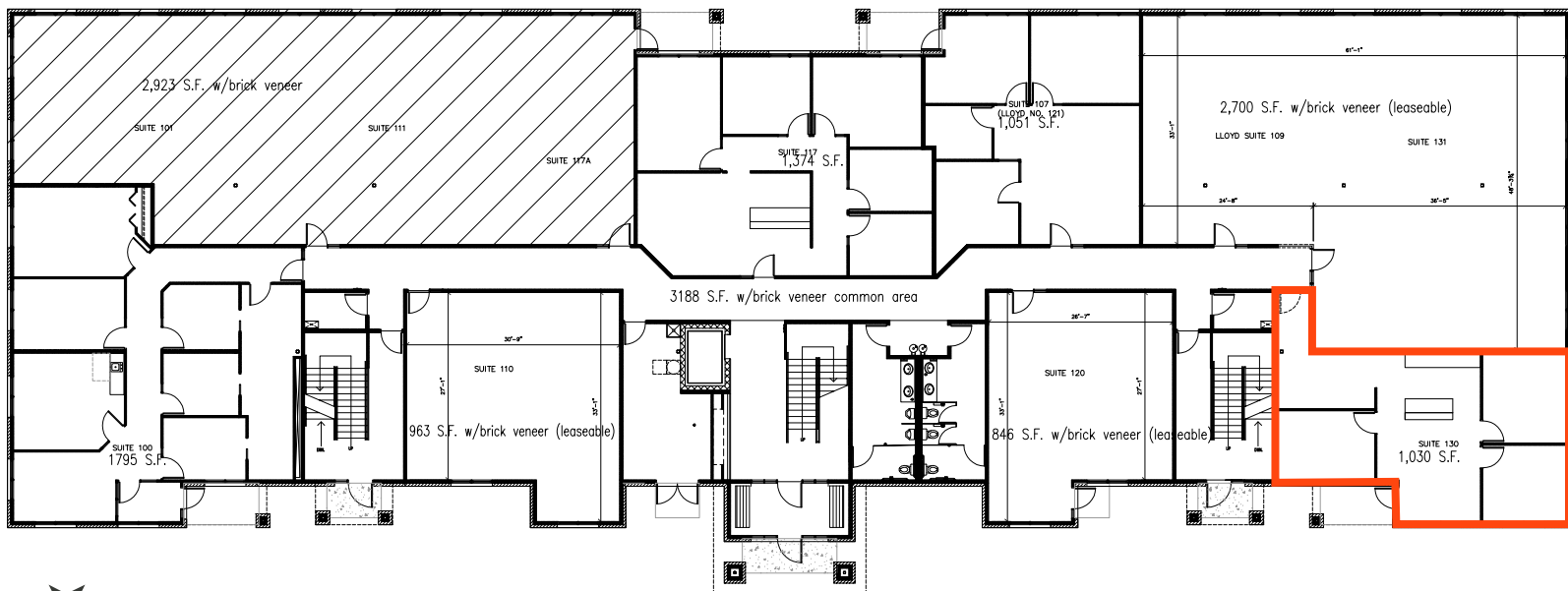
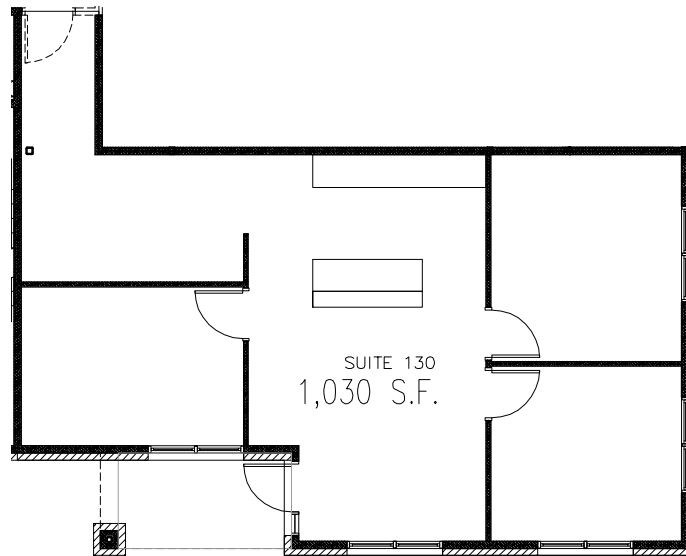
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## FLOOR PLAN

