



OFFICE | SHOP/WAREHOUSE

FLEX BUILDING FOR LEASE



1609 W. 1st Street,
Sioux Falls, SD 57104



Building: 5,856 SF +/-
Site: 0.48 Acres +/-



\$6,000 / Month NNN

LOCATION

Strategically located just off Russell Street and Western Avenue, this property offers excellent access to major thoroughfares and central Sioux Falls. Enjoy quick connections to I-29 and I-229. Surrounded by a dynamic mix of commercial, industrial, and recreational destinations, the location provides built-in synergy.

DESCRIPTION

- Balanced floor plan features a healthy 2,600 SF +/- shop/warehouse and 3,256 SF +/- office space split
- See floor plan for details
- Overhead Garage Door: 11'x10'
- 24 +/- surface parking parking stalls; replaced February 2022
- Monument signage available
- Available now
- Built in 1990 with updates
- Zoned: C-2
- Nearby businesses include Stewart School, Urban Adventure Center, Bluestone Federal Credit Union, FastSigns, Casey's, SportBowl, and Casa Del Ray, contributing to the area's dynamic landscape
- This property is also available for sale

JORDAN RIEFFENBERGER CCIM, SIOR | 605.275.4258 | jordan@lloydcompanies.com

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.
5,856 SF +/-	\$6,000.00 / Month NNN	\$1,394.00 / Month	\$7,394.00 / Month	\$88,728.00

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost / Month
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$805.00
Property Insurance	Paid by LL, Reimbursed by Tenant	\$589.00
Property Maintenance	Paid by Tenant directly to Provider(s)	TBD*
Total	-	\$1,394.00*

UTILITY INFORMATION

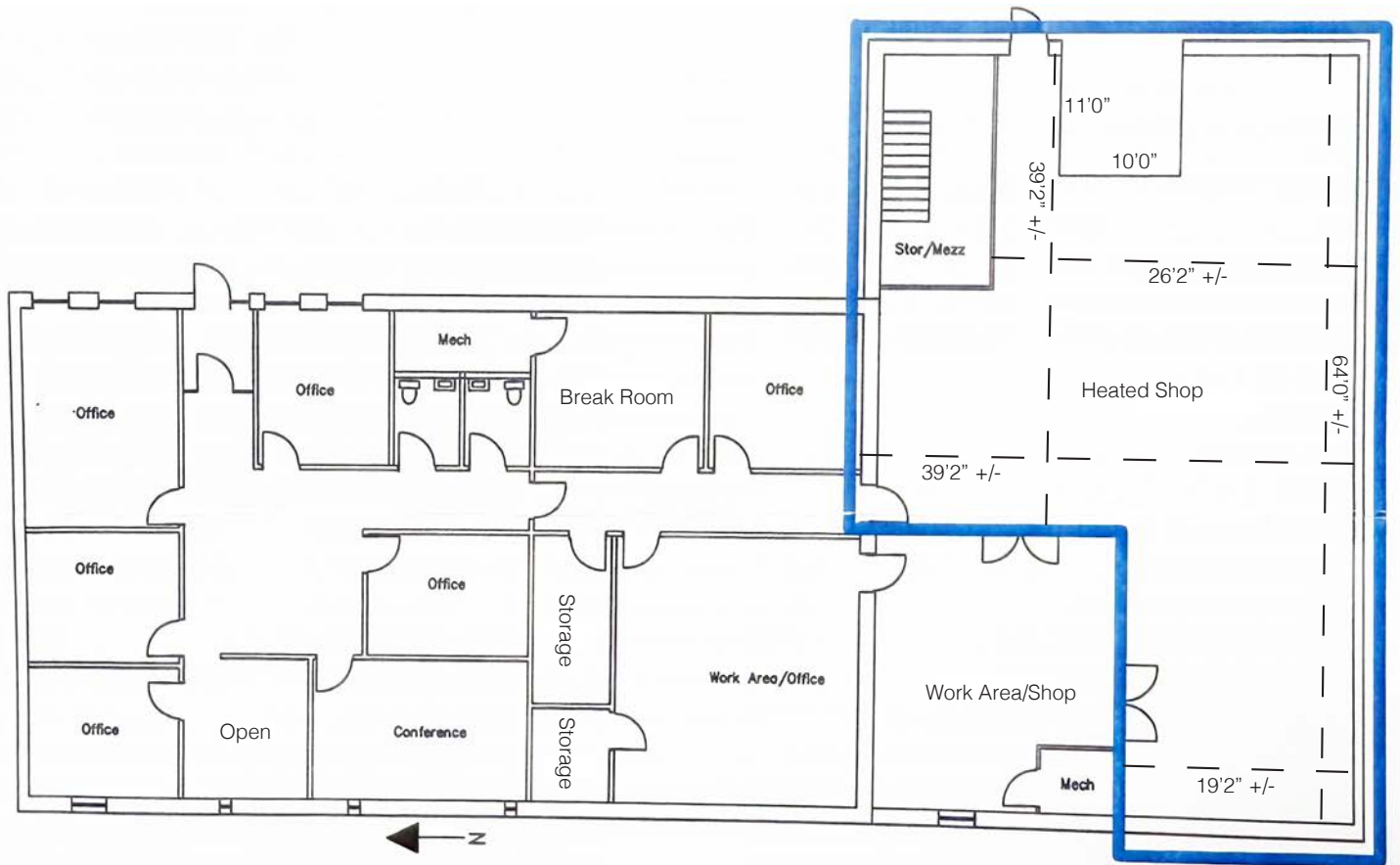
Utility	Paid By	Provider
Gas	Paid by Tenant directly to Provider	Mid-American Energy
Electricity	Paid by Tenant directly to Provider	City of Sioux Falls
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls
Trash	Paid by Tenant directly to Provider	Novak
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider

