







600 N. Main Ave, Suite 101, Sioux Falls, SD 57104



3.484 USF +/-3,647 RSF +/-



\$15.00 / SF NNN Estimated NNN: \$10.33 / SF

LOCATION

Office space located within Larson Square at the intersection of 4th Street & Main Avenue. Anchored by Bread and Circus and surrounded by coffee shops, restaurants, and trails, this location offers excellent amenities in a downtown setting.

DESCRIPTION

- Floor plan offers 2 private offices, a conference room, large open area, break room, storage/data room, and a storage closet
- Common area restrooms
- Available January 1, 2026
- Potential to combine with neighboring available space (Suite 100 @ 2,087
- Co-tenants at Larson Square include Bread & Circus, Cspeed, and more
- Entrance from the parking lot along Main Avenue
- Parking includes limited 2 hour street parking and 24 shared surface stalls
- Historic mixed-use building containing 18 loft units above the commercial space
- Desirable location with direct proximity to The Steel District, The Cascade, Falls Park, Levitt at the Falls, and Jones 421

RAQUEL BLOUNT SIOR

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BUILDING COSTS

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

SF (usable)	Load Factor	SF (rentable)	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,484	1.05	3,647	\$15.00/SF NNN	\$10.33/SF	\$25.33/SF	\$92,378.51	\$7,698.21

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)			
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.20*			
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.28*			
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$7.85*			
Total	-	\$10.33			
CAM includes the following utilities: Gas, Water & Sewer, and Trash					

UTILITY INFORMATION

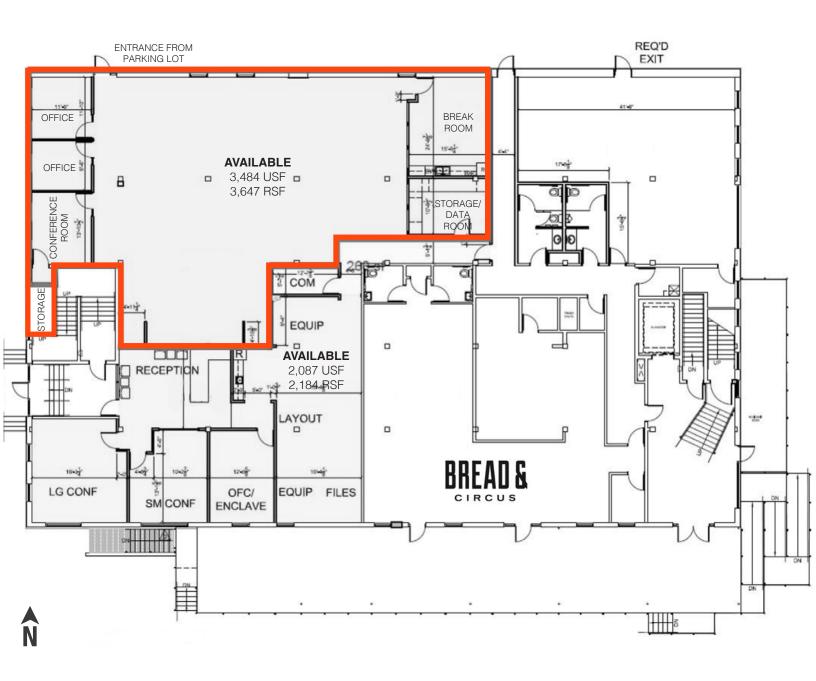
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No
Electricity	Paid by Tenant directly to Provider	City of Sioux Falls	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Ca- ble/Internet	Paid by Tenant directly to Provider	Tenant can select their pre- ferred provider	No	N/A





