



OAKBROOK I SUITE 200

OFFICE SPACE FOR LEASE



5024 S Bur Oak Place, Suite 200,
Sioux Falls, SD 57108



4,931 SF +/-



\$17.00 / SF NNN
Estimated NNN: \$9.78 / SF

LOCATION

Located 0.5 mile off of the 57th Street/Louise Avenue intersection, Oakbrook I offers a convenient location for employees and customers with easy access to I-229 and I-29. Oakbrook I is near multiple popular shopping centers, restaurants, and grocery stores.

DESCRIPTION

- Floor plan offers a waiting/reception area, conference room, 7 private offices, 6 built-in cubicles, break room, storage room, open area, and access to 2 private decks
- Common area amenities include conference room and break room; recently updated with new flooring, light fixtures, paint, & furniture in 2022
- Available now
- Pylon/Monument, lobby directory, and door signage available
- Large parking lot with 103 shared stalls on site; underground parking available
- Access from W 57th St
- ~1 mile to I-229
- Co-tenants include Prime Capital Investment Advisors, EPS Wealth Management, IRA Financial Trust Company, NSN Revenue Resources, and many more

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

| Size | Base Rent | NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|----------|----------------|-----------|-------------------------|-------------------|--------------------|
| 4,931 SF | \$17.00/SF NNN | \$9.78/SF | \$26.78/SF | \$132,052.18 | \$11,004.35 |

2026 ESTIMATED NNN INFORMATION

| NNN | Paid By: | Cost (\$/SF) |
|--|----------------------------------|---------------|
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$3.37* |
| Property Insurance | Paid by LL, Reimbursed by Tenant | \$0.42* |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$5.99* |
| Total | - | \$9.78 |
| CAM includes the following utilities: Water & Sewer, and Trash | | |

UTILITY INFORMATION

| Utility | Paid By | Provider | Part of CAM | Separately Metered |
|----------------------|-------------------------------------|--|-------------|--------------------|
| Electricity | Paid by LL, Reimbursed by Tenant | Xcel Energy | No | Yes |
| Gas | Paid by LL, Reimbursed by Tenant | MidAmerican | 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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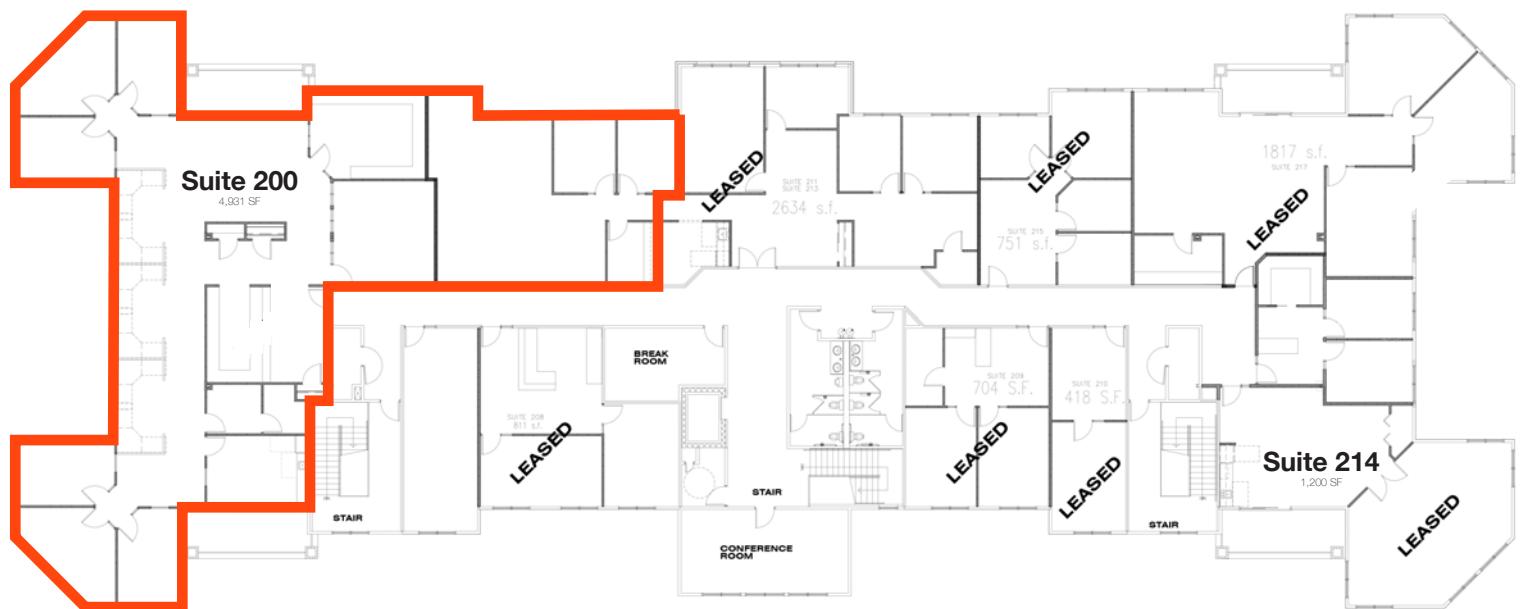
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FLOOR PLAN

