



LOUISE AVE OFFICE SPACE

OFFICE SPACE FOR LEASE



4309 S Louise Ave, Suite 202,
Sioux Falls, SD 57106



498 SF +/-



\$20.00 / SF Gross
including Utilities
(excluding phone & internet)

LOCATION

Located near the intersection of Louise Avenue and 49th Street, this office building offers convenience with nearby shopping centers, office parks, and apartment complexes. Minutes from Sertoma Park, one of the city's premier spots for play and picnics, with premier access to the Bike Trail for added walkability.

DESCRIPTION

- Floor plan is a main level open office suite with ample windows
- Common area lobby and restrooms
- Available now
- Co-tenant: Muse Massage
- 11 shared surface parking spaces
- Monument signage available along Louise Avenue, as well as building and directory signage opportunities
- Neighboring businesses include Five Guys, Caribou Coffee, Hy-Vee, Dollar Tree, Popeye's, Levo Credit Union and a strong presence of office tenants
- ~0.5 mile from The Empire Shopping District
- 20,455 daytime population and 5,112 housing units within a 1-mile radius
- Conveniently located next to the Sioux Area Metro bus stop, providing access to public transportation

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BUILDING COSTS

Concept only; subject to change

Size	Base Rent	Yearly Total Est.	Monthly Total Est.
498 SF +/-	\$20.00/SF Gross	\$9,960.00	\$830.00

UTILITY INFORMATION

Utility	Paid By	Provider	Included in Gross
Gas	Paid by LL	Mid-American Energy	Yes
Electricity	Paid by LL	Xcel Energy	Yes
Water & Sewer	Paid by LL	City of Sioux Falls	Yes
Trash	Paid by LL	Novak	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No

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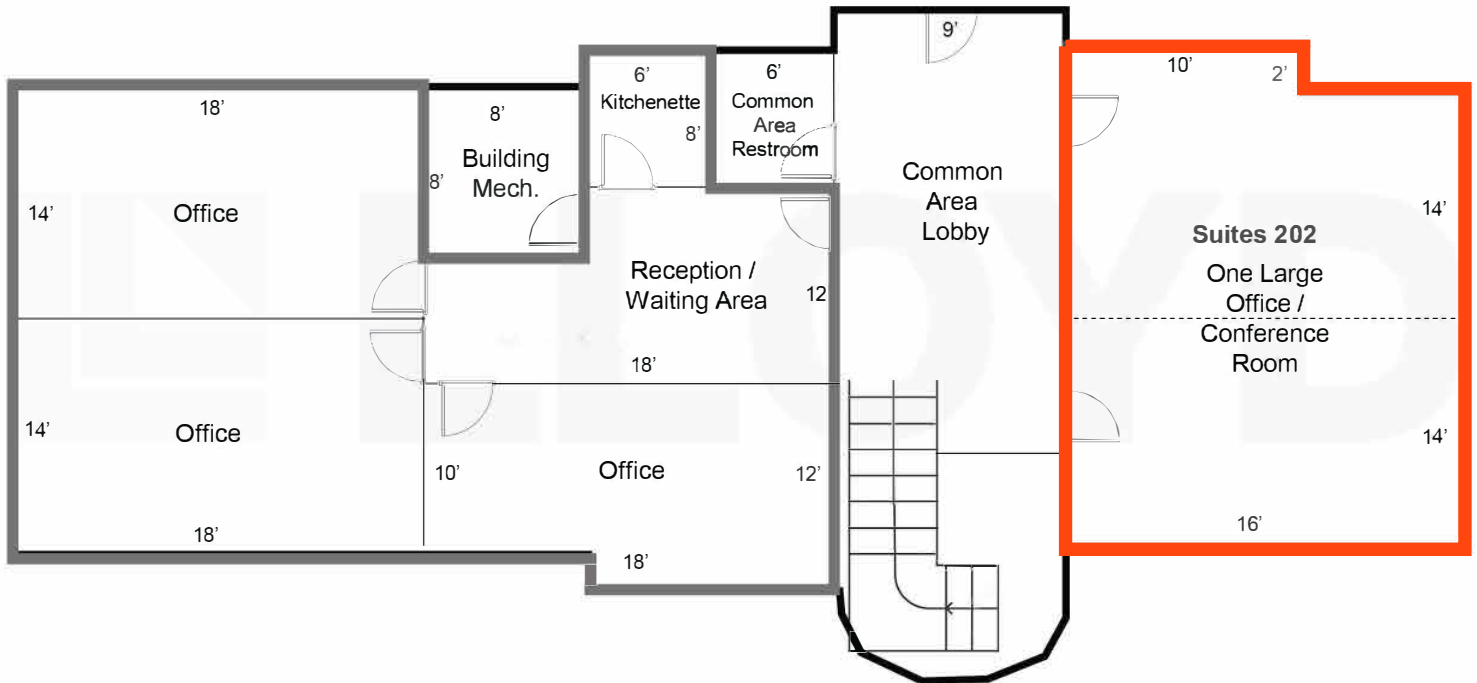
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FLOOR PLAN