Concept only; subject to change



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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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



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## INTERIOR PHOTOS



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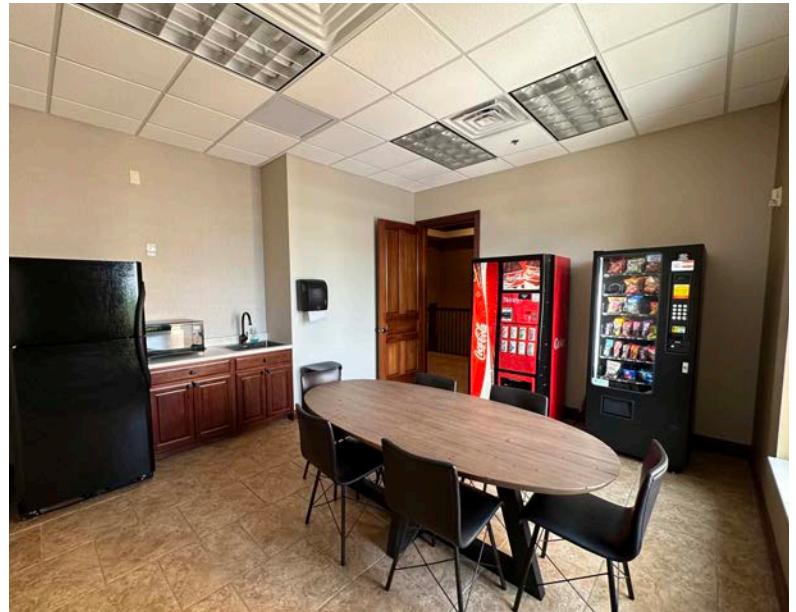
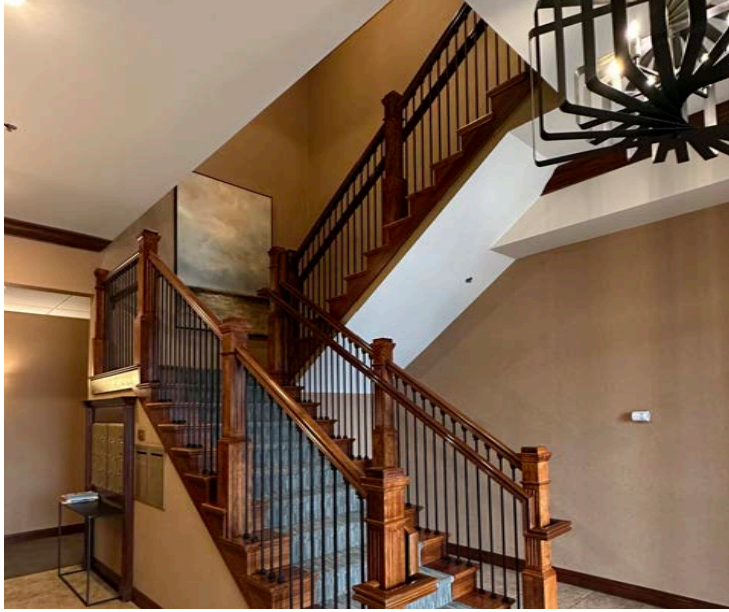