Concept only; subject to change



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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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INTERIOR PHOTOS



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COMMON AREA PHOTOS



2nd Floor Lobby



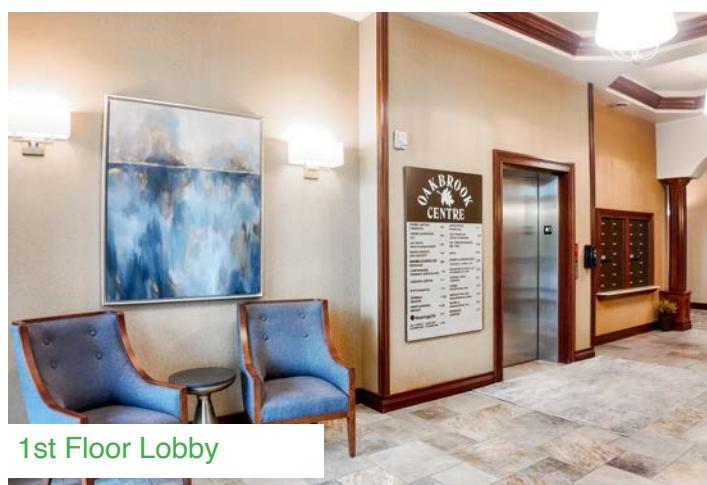
2nd Floor Conference



