

LUMBER EXCHANGE

Office Space for Lease



101 S REID ST, SUITE 301
SIOUX FALLS, SD

 **LLOYD**

BUILDING HIGHLIGHTS

The Lumber Exchange, a multi-tenant office building, is located on the East Bank in downtown Sioux Falls, South Dakota. This building is connected to the Hilton Garden Inn, currently being renovated and rebranded to an upscale boutique hotel, and CRAVE American Kitchen & Sushi Bar. This space features a large open executive office and a small storage area. Common area amenities include restrooms, gym, training room, lobby, break room, outdoor patio, and restrooms. 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 December 1st, 2025.



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



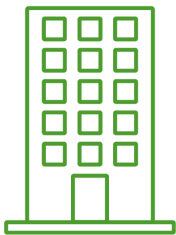
**Downtown Office
Location**



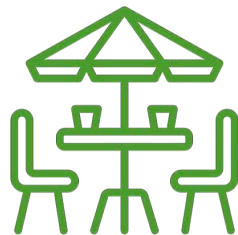
**440 Parking
Spaces**



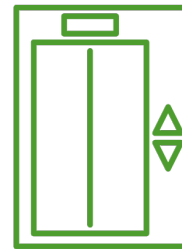
Executive Floor Plan



**Year Built:
2011**



**Outdoor
Patio**



**Elevators Lead-
ing 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		



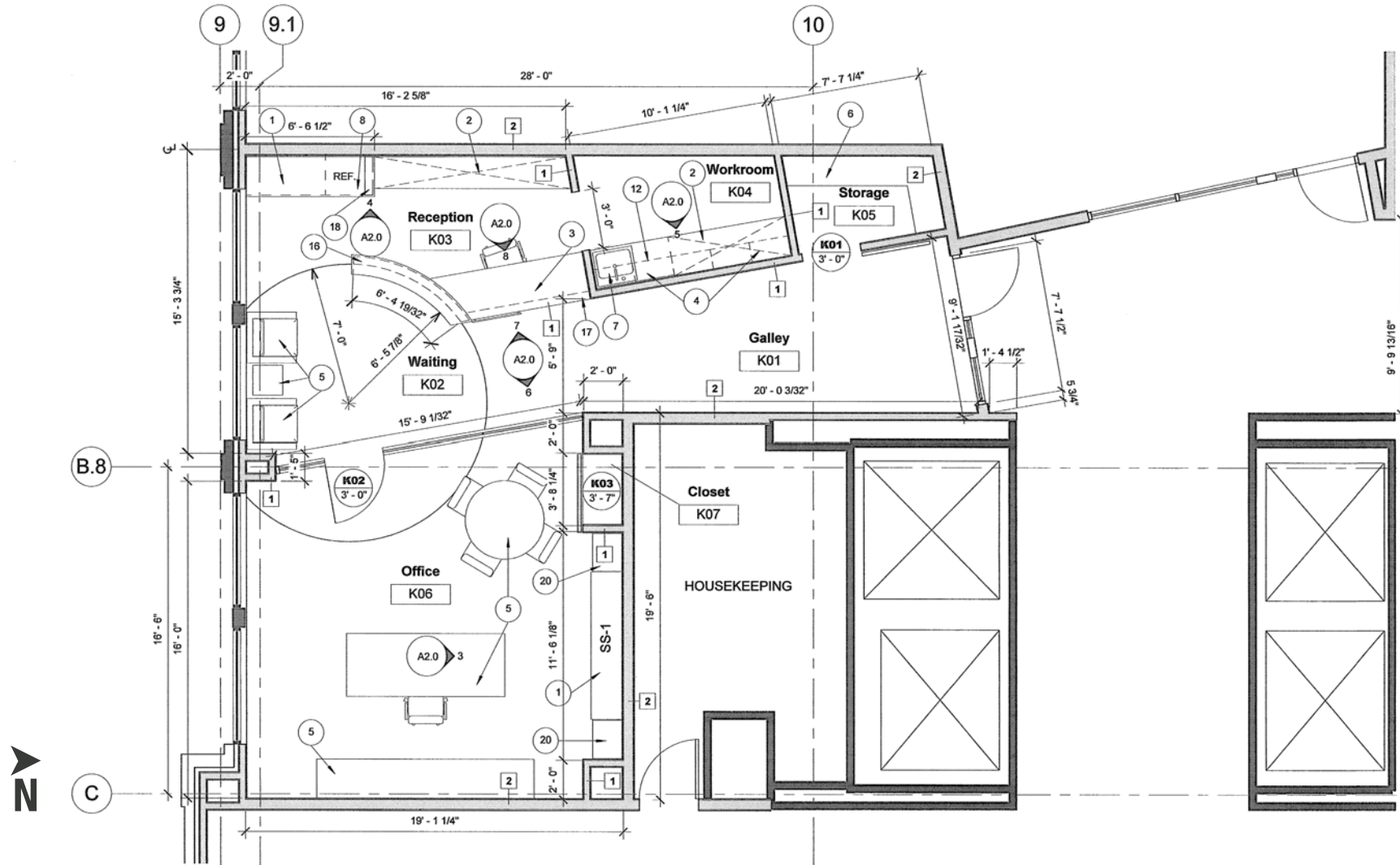
UTILITY INFORMATION

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.

