



# ROWE 57 #164

## FINISHED OFFICE SPACE FOR LEASE



3501 E. 57th Street, #164,  
Sioux Falls, SD 57108



639 USF +/-  
757 RSF +/-



\$18.00 / SF NNN  
Estimated NNN: \$7.50 / SF

### LOCATION

Office space within The Rowe at 57th in southeastern Sioux Falls in an area of continued commercial and residential growth. The first-floor suite benefits from built-in demand with apartments above, nearby schools and churches, and a mix of residential, retail, and service businesses.

### DESCRIPTION

- Class A floor plan offers a reception area and 3 offices
- Common area entrance
- Common area restrooms
- Directional and window signage available
- Large surface parking lot
- Available now
- Supportive demographics with a population of 13,311, a median HHI of \$110,852, and 5,360 housing units within a 1-mile radius
- Nearby businesses include Kwik Star, Blue Tide Car Wash, The Barrel House, Ziggi's Coffee, Dollar Tree, GreatLife, & numerous office condos
- Surrounded by public and private schools

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### BUILDING COSTS

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

Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
#160	636	1.19	757	\$18.00/SF NNN	\$7.50/SF	\$25.50/SF	\$19,303.50	\$1,608.63

### 2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.00*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.50*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.00*
<b>Total</b>	-	<b>\$7.50</b>
CAM includes the following utilities: Electric, Water & Sewer, Trash, & Common Area Utilities		

*Subject to change and will be further defined in the lease.*

### UTILITY INFORMATION

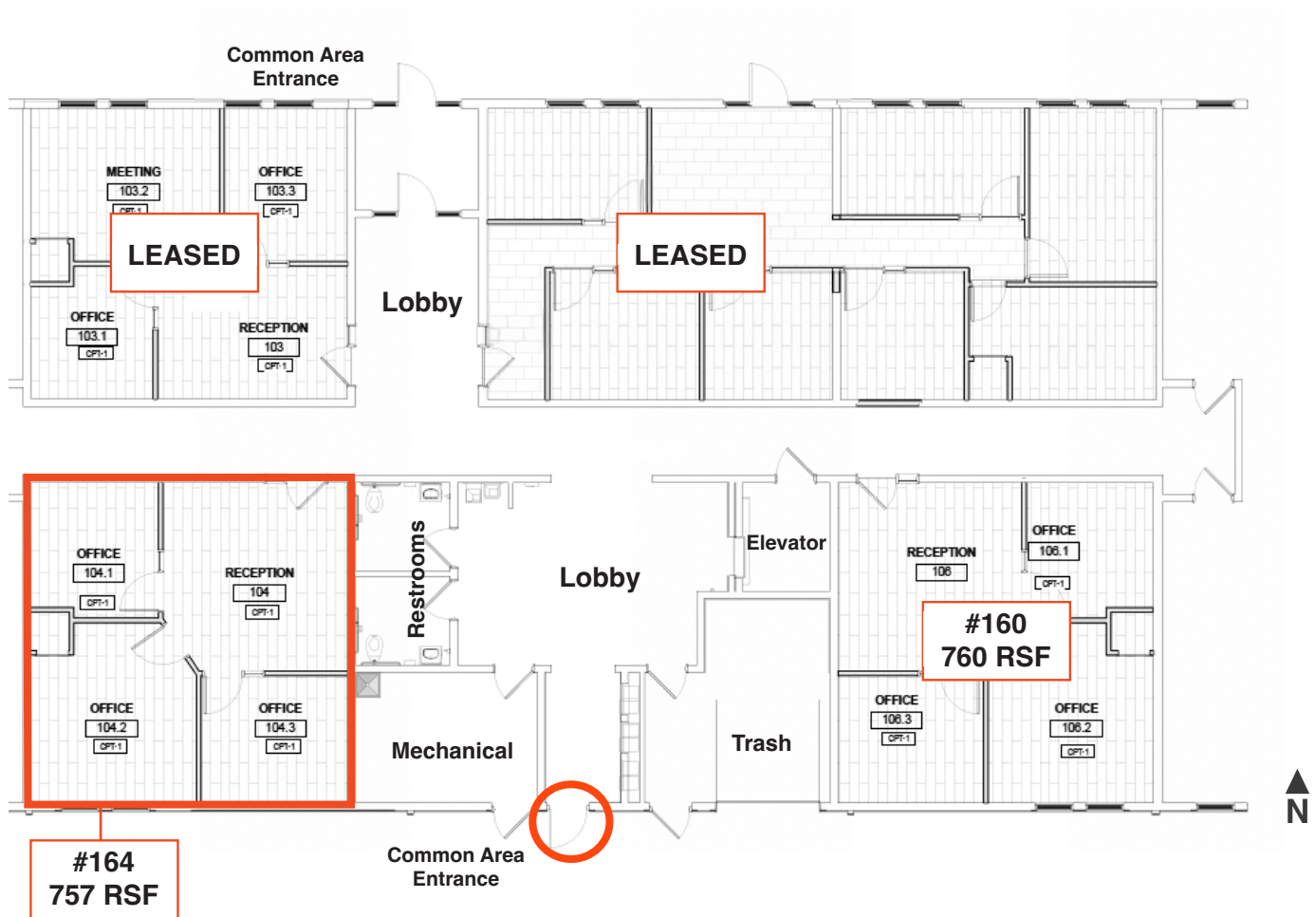
Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to provider	MidAmerican Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity	Paid by LL; reimbursed by Tenant	Xcel Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building.
Water & Sewer	Paid by Tenant through CAM	Sioux Falls Utilities	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Trash	Paid by Tenant directly to provider	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Common Area Utilities	Paid by Tenant through CAM	Providers listed above	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A