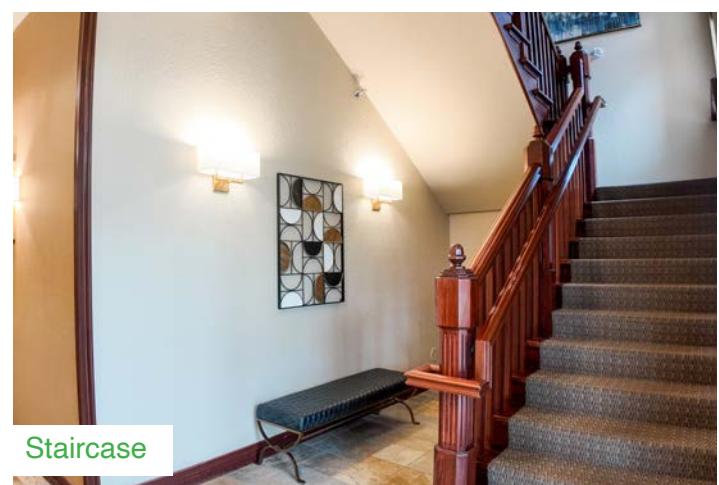
2nd Floor Restrooms



2nd Floor Break Room



1st Floor Lobby



Staircase

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EXTERIOR PHOTOS



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SITE MAP



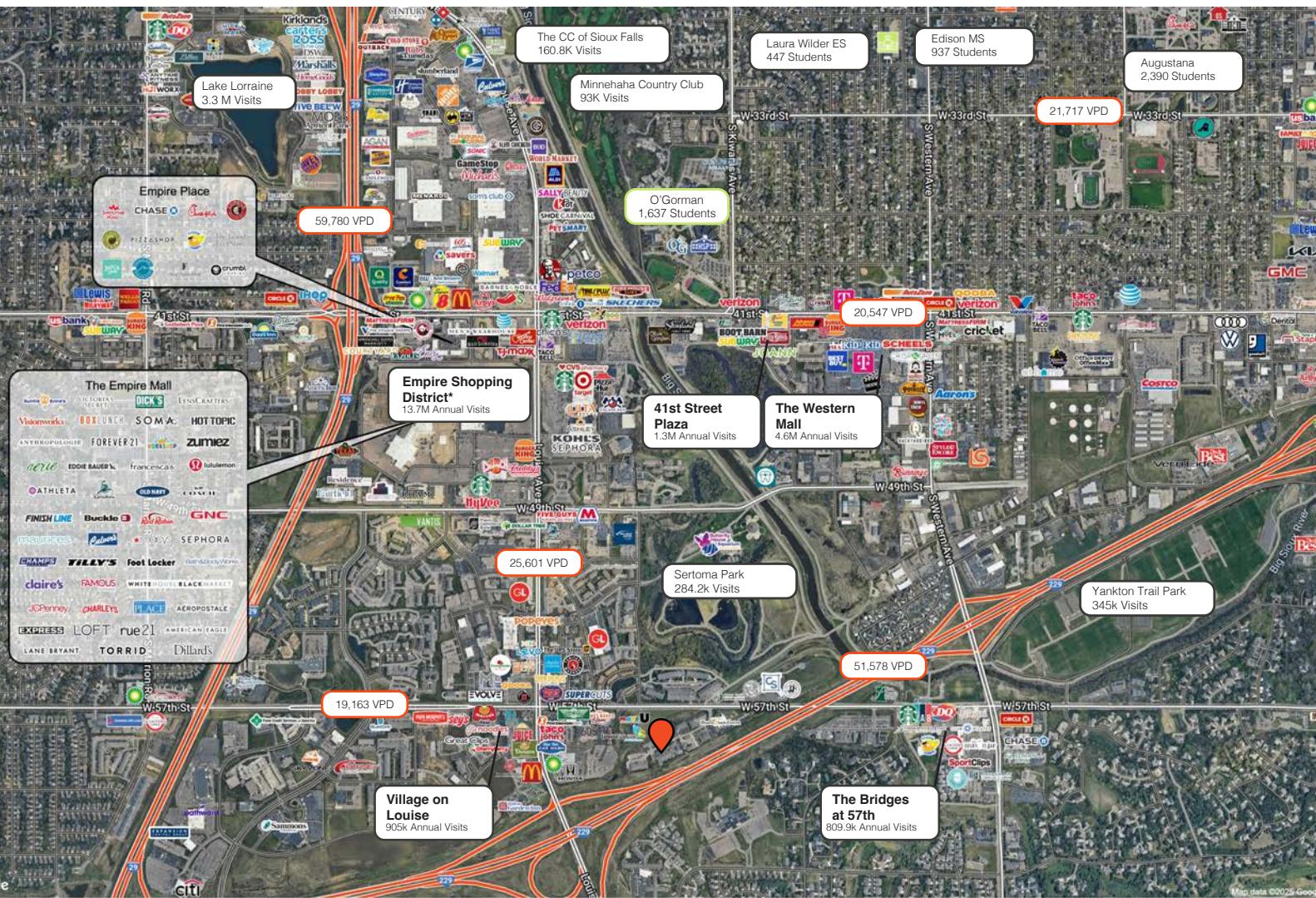
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AREA MAP



