



26TH & SUMMIT OFFICE

OFFICE BUILDING FOR LEASE



1800 S Summit Ave,
Sioux Falls, SD 57105



2,190 - 6,570 SF +/-



\$12.50 / SF NNN
Estimated NNN: \$3.58 / SF

LOCATION

Highly visible location on the corner of 26th Street & Summit Avenue in central Sioux Falls, SD. The location is just 0.5 mile from the Sanford Health Campus and 1 mile from the Avera Health Campus. Nearby Universities support a strong day-time population and consistent traffic. Enjoy quick access to Minnesota Avenue.

DESCRIPTION

- Three level building offering 2,190 SF +/- per floor
- Second level floor plan includes a large open work area, 2 private offices, a conference room, break room with built-in shelving & kitchenette, and restroom
- Main level floor plan includes a reception/lobby area, 6 private offices, and restrooms
- Lower level floor plan includes a large open area with a private entrance from the parking lot
- Common area vestibule entrance
- Former medical building provides ample plumbing throughout
- No elevators; operable chair lift from the main level to the lower level
- 29 surface parking stalls on-site (ratio of 1:153)
- Excellent signage opportunities
- Built in 1951/renovated in 2022
- Available now; this building is also available for sale

KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

BUILDING COSTS

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

Space	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Upper Level	2,190 SF +/-	\$12.50/SF NNN	\$3.58/SF	\$16.08/SF	\$35,215.20	\$2,934.60
Main Level	2,190 SF +/-	\$12.50/SF NNN	\$3.58/SF	\$16.08/SF	\$35,215.20	\$2,934.60
Lower Level	2,190 SF +/-	\$12.50/SF NNN	\$3.58/SF	\$16.08/SF	\$35,215.20	\$2,934.60
All Levels	6,570 SF +/-	\$12.50/SF NNN	\$3.58/SF	\$16.08/SF	\$105,645.60	\$8,803.80

NNN includes taxes, insurance, and HVAC maintenance; tenants are responsible for their proportionate share of utilities, lawncare, and snow removal.

AERIAL



Parcel boundaries are approximate and for visualization purposes only.

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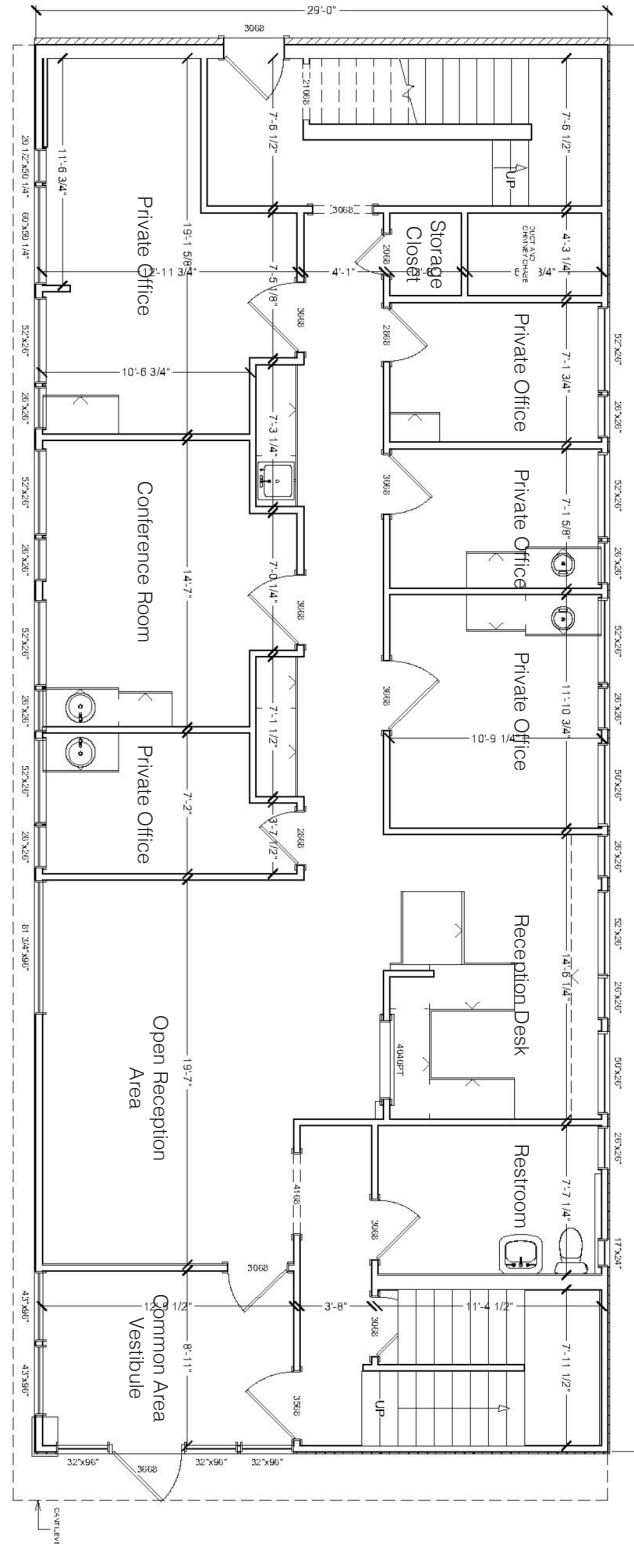


