



# BROOKS CROSSING

OFFICE SPACE FOR SUBLEASE



5032 E 57th Street,  
Sioux Falls, SD 57110



4,918 SF +/-  
\*subdividable\*



\$16.50 - \$17.50 / SF NN  
Est. NN: \$3.45 / SF  
+ lawn & snow

## LOCATION

Near the intersection of 57th Street and Highway-11, this professional office space offers a strategic presence on the growing east side of Sioux Falls. The property is surrounded by a mix of commercial developments, residential neighborhoods, and schools. Minutes from HWY-11, I-229, and the future Veterans Parkway connection this location provides easy access to amenities.

## DESCRIPTION

- Class A office space located in the Brooks Crossing Office Park
- Potential to subdivide into two suites:
  - Suite #1: Reception area, 7 private offices, conference room, break area, and 2 restrooms
  - Suite #2: Reception area, 10 private offices, and 2 restrooms
- Available for immediate occupancy
- Sublease through October 31, 2027, with opportunities for a new prime lease
- Prominent monument signage and building & suite signage opportunities
- 34 surface parking stalls with a rear staff entrance
- Neighboring businesses include The Barrel House, FlyBoy Donuts, Plains Commerce Bank, Dollar Tree, Ziggi's Coffee, and Kwik Trip
- 2022 Construction

**WAYNE HUBER**

605.261.5566 | wayne.huber@lloydcompanies.com

### BUILDING COSTS

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

\*\*Vendors pre-determined by the Brooks Crossing Office Development

Space	Size	Base Rent	2025 NN Est.	Total (Base + NN) Est.	Yearly Total Est.	Monthly Total Est.
Entire Building	4,918 SF +/-	\$16.50/SF NN	\$3.45/SF	\$19.95/SF	\$98,114.10	\$8,176.18
Suite 1	2,459 SF +/-	\$17.50/SF NN	\$3.45/SF	\$20.95/SF	\$51,516.05	\$4,293.00
Suite 2	2,459 SF +/-	\$17.50/SF NN	\$3.45/SF	\$20.95/SF	\$51,516.05	\$4,293.00

### 2025 ESTIMATED NN INFORMATION

NN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.05*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.40*
<b>Total</b>	-	<b>\$3.45</b>