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

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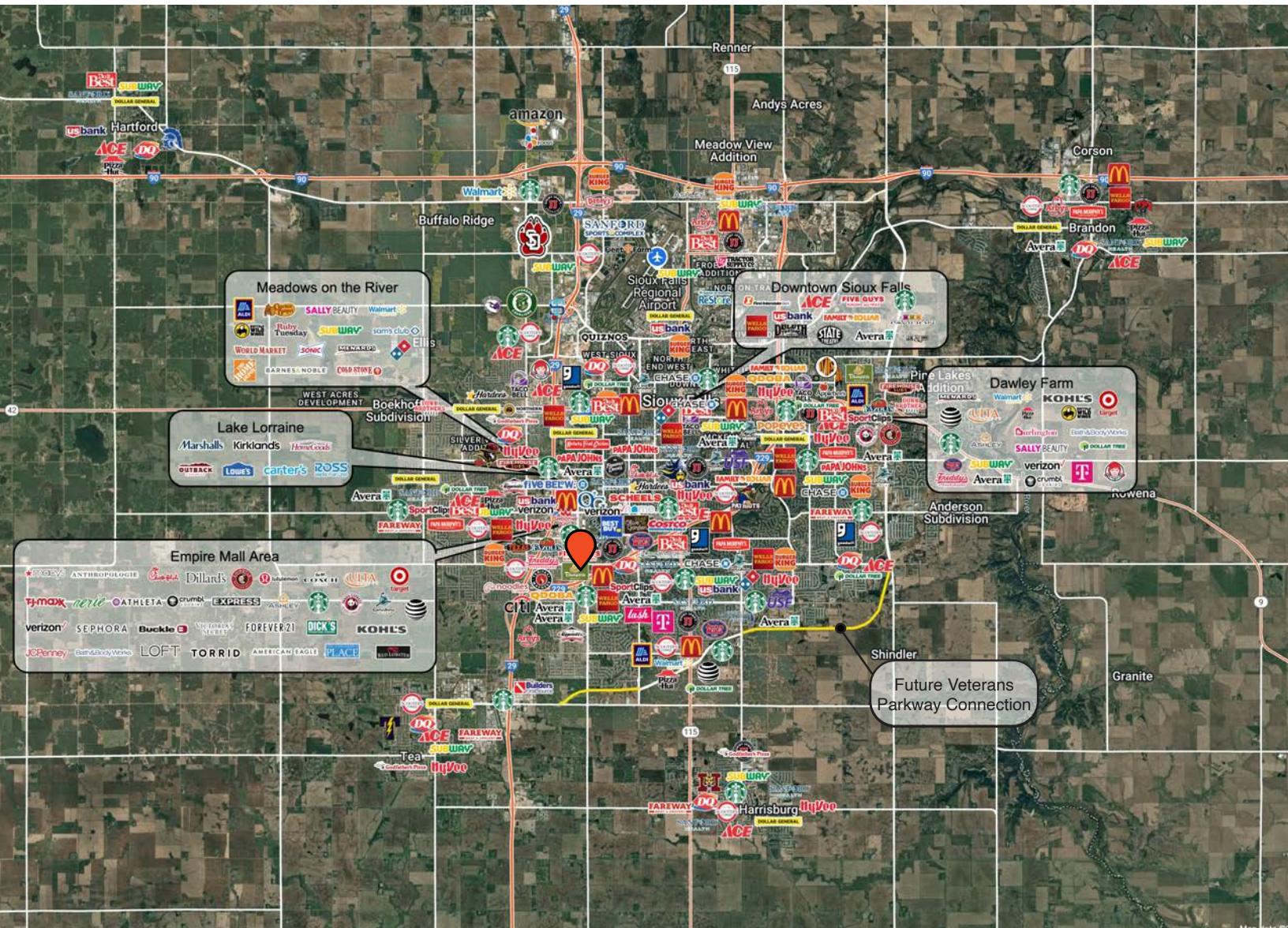
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CITY MAP