JORDAN RIEFFENBERGER, CCIM, SIOR

605.275.4258 | jordan@lloydcompanies.com

FLOOR PLAN

*Concept only; subject to change
Floor plan is for conceptual purposes only and is
not to scale. Subject to change without notice.*



- 6 Offices
- 1 Conference Room
- 1 Large Training/Conference Room
- 1 Break Room with Full Kitchen
 - Refrigerator
 - Stove / Oven
 - Microwave
 - Dishwasher
 - Sink

- 2 Restrooms
- 2 Storage / File Rooms
- 1 Mechanical Room with Sink
- Shop/Warehouse with Large Workroom & Small Storage Mezz.
 - Ceiling Height 11'10" to 12'7" +/- Clear (13'10" +/- up to 14'6" +/- to Deck)
- Overhead Door: 11'x10'

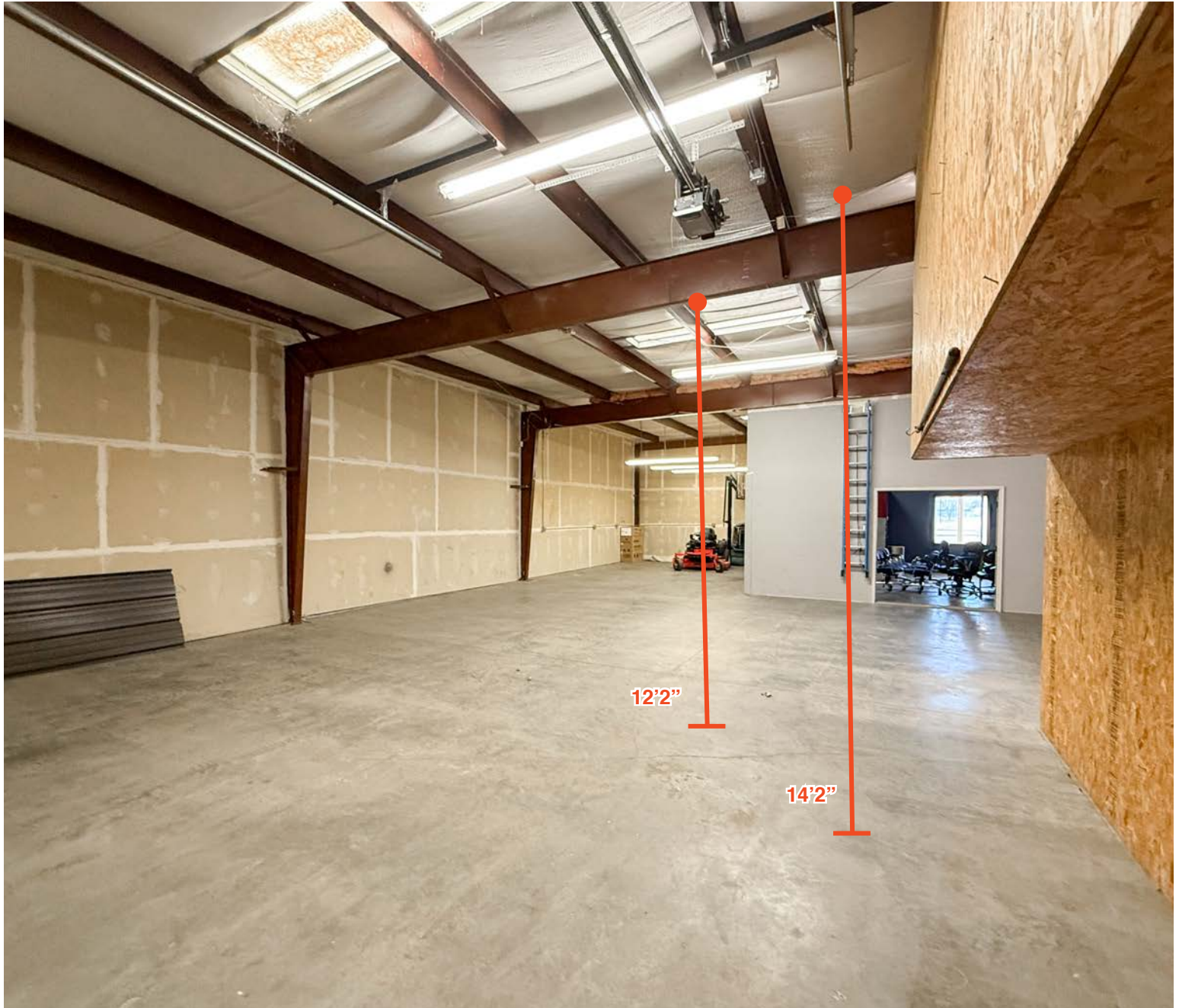
JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@lloydcompanies.com