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## COMMON AREAS



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## EXTERIOR PHOTOS



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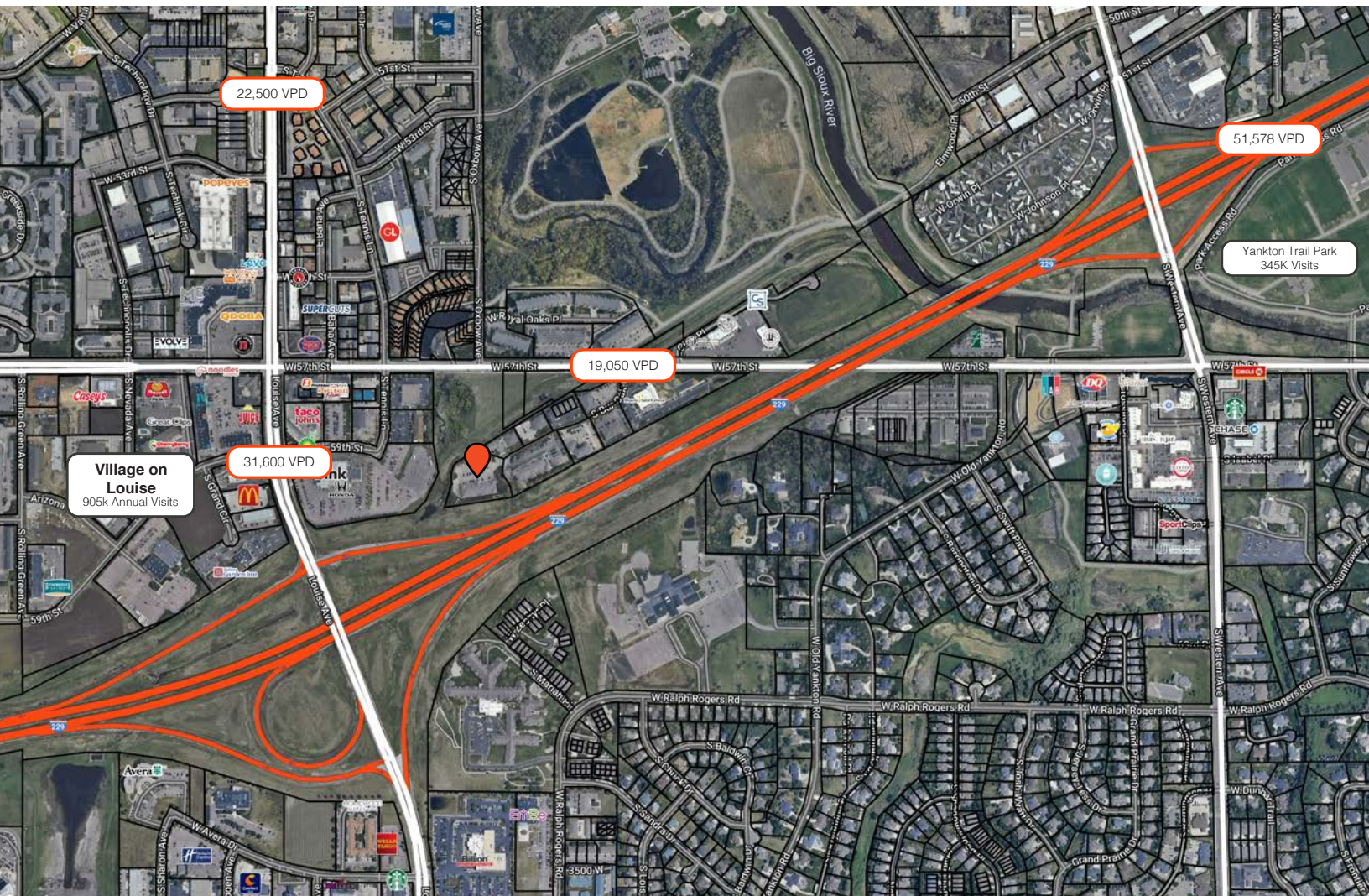