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SIOUX FALLS DEMOGRAPHICS

| POPULATION PROJECTION | | |
|-----------------------|-------------|---------|
| Year | Sioux Falls | MSA |
| 2025 | 219,588* | 314,596 |
| 2030 | 235,786 | 341,444 |

*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)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HuVee
EMPLOYEE OWNED

2,390

amazon

1,600

SUMMARY 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 |
| 2025 Total Population | 8,669 | 80,369 | 176,754 |
| 2025 Group Quarters | 103 | 1,657 | 3,161 |
| 2030 Total Population | 9,440 | 87,741 | 192,875 |
| 2024-2029 Annual Rate | 1.72% | 1.77% | 1.76% |
| 2025 Total Daytime Population | 18,654 | 94,363 | 190,287 |
| Workers | 14,529 | 58,080 | 112,360 |
| Residents | 4,125 | 36,283 | 77,927 |
| 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 |
| 2025 Households | 4,403 | 33,546 | 73,519 |
| 2025 Average Household Size | 1.95 | 2.35 | 2.36 |
| 2030 Households | 4,772 | 36,525 | 80,401 |
| 2030 Average Household Size | 1.96 | 2.36 | 2.36 |
| 2024-2029 Annual Rate | 1.62% | 1.72% | 1.81% |
| 2010 Families | 1,336 | 15,739 | 32,883 |
| 2010 Average Family Size | 2.69 | 2.93 | 2.99 |
| 2025 Families | 1,731 | 19,264 | 42,361 |
| 2025 Average Family Size | 2.99 | 3.07 | 3.09 |
| 2030 Families | 1,865 | 20,848 | 45,913 |
| 2030 Average Family Size | 3.02 | 3.09 | 3.10 |
| 2024-2029 Annual Rate | 1.50% | 1.59% | 1.62% |
| 2025 Housing Units | 4,777 | 35,518 | 78,419 |
| Owner Occupied Housing Units | 23.4% | 55.1% | 55.0% |
| Renter Occupied Housing Units | 68.7% | 39.3% | 38.8% |
| Vacant Housing Units | 7.8% | 5.6% | 6.2% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 6,351 | 53,921 | 118,174 |
| Less than 9th Grade | 1.4% | 1.4% | 1.6% |
| 9th - 12th Grade, No Diploma | 3.2% | 2.5% | 3.0% |
| High School Graduate | 22.8% | 17.7% | 18.5% |
| GED/Alternative Credential | 2.3% | 2.4% | 3.2% |
| Some College, No Degree | 15.6% | 19.1% | 18.7% |
| Associate Degree | 10.0% | 12.4% | 12.9% |
| Bachelor's Degree | 30.3% | 28.9% | 28.3% |
| Graduate/Professional Degree | 14.4% | 15.6% | 13.9% |
| Median Household Income | | | |
| 2025 | \$56,959 | \$80,116 | \$78,156 |
| 2030 | \$62,163 | \$92,087 | \$90,055 |
| Median Age | | | |
| 2010 | 33.6 | 33.5 | 33.7 |
| 2020 | 37.6 | 35.9 | 35.6 |
| 2025 | 37.6 | 36.9 | 36.6 |
| 2030 | 39.1 | 38.1 | 37.7 |
| 2025 Population by Sex | | | |
| Males | 4,179 | 39,416 | 87,712 |
| Females | 4,490 | 40,953 | 89,042 |
| 2030 Population by Sex | | | |
| Males | 4,541 | 42,869 | 95,224 |
| Females | 4,899 | 44,873 | 97,651 |
| Data for all businesses in area | | | |
| Total Businesses: | 1,076 | 4,076 | 7,920 |
| Total Employees: | 15,158 | 55,538 | 109,857 |