FLOOR PLAN



QUICK FACTS

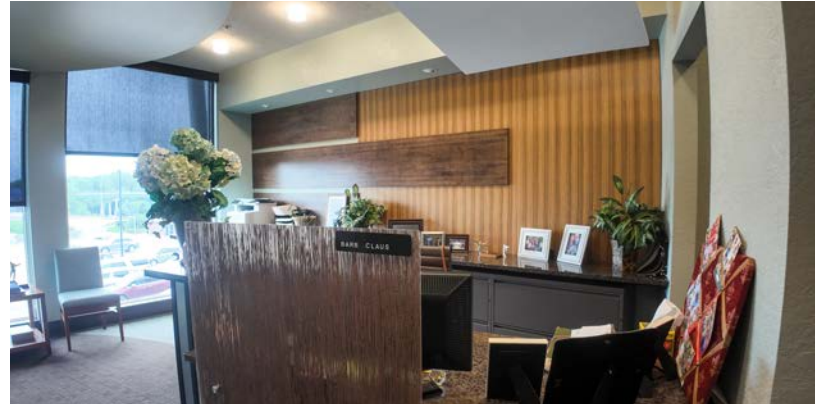
- Available Space: 1,022 RSF +/-
- Total Building Size: 130,000 SF +/-
- Year Built: 2011
- Total Parking Spaces: 440 +/-

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



EXTERIOR



SITE MAP



The Cascade

The Falls
636k Annual Visits

Hawthorne ES
443 Students

The Jones Building

Whittier MS
675 Students

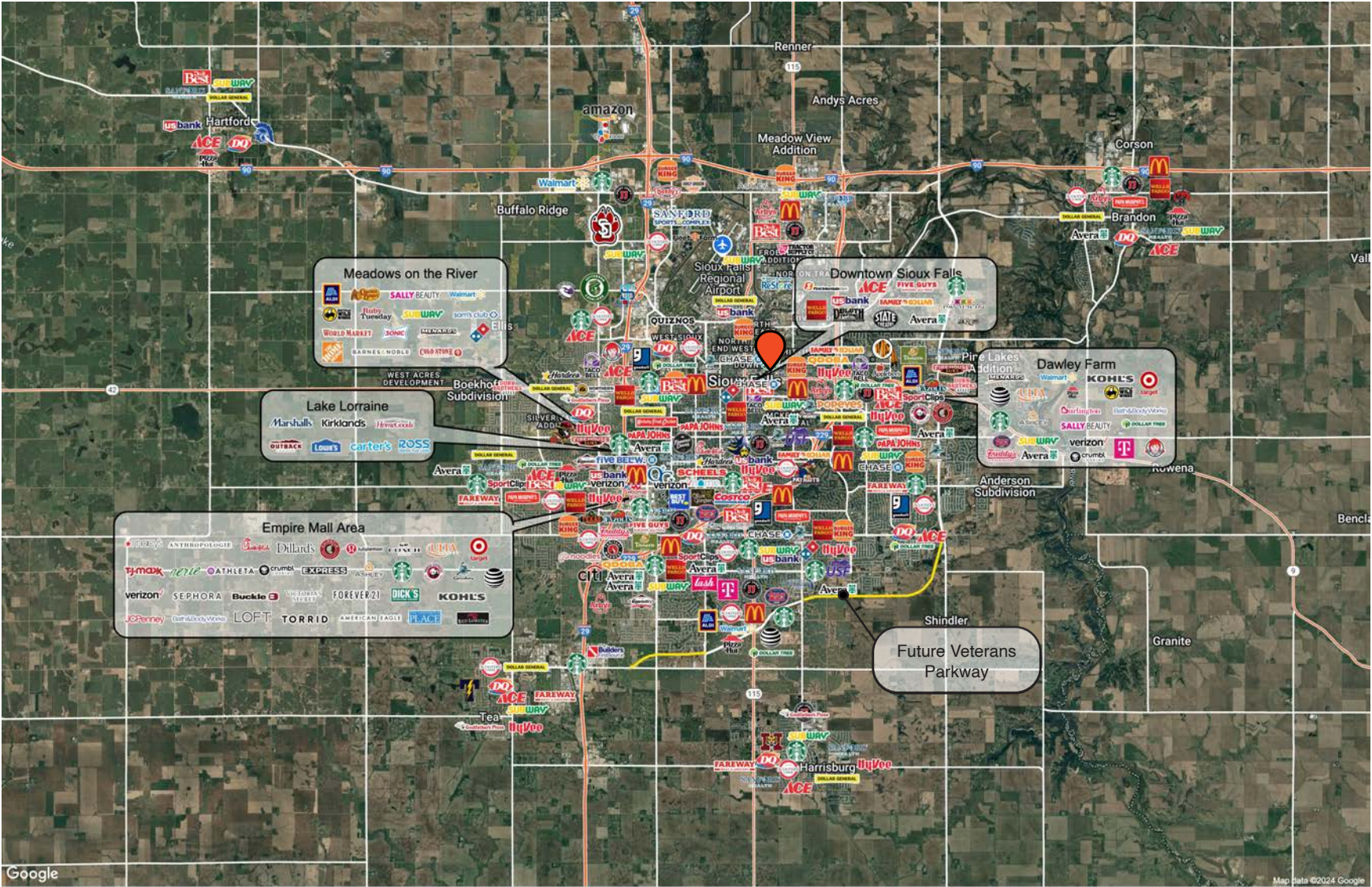
Terry Redlin ES
412 Students

9,146 VPD

8,194 VPD

Future Development Site:
Riverline District

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
2024	219,588*	311,500
2029	230,570	336,494

*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)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

2.2M
 # of Visitors to Sioux Falls in 2023

1.4%
 Minnehaha Unemployment Rate
(September 2024)

TOP EMPLOYERS

SANFORD
 HEALTH
 10,929

Smithfield
 3,239

Avera
 8,200

HyVee
 EMPLOYEE OWNED
 2,390



3,627

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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