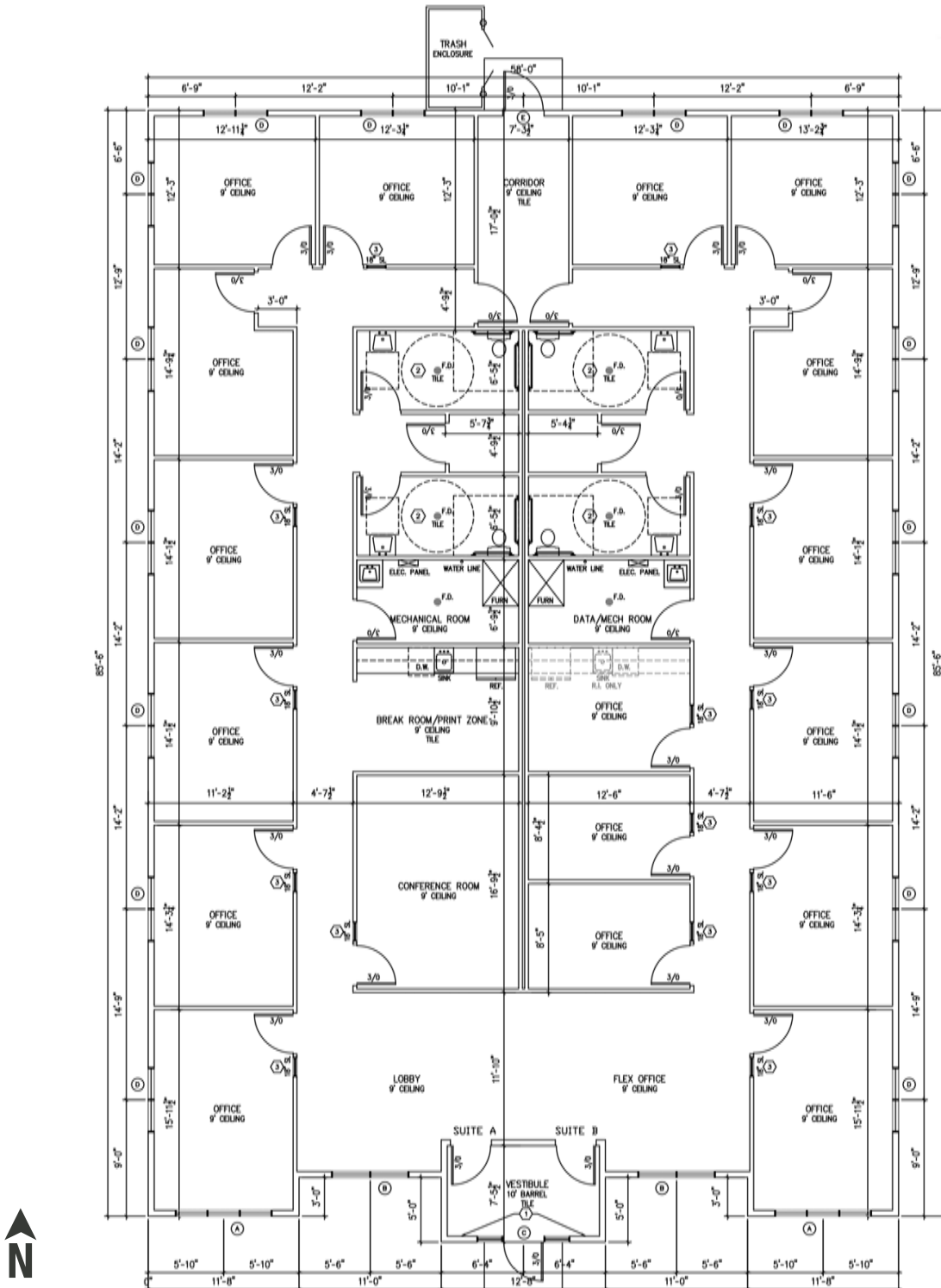
### UTILITY INFORMATION

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 Tenant directly to Provider	Xcel Energy	No	Yes	
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	No	No	Based on a pro-rata share
Trash	Paid by Tenant directly to Provider	Novak	No	Yes	
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	
Lawn Care	Paid by Tenant directly to Vendor**	Association Determined Vendor	No	N/A	est. \$0.44 / SF
Snow Removal	Paid by Tenant directly to Vendor**	Association Determined Vendor	No	N/A	Dependent on usage