MAIN LEVEL INTERIOR PHOTOS



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

MAIN LEVEL FLOOR PLAN



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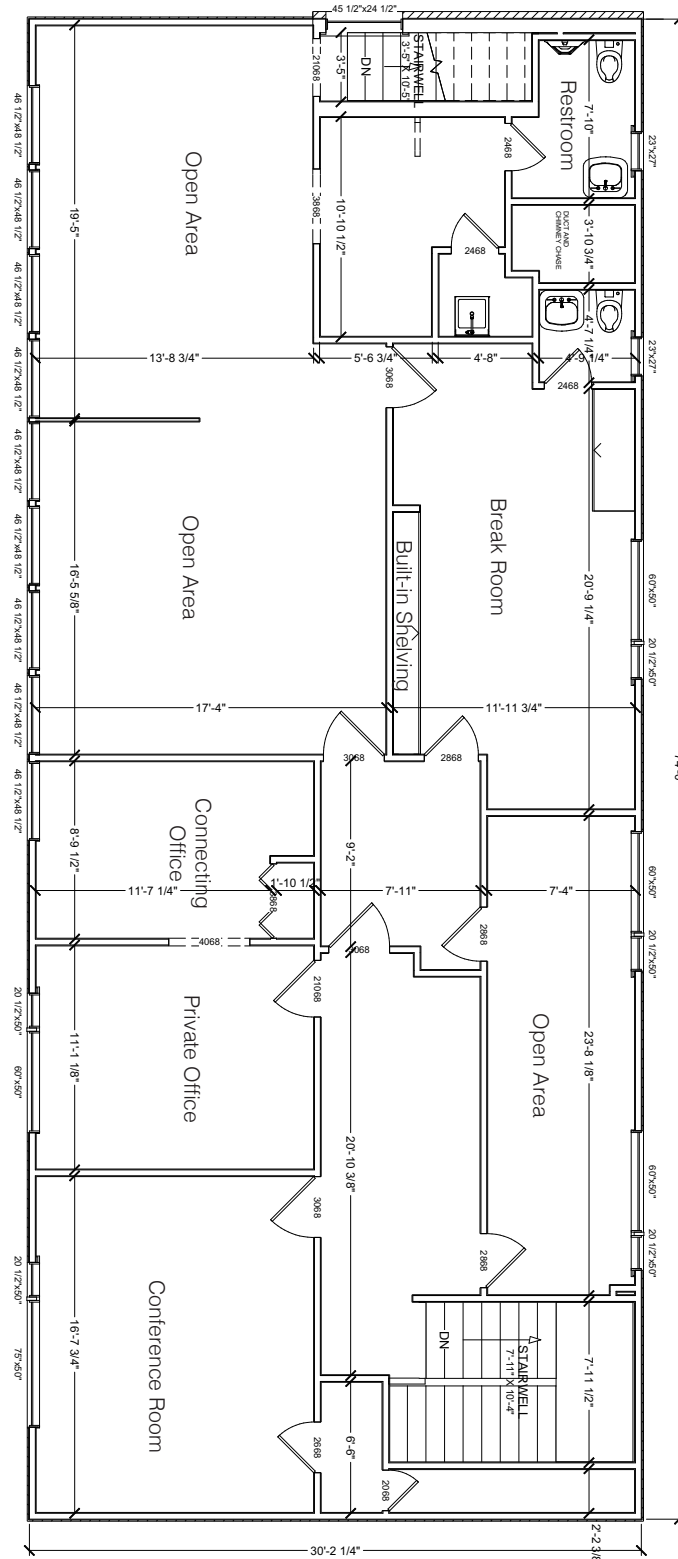