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## SITE MAP



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# OFFICE SPACE FOR LEASE



# AREA MAP



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

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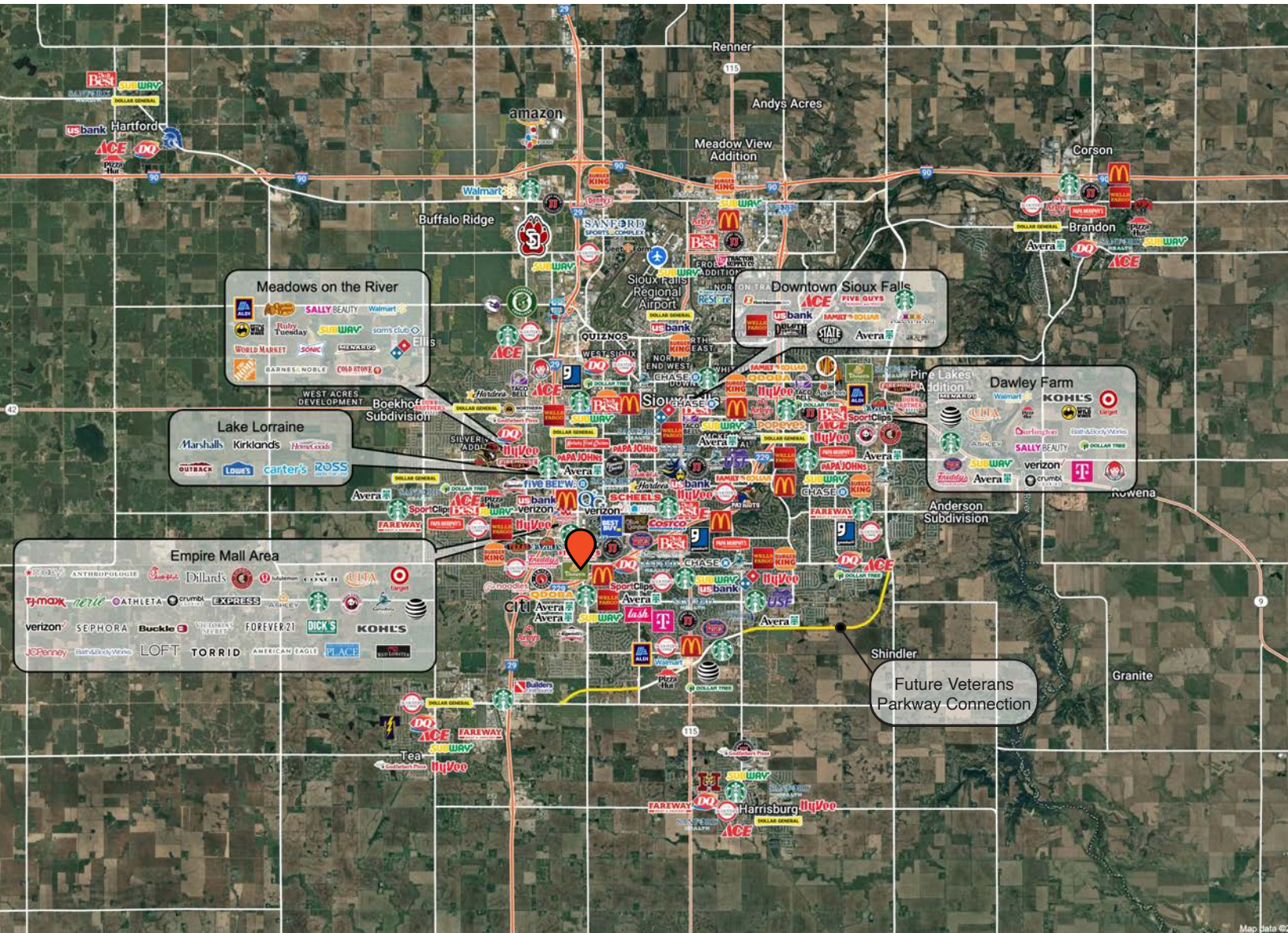