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# FLOOR PLAN

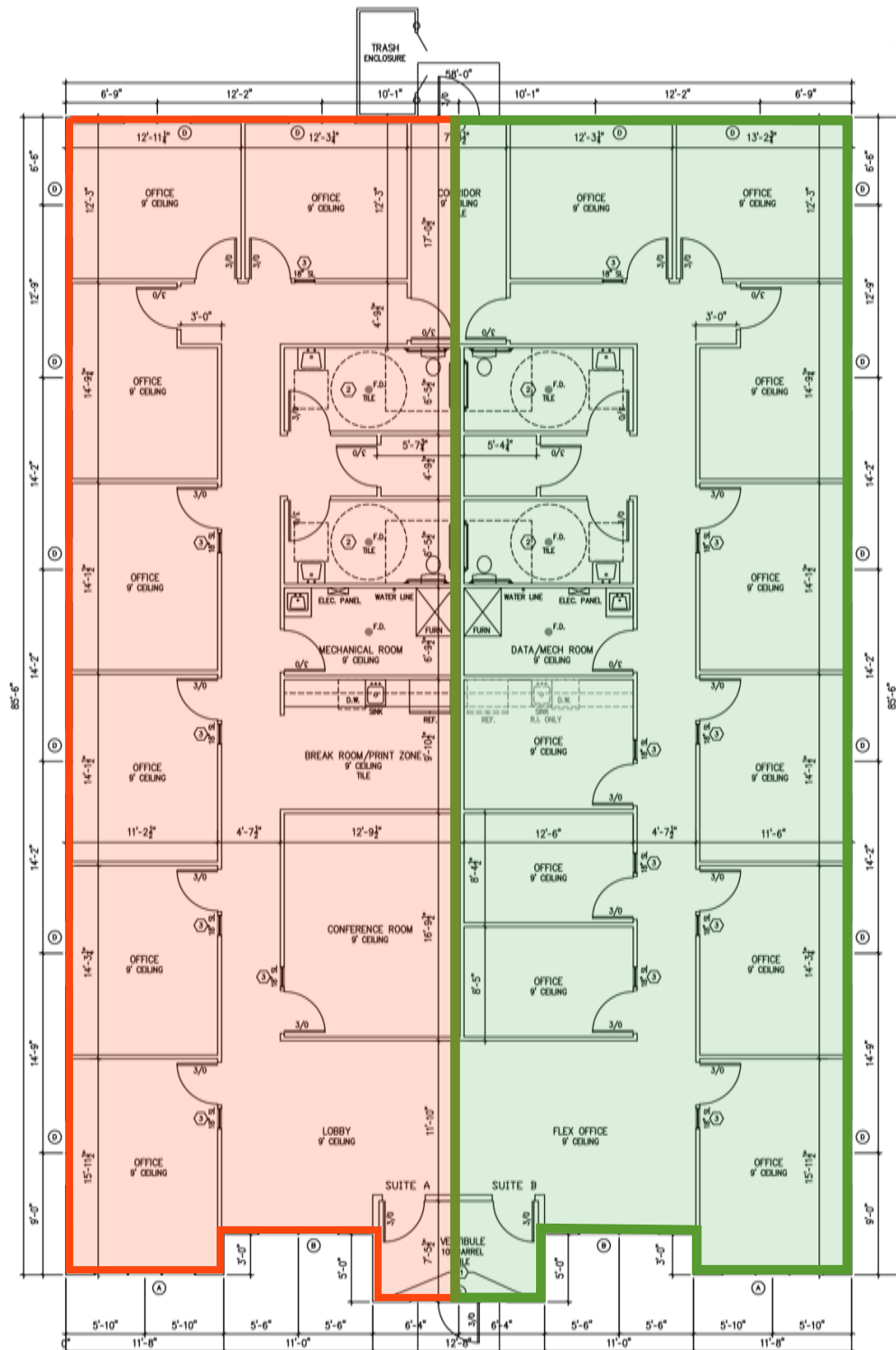
Concept only; subject to change



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# SUBDIVIDABLE FLOOR PLAN

Concept only; subject to change



### Suite #1

2,459 SF +/-

Reception area,  
7 private offices,  
conference room,  
break area/kitchenette,  
2 restrooms



### Suite #2

2,459 SF +/-

Reception area,  
10 private offices,  
2 restrooms

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## INTERIOR PHOTOS



**WAYNE HUBER** 605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@lloydcompanies.com)

## EXTERIOR PHOTOS



**WAYNE HUBER** 605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@lloydcompanies.com)



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## AERIEL

*Parcel boundaries shown are for illustrative purposes only and may not reflect exact dimensions.*



