

LUMBER EXCHANGE

Office Space for Lease



101 S REID ST, SUITE 301
SIOUX FALLS, SD

 LLOYD

BUILDING HIGHLIGHTS

The Lumber Exchange is a multi-tenant office building located on the East Bank in downtown Sioux Falls, South Dakota. This building is adjacent to the Hilton Garden Inn, currently being renovated and rebranded to an upscale boutique hotel, and CRAVE American Kitchen & Sushi Bar. The available suite features a reception desk with a large executive office and a small storage area. Common area amenities include a lobby, restrooms, gym, oversized training room/conference room, patio overlooking the Big Sioux River, and a break room. The Lumber Exchange offers potential for covered parking in an attached ramp with nearby overflow parking. Join co-tenants CNA Surety, Midco, Builder Finance, Zedra, Ernst Capital Group, REGUS, Ballard Spahr LLP, and Cookie Jar Eatery. This suite is available now.



**Common Area Gym,
Training Room,
Break Room**



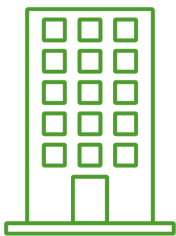
**Downtown Office
Location**



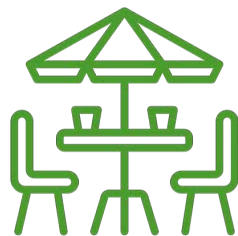
**440 Covered
Parking Spaces**



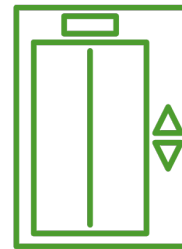
Executive Floor Plan



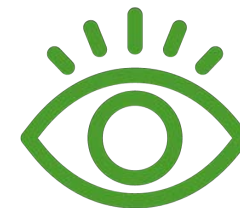
**Year Built:
2011**



**Outdoor
Patio**



**Elevators
Leading to Suite**



**Class A
Finishes**

BUILDING COSTS - ENTIRE SPACE

SF (Usable)	Load Factor	SF (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,022	1.21	1,237	\$24.00/SF NNN	\$7.05/SF	\$31.05/SF	\$38,408.85	\$3,200.74

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.96*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.31*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.78*
Total	-	\$7.05

CAM includes the following utilities: Gas, Water & Sewer, and Trash



UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on Tenant's space size as a pro-rata share of the entire building.
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Trash	Paid by Tenant through CAM	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	



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

PARKING

The Lumber Exchange offers potential for covered parking in an attached parking ramp with additional overflow parking nearby. Covered parking spaces are dependent on availability and lease terms. Contact Broker for additional information and parking rates.