UPPER LEVEL INTERIOR PHOTOS



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UPPER LEVEL FLOOR PLAN



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LOWER LEVEL INTERIOR PHOTOS



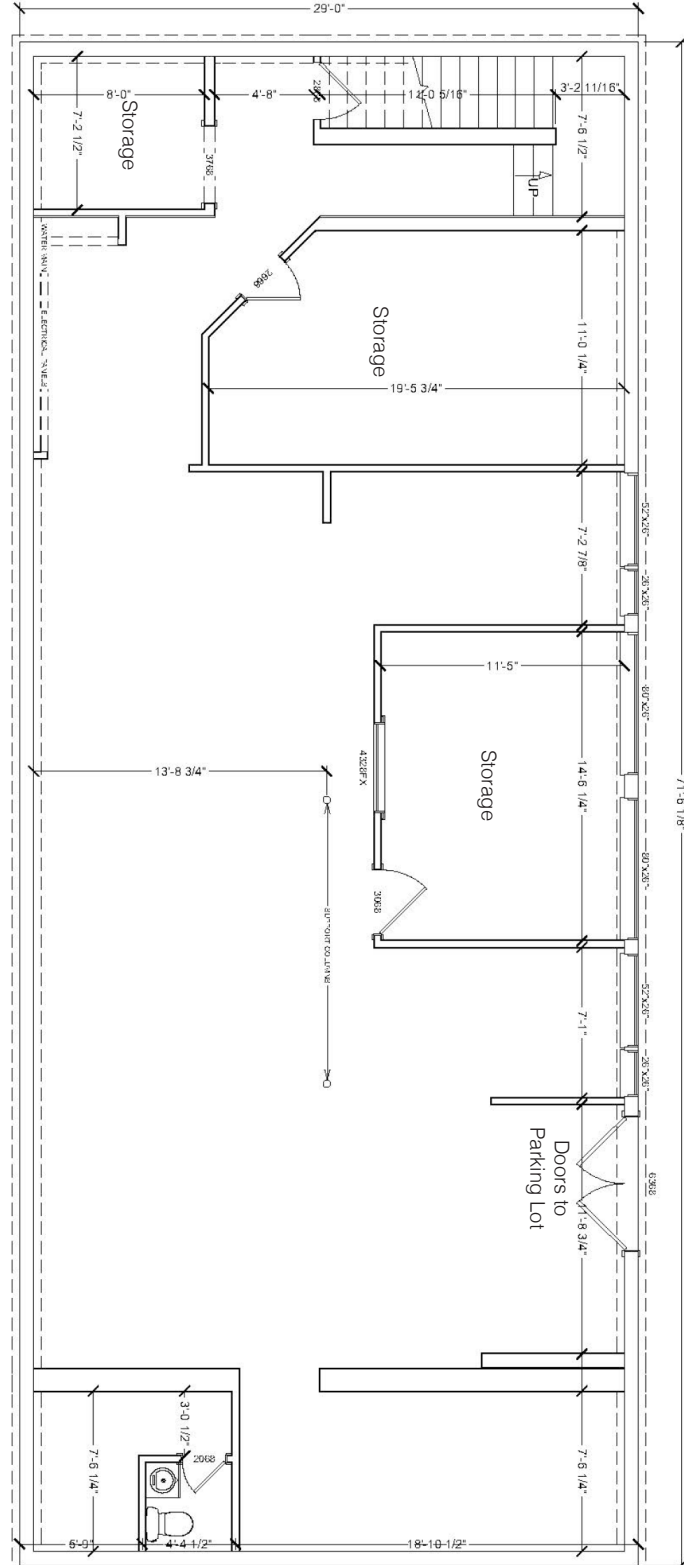
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LOWER LEVEL FLOOR PLAN