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## SITE MAP



**WAYNE HUBER** 605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@lloydcompanies.com)

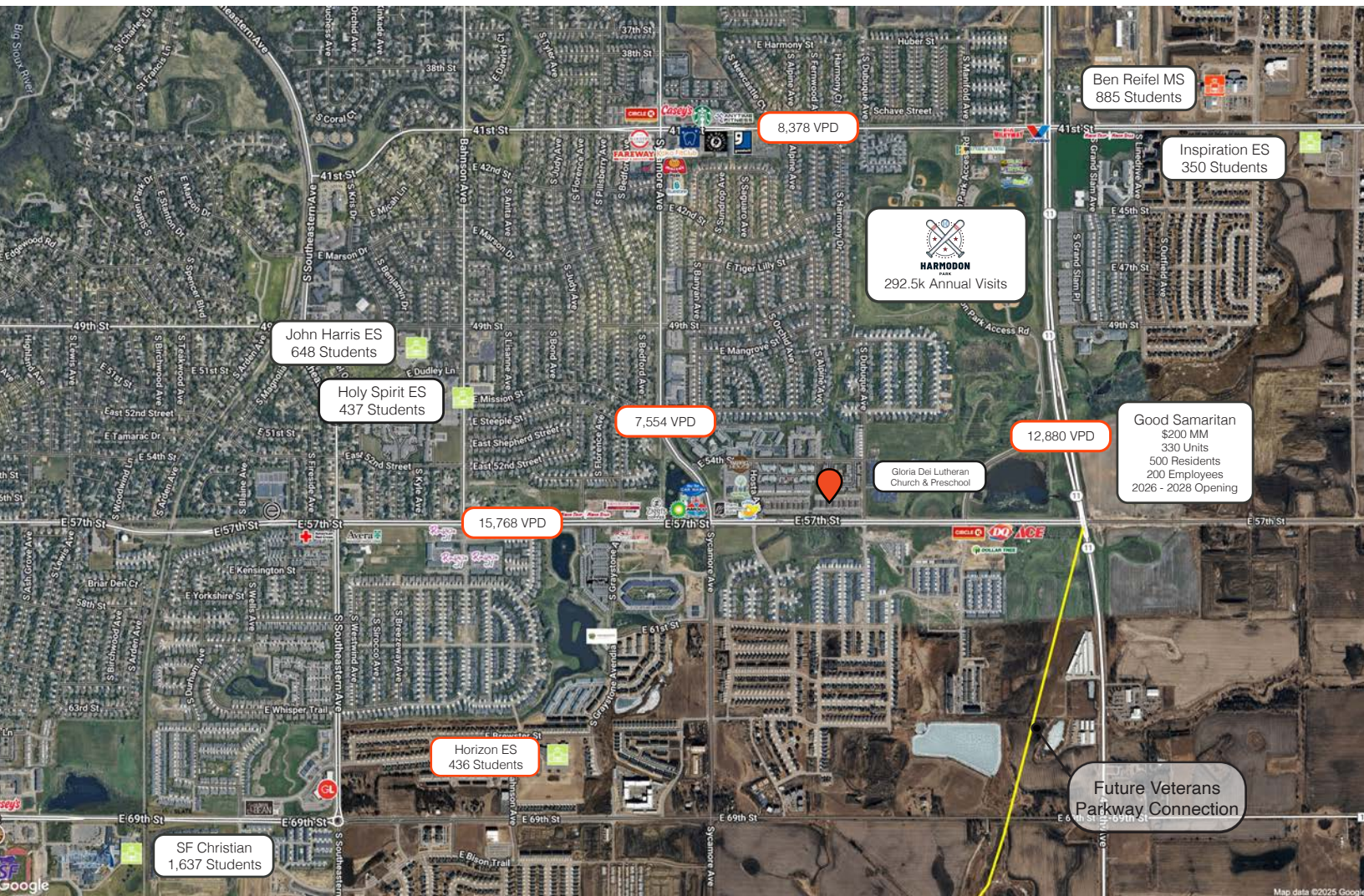