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# FLOOR PLAN

Concept only; subject to change



= lockbox

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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## SITE MAP



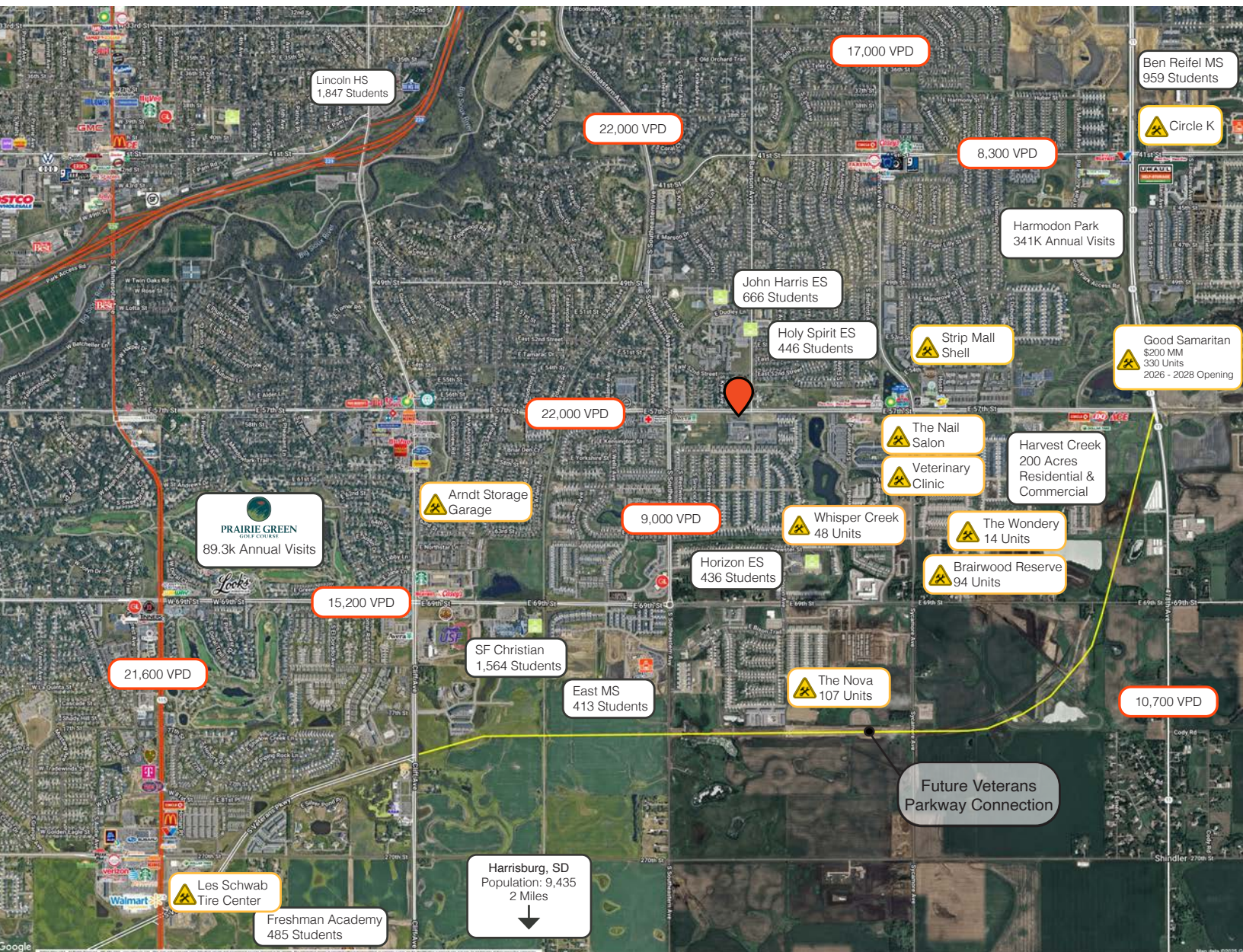
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Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