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EXTERIOR PHOTOS



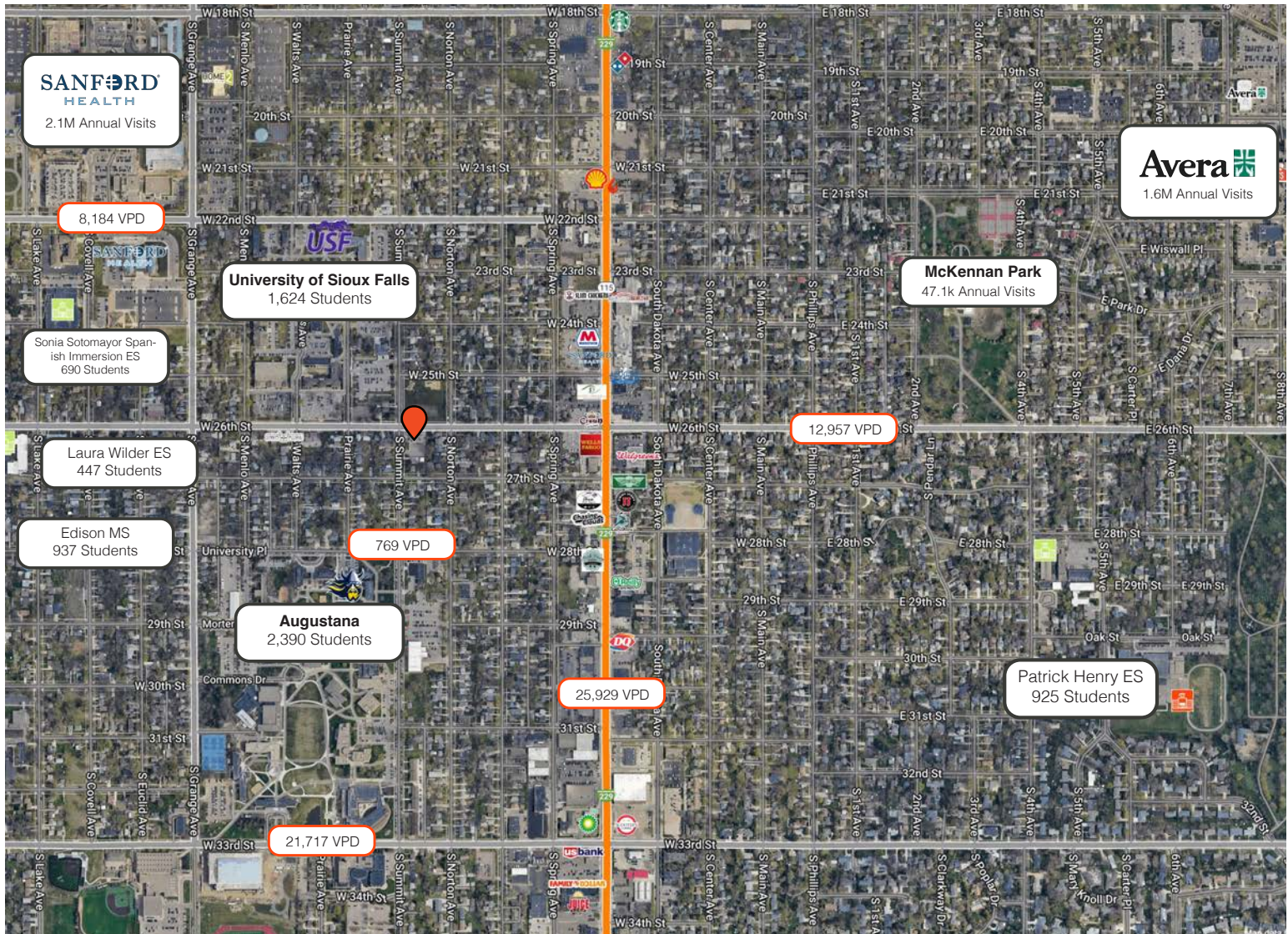
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AREA MAP