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## AREA MAP



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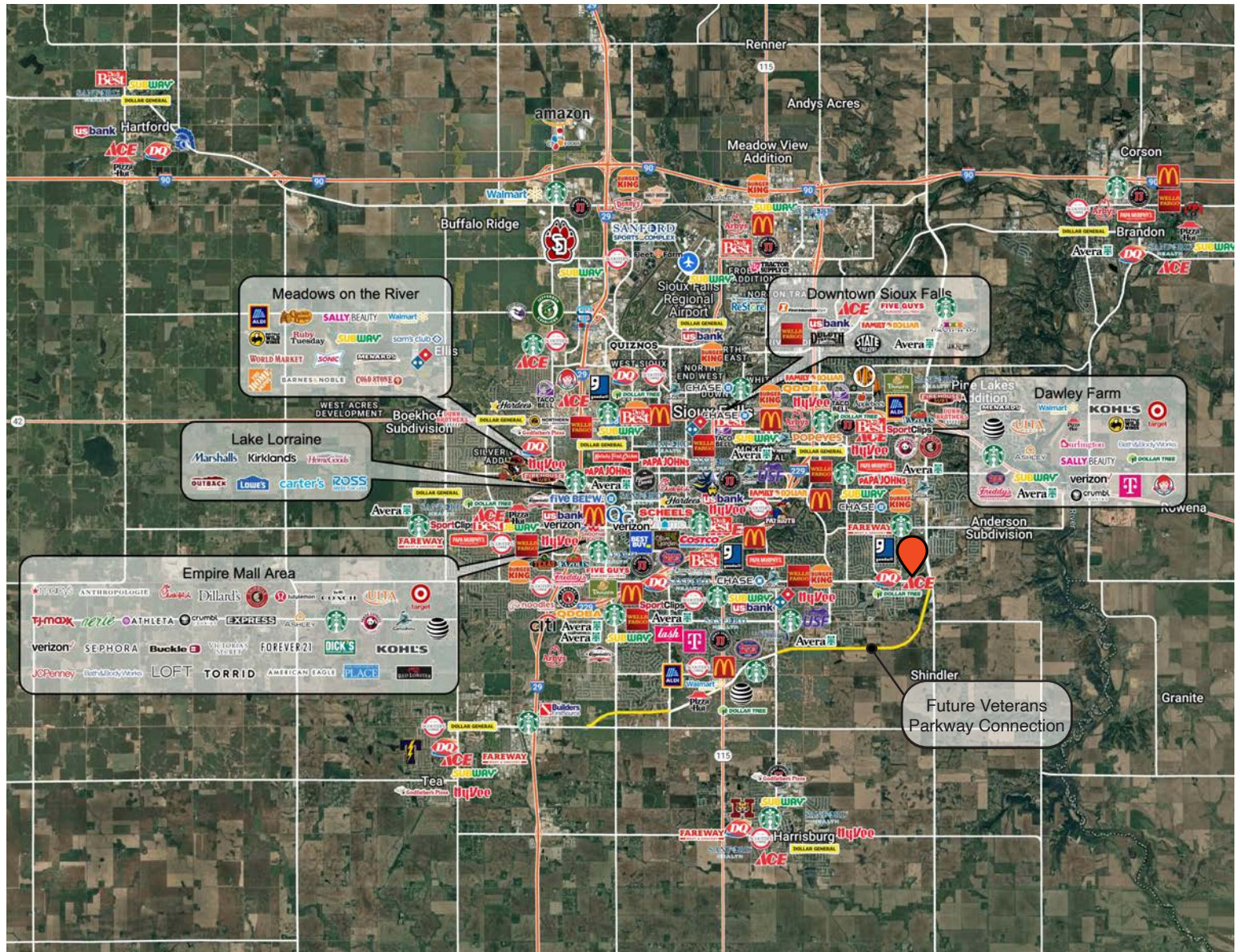