## AREA MAP



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# SIoux FALLS DEMOGRAPHICS

## POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	224,676*	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)



#6 Best City for Young Couples

(StorageCafe 2026)



Top 25 Safest Cities in America

(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)

(Site Selection 2025)

**2.3%**

Sioux Falls MSA Unemployment Rate

(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

## TOP EMPLOYERS

**SANFORD**  
HEALTH

10,929

**Avera**

8,200



3,627

**Smithfield**

3,239

**HyVee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600

# SUMMARY PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	8,911	51,691	121,881
2020 Total Population	11,583	65,061	149,470
2020 Group Quarters	171	1,016	4,500
2025 Total Population	13,311	71,815	166,480
2025 Group Quarters	172	1,015	4,516
2030 Total Population	15,188	79,315	182,627
2024-2029 Annual Rate	2.67%	2.01%	1.87%
2025 Total Daytime Population	8,931	64,943	184,154
Workers	2,747	32,379	109,174
Residents	6,184	32,564	74,980
<b>Household Summary</b>			
2010 Households	3,490	20,092	49,705
2010 Average Household Size	2.55	2.50	2.34
2020 Total Households	4,514	26,226	61,849
2020 Average Household Size	2.53	2.44	2.34
2025 Households	5,205	29,217	68,838
2025 Average Household Size	2.52	2.42	2.35
2030 Households	5,951	32,363	75,620
2030 Average Household Size	2.52	2.42	2.36
2024-2029 Annual Rate	2.71%	2.07%	1.90%
2010 Families	2,649	13,540	29,520
2010 Average Family Size	2.94	3.02	2.98
2025 Families	3,514	18,212	38,976
2025 Average Family Size	3.07	3.06	3.11
2030 Families	3,943	19,985	42,545
2030 Average Family Size	3.09	3.07	3.12
2024-2029 Annual Rate	2.33%	1.88%	1.77%
2025 Housing Units	5,360	31,216	74,719
Owner Occupied Housing Units	72.9%	61.4%	51.2%
Renter Occupied Housing Units	24.3%	32.2%	41.0%
Vacant Housing Units	2.9%	6.4%	7.9%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	9,227	48,297	112,035
Less than 9th Grade	0.9%	1.2%	2.3%
9th - 12th Grade, No Diploma	0.6%	1.7%	2.9%
High School Graduate	10.5%	16.7%	19.7%
GED/Alternative Credential	2.6%	2.4%	3.4%
Some College, No Degree	15.2%	17.4%	18.5%
Associate Degree	7.6%	9.8%	11.1%
Bachelor's Degree	39.2%	32.9%	27.8%
Graduate/Professional Degree	23.3%	17.9%	14.2%
<b>Median Household Income</b>			
2025	\$110,852	\$90,403	\$76,411
2030	\$125,921	\$106,199	\$88,143
<b>Median Age</b>			
2010	41.4	37.1	34.6
2020	41.2	37.3	35.8
2025	40.5	37.8	36.7
2030	40.8	38.5	37.7
<b>2025 Population by Sex</b>			
Males	6,387	35,149	83,552
Females	6,924	36,666	82,928
<b>2030 Population by Sex</b>			
Males	7,288	38,724	91,184
Females	7,900	40,591	91,442
<b>Data for all businesses in area</b>			
Total Businesses:	239	2,473	7,479
Total Employees:	2,449	27,620	105,840