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*Concept plan only. Dimensions are approximate.

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INTERIOR PHOTOS



Common Area Lobby
& Entrance

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EXTERIOR PHOTOS



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SITE MAP



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AREA MAP



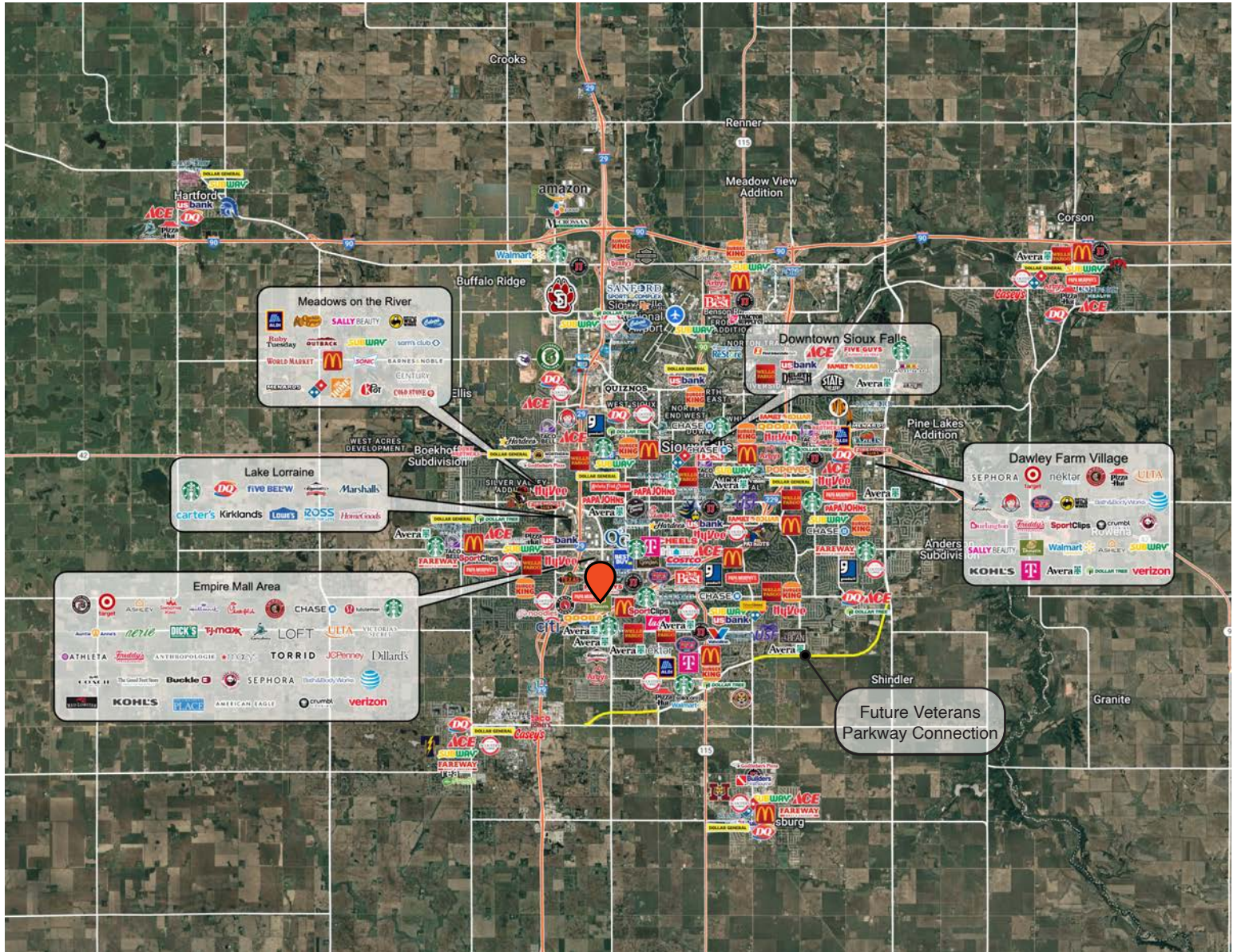
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CITY MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at 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)