FLOOR PLAN

Concept only; subject to change



DOWNTOWN OFFICE SPACE FOR LEASE



INTERIOR PHOTOS

















EXTERIOR PHOTOS





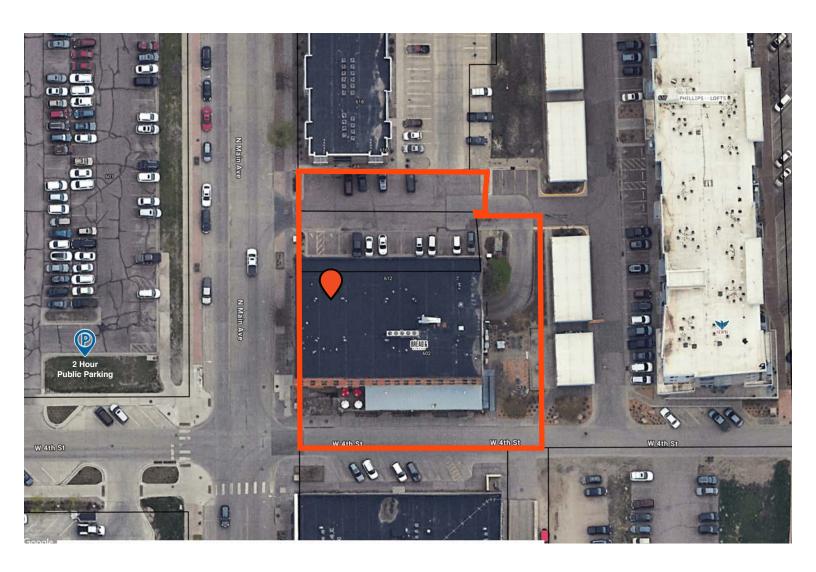








PARCEL







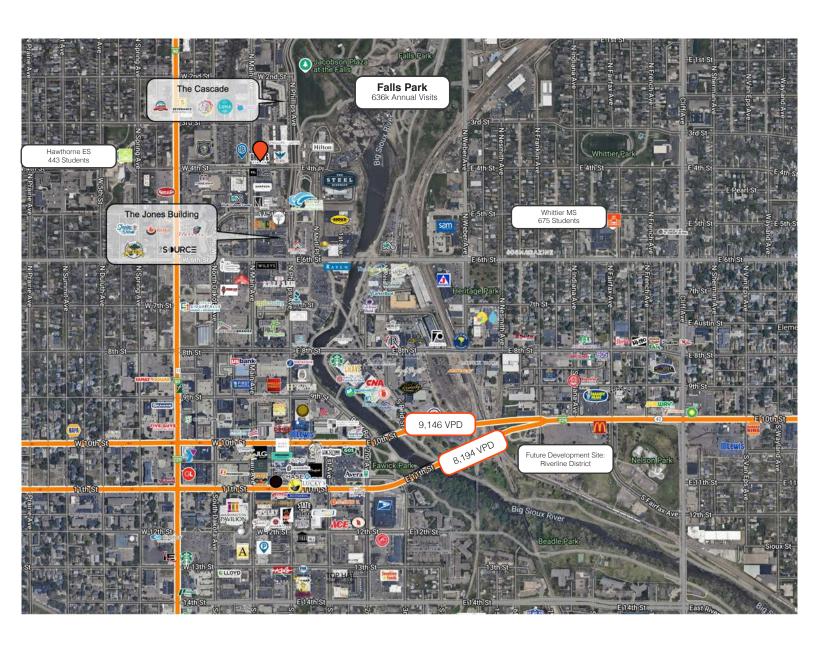
SITE MAP







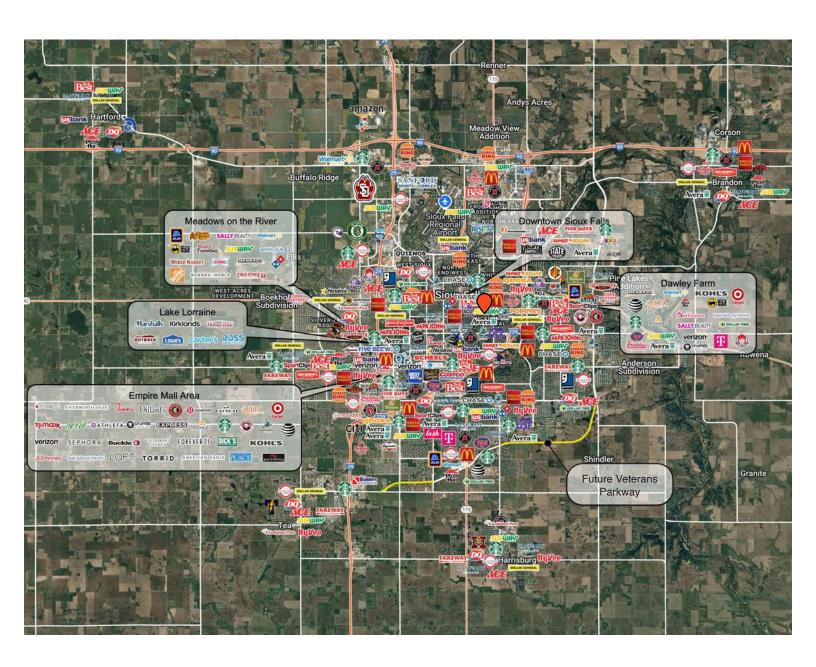
DOWNTOWN MAP







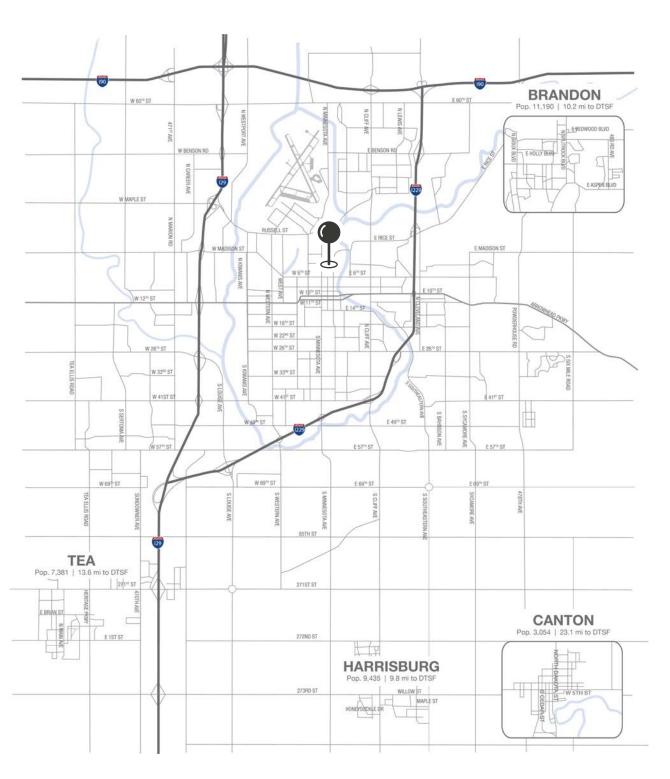
CITY MAP







MSA MAP







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)



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

SANF#RD

10,929



8,200



3,627

Smithfield



amazon

3,239

1,600

2,390