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## CITY MAP



**WAYNE HUBER** 605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@lloydcompanies.com)

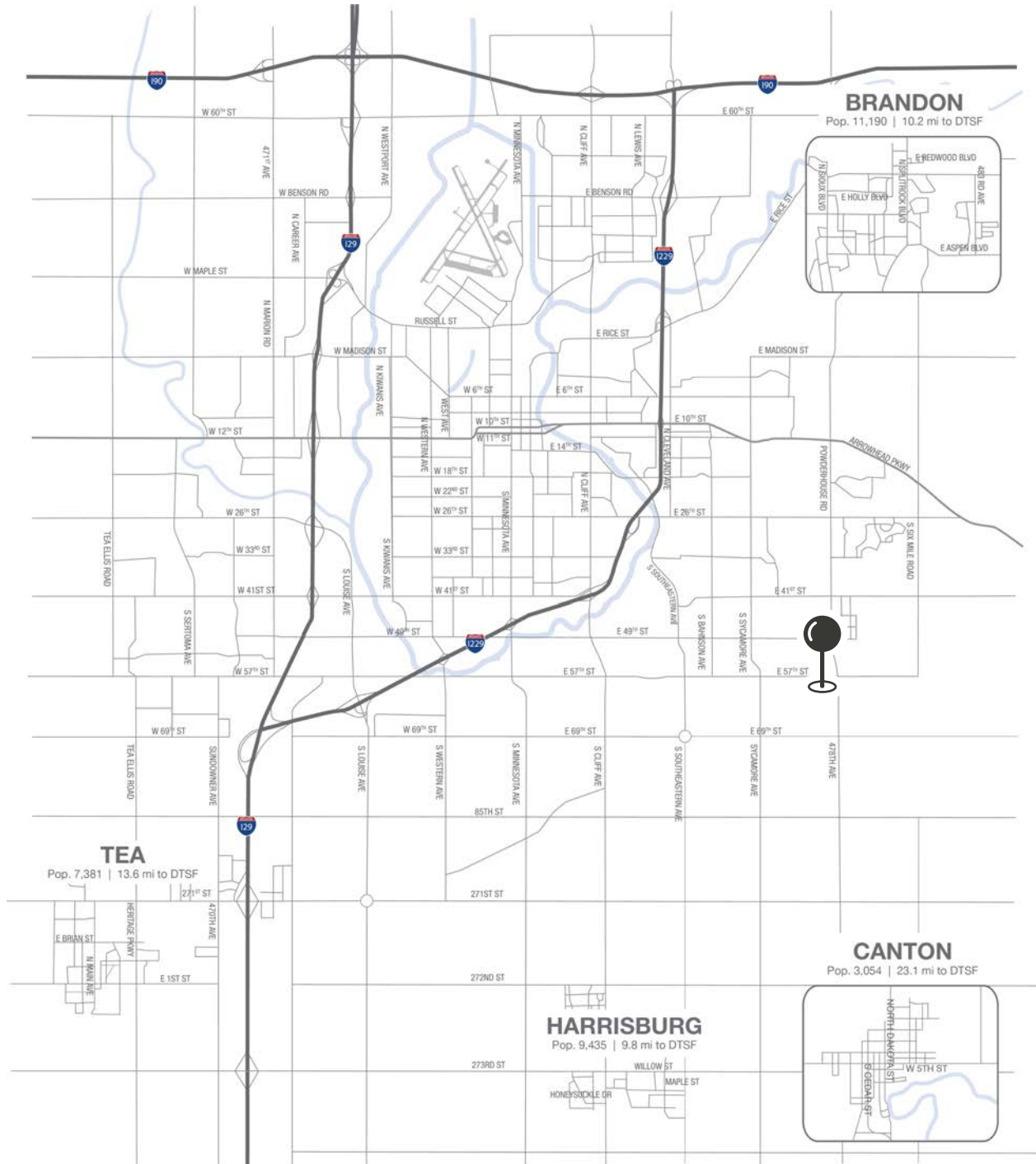


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## MSA MAP



**WAYNE HUBER** 605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

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)

2.2M

# of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate  
(September 2024)



No Corporate Income Tax



#7 Best Run Cities in America  
(WalletHub 2025)

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	3,524	33,812	90,420
2020 Total Population	8,557	47,820	112,211
2020 Group Quarters	5	352	2,235
2025 Total Population	10,453	54,895	125,340
2025 Group Quarters	5	353	2,219
2030 Total Population	11,864	61,341	137,949
2024-2029 Annual Rate	2.56%	2.25%	1.94%
2025 Total Daytime Population	5,936	36,753	131,838
Workers	1,183	12,014	75,231
Residents	4,753	24,739	56,607
Household Summary			
2010 Households	1,346	13,121	35,556
2010 Average Household Size	2.62	2.57	2.45
2020 Total Households	3,749	19,115	45,119
2020 Average Household Size	2.28	2.48	2.44
2025 Households	4,588	21,960	50,529
2025 Average Household Size	2.28	2.48	2.44
2030 Households	5,218	24,642	55,734
2030 Average Household Size	2.27	2.47	2.44
2024-2029 Annual Rate	2.61%	2.33%	1.98%
2010 Families	1,013	9,397	22,489
2010 Average Family Size	3.08	3.03	3.05
2025 Families	2,836	14,112	30,181
2025 Average Family Size	2.92	3.08	3.13
2030 Families	3,195	15,662	33,035
2030 Average Family Size	2.92	3.09	3.14
2024-2029 Annual Rate	2.41%	2.11%	1.82%
2025 Housing Units	4,968	23,778	54,893
Owner Occupied Housing Units	48.5%	59.7%	55.5%
Renter Occupied Housing Units	43.8%	32.7%	36.5%
Vacant Housing Units	7.6%	7.6%	8.0%
2025 Population 25+ by Educational Attainment			
Total	6,873	36,904	83,678
Less than 9th Grade	0.2%	1.7%	2.3%
9th - 12th Grade, No Diploma	1.7%	1.6%	2.6%
High School Graduate	17.1%	17.4%	18.6%
GED/Alternative Credential	1.1%	2.4%	3.1%
Some College, No Degree	19.3%	17.7%	17.5%
Associate Degree	7.7%	9.8%	10.7%
Bachelor's Degree	36.8%	33.4%	30.0%
Graduate/Professional Degree	16.1%	16.0%	15.3%
Median Household Income			
2025	\$93,288	\$91,359	\$82,700
2030	\$105,645	\$107,535	\$97,782
Median Age			
2010	38.7	38.6	35.5
2020	34.2	37.1	36.2
2025	34.9	37.4	37.0
2030	35.5	38.1	37.9
2025 Population by Sex			
Males	5,002	26,823	62,430
Females	5,451	28,072	62,910
2030 Population by Sex			
Males	5,696	29,938	68,465
Females	6,168	31,403	69,484
Data for all businesses in area			
Total Businesses:	111	998	5,450
Total Employees:	770	10,058	75,077