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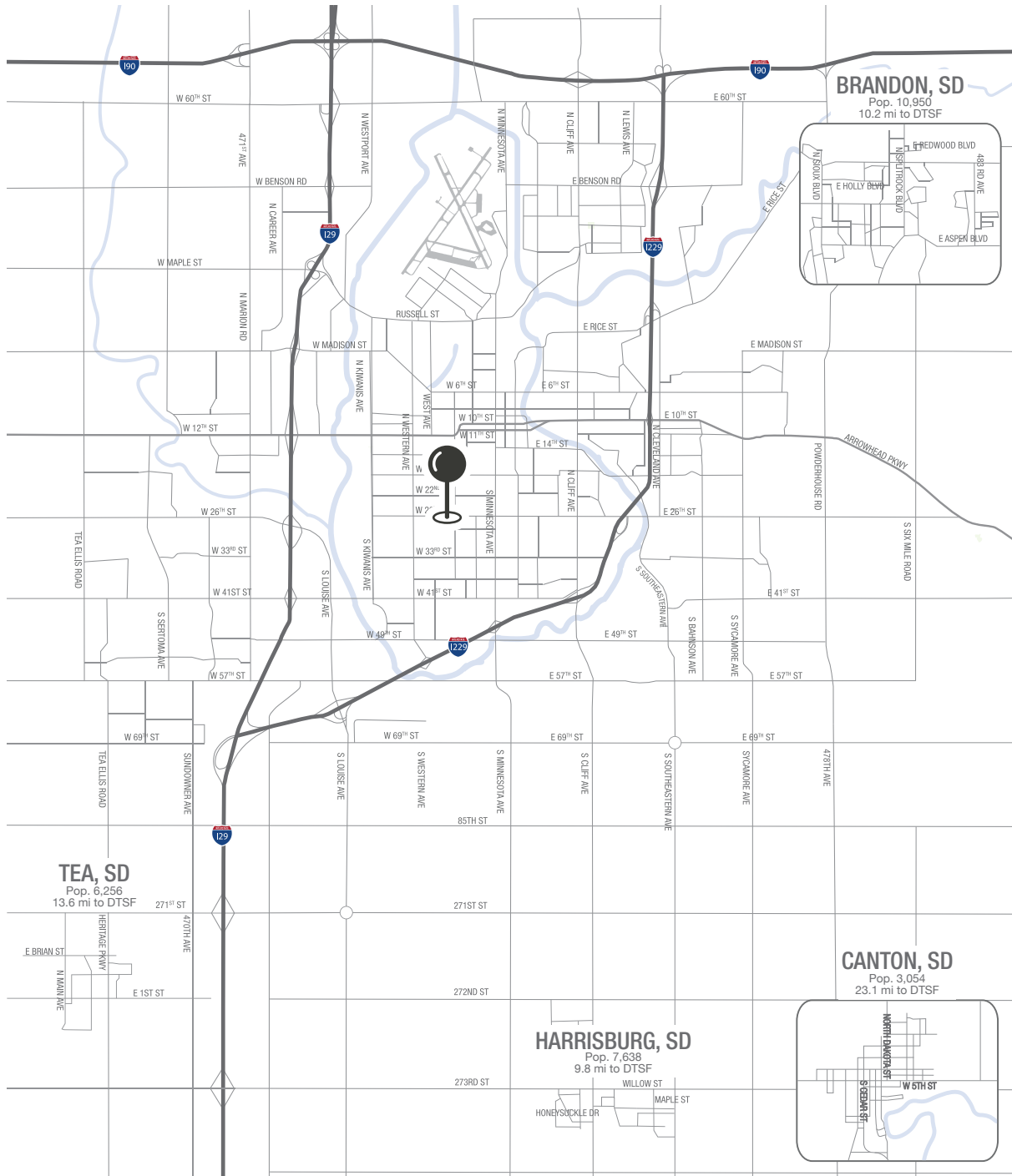
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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MSA MAP



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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