INTERIOR



COMMON AREAS



EXTERIOR



OFFICE CO-TENANTS



U.S. Citizenship
and Immigration
Services



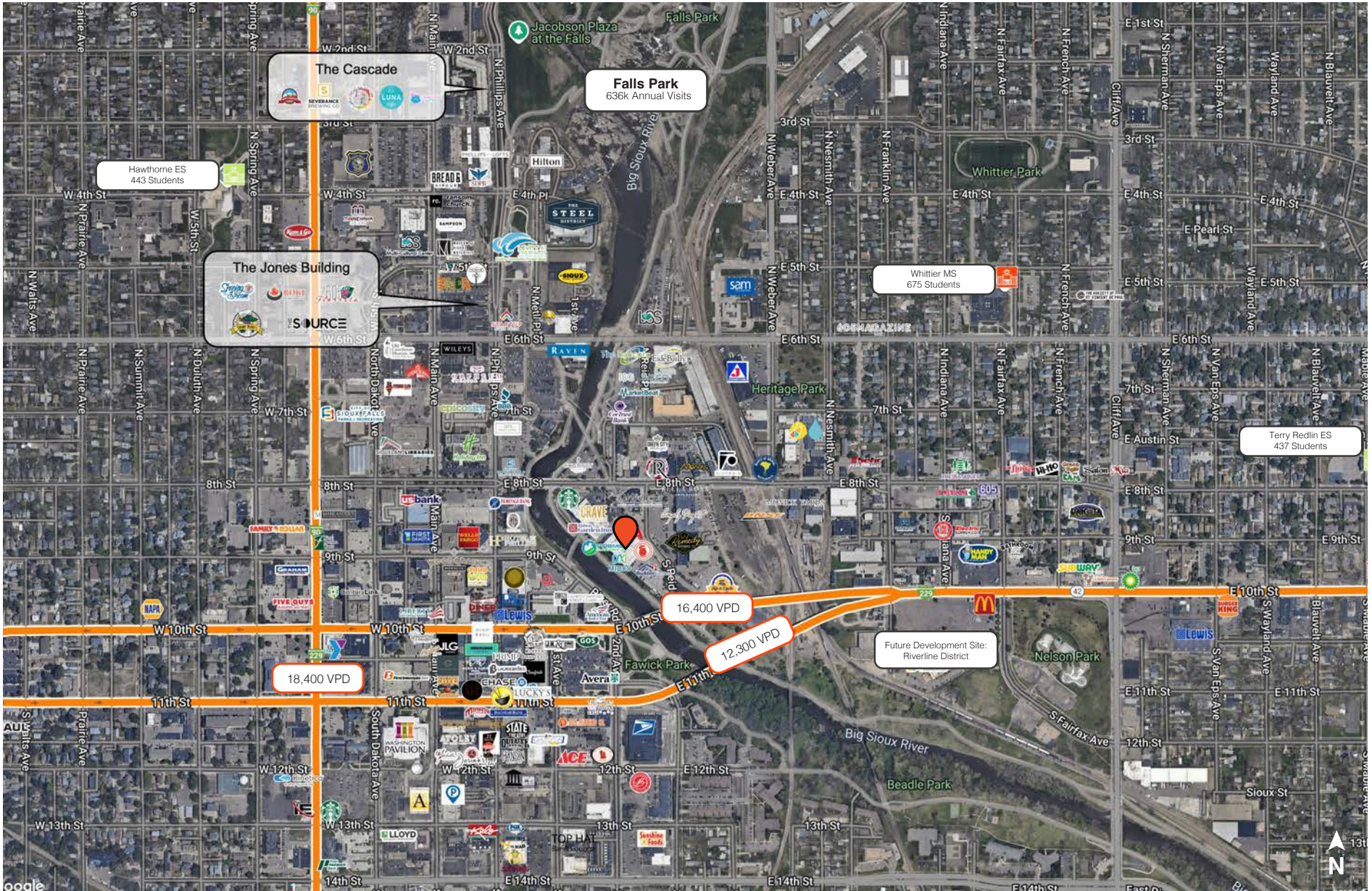
NEIGHBORING AMENITIES & SERVICES



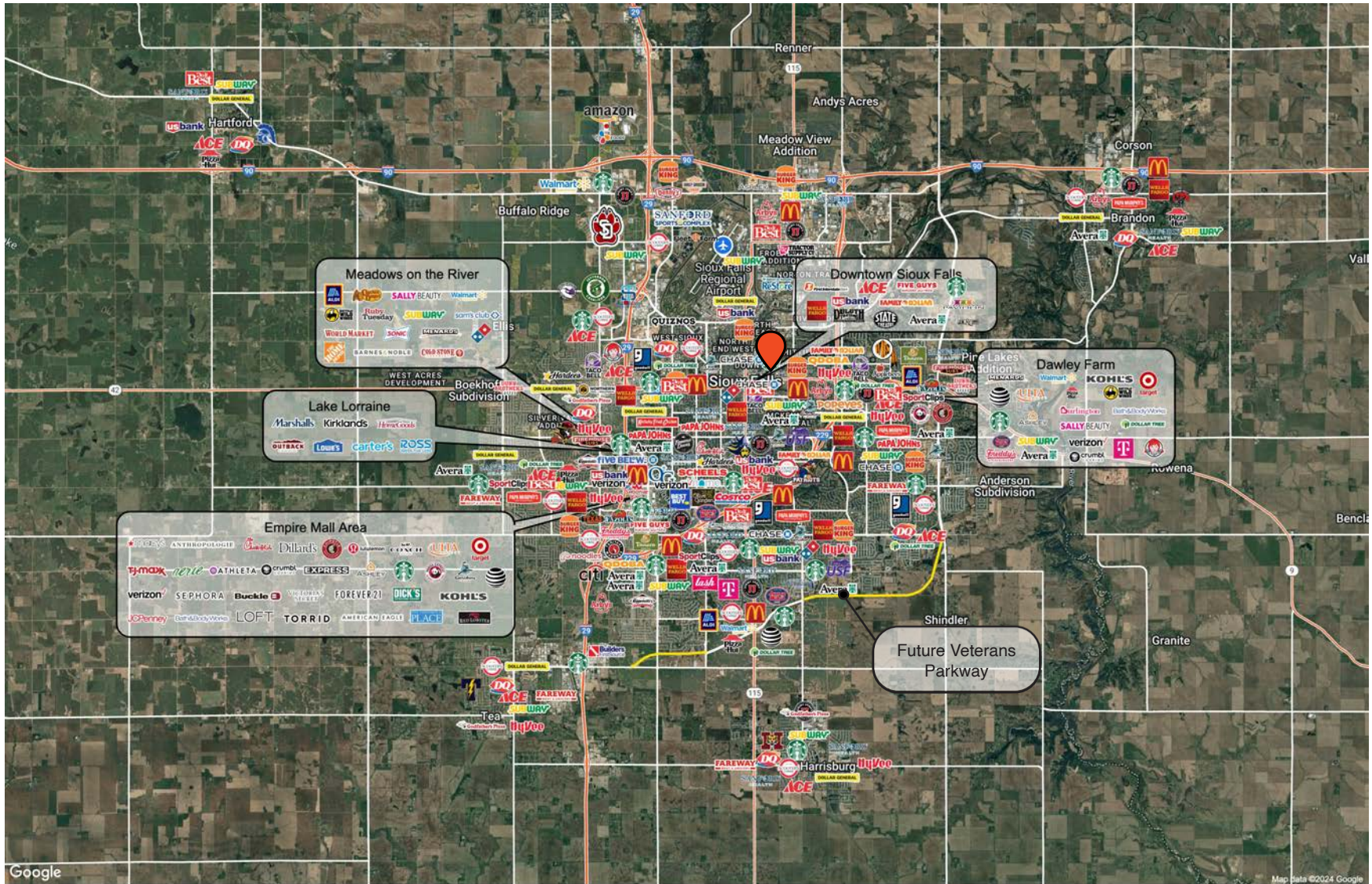
SITE MAP



DOWNTOWN MAP



SIOUX FALLS MAP



SIoux FALLS DEMOGRAPHICS

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

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



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS

SANFORD HEALTH
10,929

Avera
8,200



3,627

Smithfield
3,239

HyVee
2,390

amazon
1,600

FOR LEASE LUMBER EXCHANGE OFFICE SPACE

101 S. REID STREET
SUITE 301



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

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