INTERIOR PHOTOS



JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@lloydcompanies.com

CLEAR HEIGHT



JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@lloydcompanies.com

OFFICE | SHOP/WAREHOUSE

FLEX BUILDING FOR LEASE



EXTERIOR PHOTOS



JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@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.

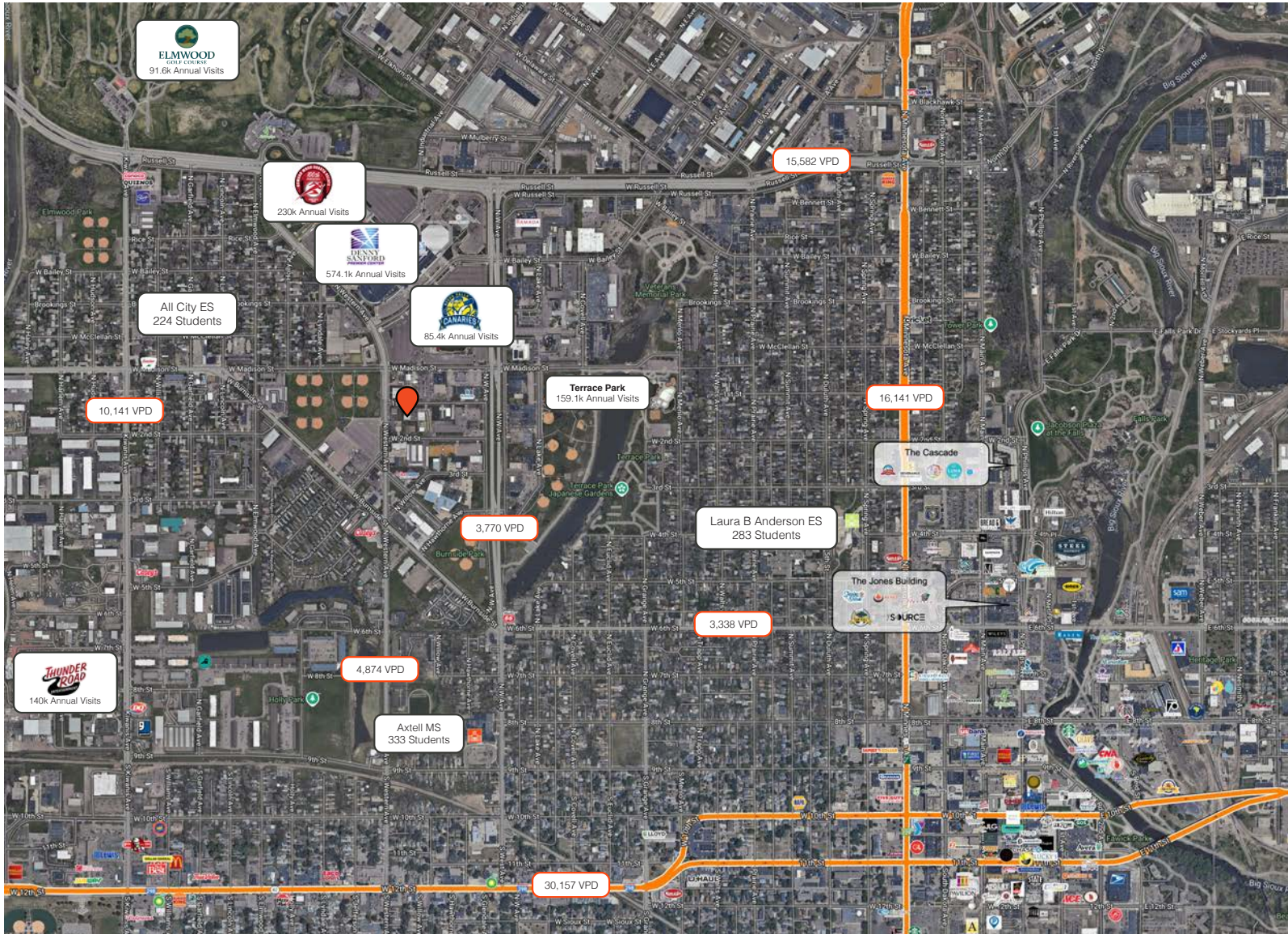
SITE MAP



JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@lloydcompanies.com

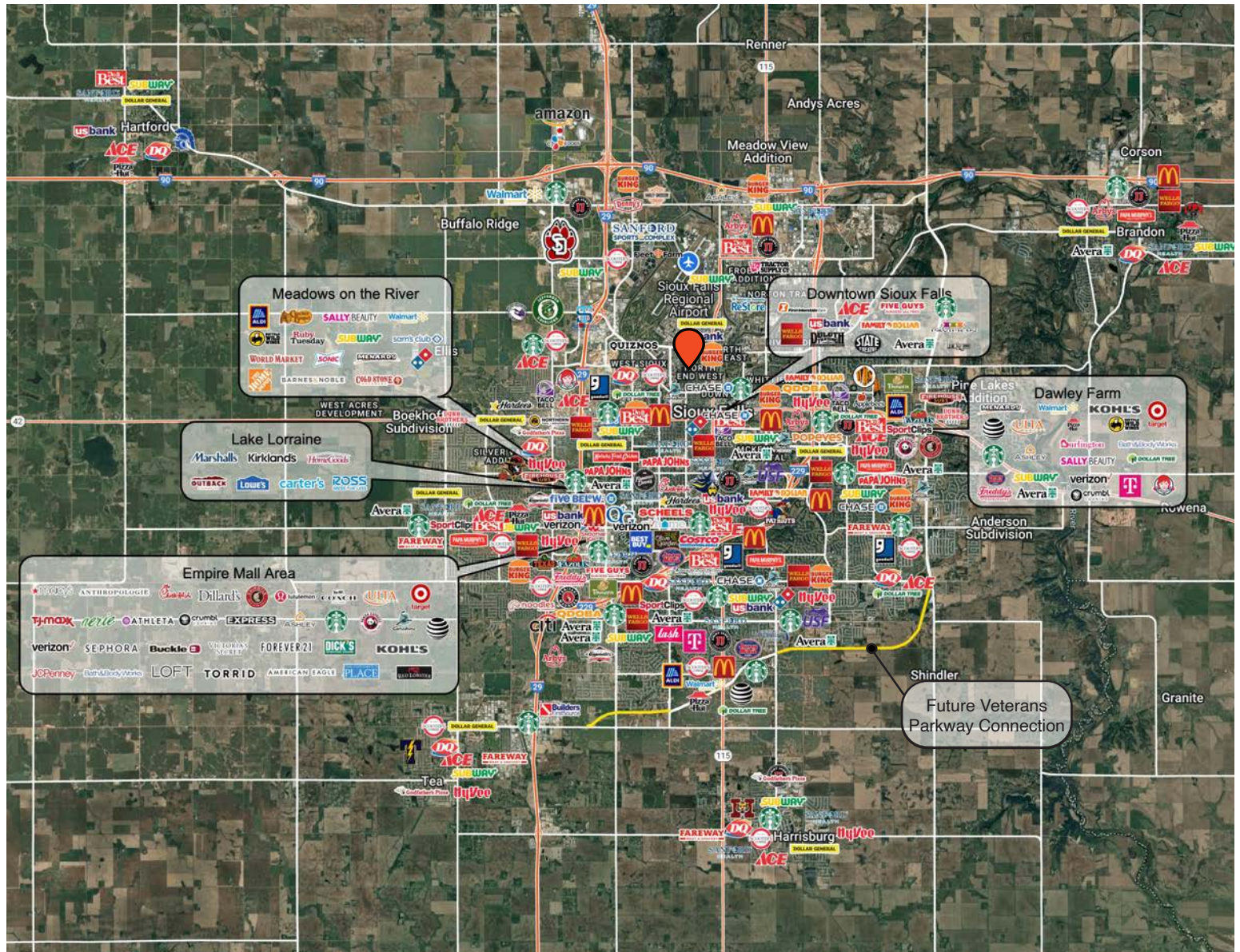
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