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



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	7,182	71,498	133,159
2020 Total Population	7,673	82,177	158,962
2020 Group Quarters	135	1,697	4,613
2025 Total Population	8,341	87,989	174,060
2025 Group Quarters	133	1,701	4,628
2030 Total Population	8,825	95,270	189,590
2024-2029 Annual Rate	1.13%	1.60%	1.72%
2025 Total Daytime Population	20,455	99,406	192,260
Workers	16,613	60,862	116,123
Residents	3,842	38,544	76,137
Household Summary			
2010 Households	4,064	29,264	53,849
2010 Average Household Size	1.74	2.35	2.37
2020 Total Households	4,407	33,890	65,115
2020 Average Household Size	1.71	2.37	2.37
2025 Households	4,704	36,266	71,588
2025 Average Household Size	1.74	2.38	2.37
2030 Households	4,999	39,195	78,198
2030 Average Household Size	1.74	2.39	2.37
2024-2029 Annual Rate	1.22%	1.57%	1.78%
2010 Families	1,434	17,495	32,300
2010 Average Family Size	2.54	2.97	2.99
2025 Families	1,632	21,005	41,065
2025 Average Family Size	2.78	3.09	3.10
2030 Families	1,712	22,574	44,452
2030 Average Family Size	2.79	3.11	3.11
2024-2029 Annual Rate	0.96%	1.45%	1.60%
2025 Housing Units	5,112	38,374	76,409
Owner Occupied Housing Units	17.8%	56.5%	55.0%
Renter Occupied Housing Units	74.2%	38.0%	38.7%
Vacant Housing Units	8.0%	5.5%	6.3%
2025 Population 25+ by Educational Attainment			
Total	6,220	58,674	116,835
Less than 9th Grade	2.8%	1.4%	1.7%
9th - 12th Grade, No Diploma	4.1%	2.6%	3.2%
High School Graduate	26.0%	18.3%	18.8%
GED/Alternative Credential	3.8%	2.4%	3.5%
Some College, No Degree	17.6%	19.2%	18.6%
Associate Degree	13.4%	13.0%	12.7%
Bachelor's Degree	22.6%	28.6%	27.8%
Graduate/Professional Degree	9.7%	14.6%	13.7%
Median Household Income			
2025	\$49,445	\$80,576	\$77,997
2030	\$54,127	\$92,839	\$89,752
Median Age			
2010	34.0	33.1	33.7
2020	38.9	35.6	35.7
2025	38.6	36.6	36.7
2030	39.8	37.8	37.8
2025 Population by Sex			
Males	3,992	43,390	87,160
Females	4,349	44,599	86,900
2030 Population by Sex			
Males	4,218	46,770	94,371
Females	4,607	48,500	95,219
Data for all businesses in area			
Total Businesses:	1,199	4,266	7,888
Total Employees:	17,260	57,063	109,959