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## CITY MAP



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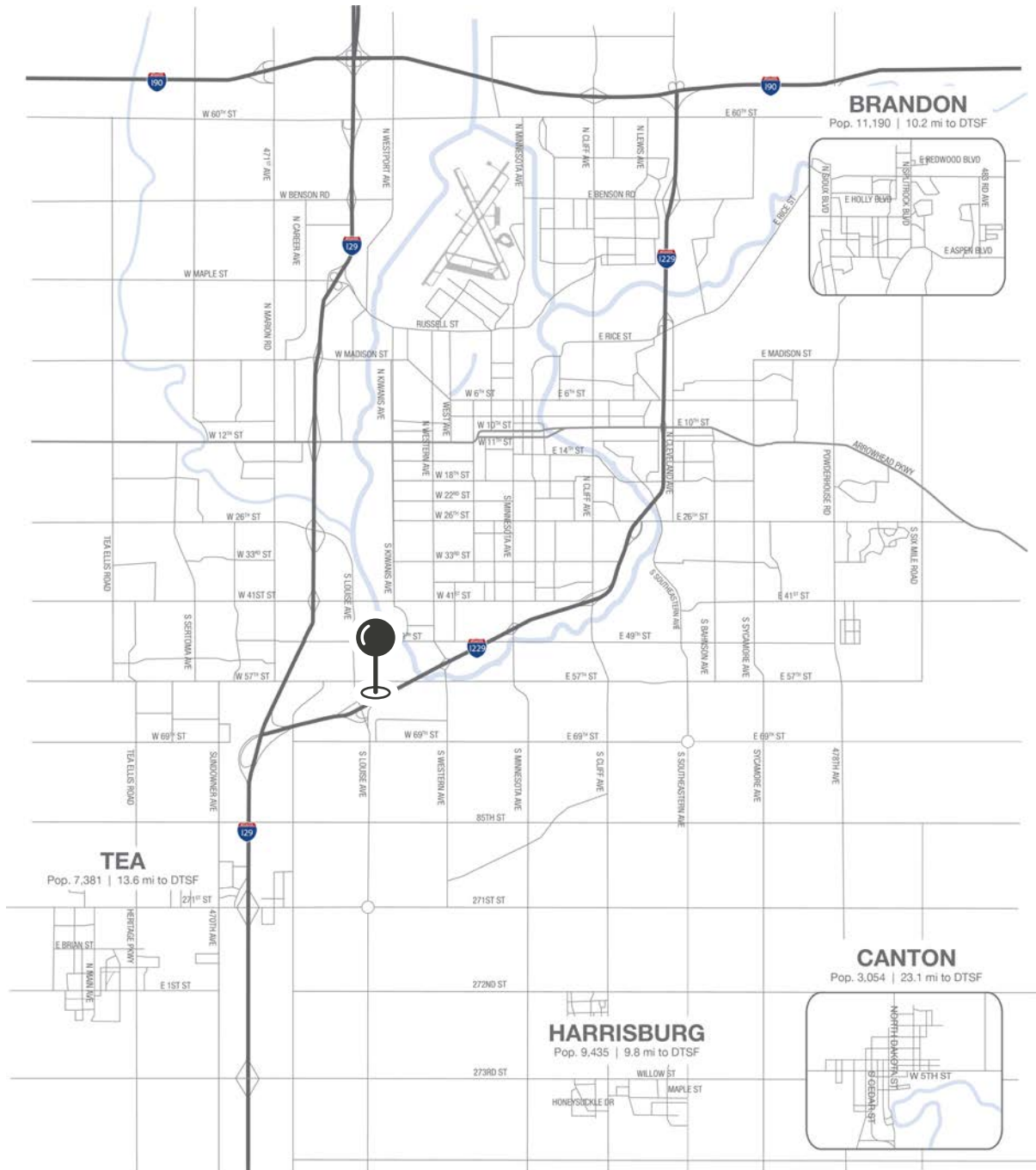


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## MSA MAP



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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