AREA MAP



JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@lloydcompanies.com

CITY MAP



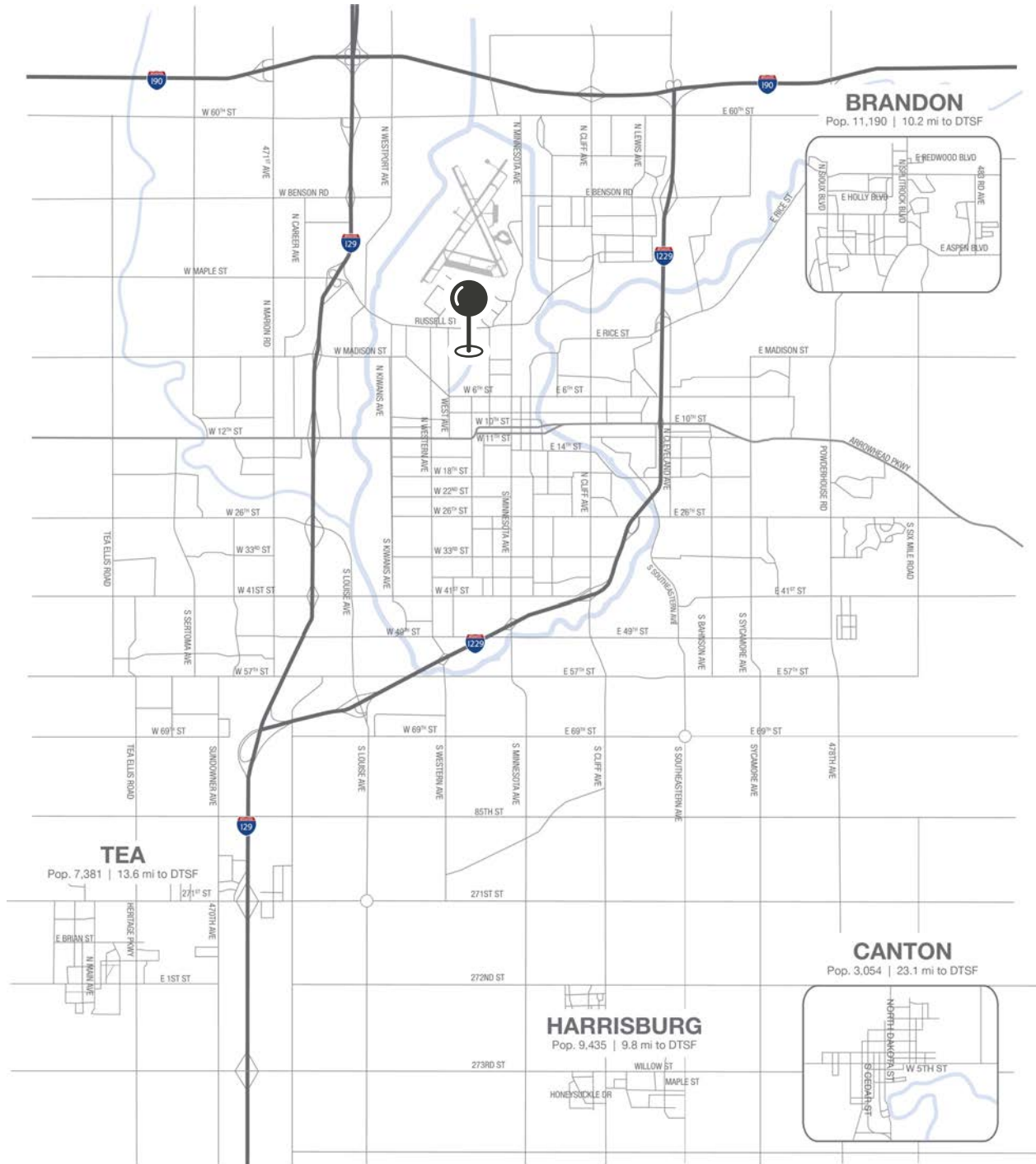
JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@lloydcompanies.com

OFFICE | SHOP/WAREHOUSE

FLEX BUILDING FOR LEASE



MSA MAP



JORDAN RIEFFENBERGER, CCIM, SIOR 605.275.4258 | jordan@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.

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