



THE CRIMSON

SUITE 'A' FOR LEASE



601 W 86th Street, Suite A,
Sioux Falls, SD 57108



861 USF +/-
1,005 RSF +/-



\$18.00 / SF NNN
Estimated NNN: \$7.25 / SF

LOCATION

Class A office space near the 85th Street & Minnesota Avenue intersection in southern Sioux Falls. Surrounded by a growing mix of national and local retailers including Walmart, Starbucks, solidcore, Scooter's Coffee, Valvoline, Jersey Mike's, McDonald's, and so much more.

DESCRIPTION

- To be delivered as a built-out suite
- Build-outs will be complete April 2026
- Floor-to-ceiling windows
- Common area restrooms
- Private entrance, or common area entrance
- Large surface parking lot on-site
- Signage opportunities include building, window, directory, and monument
- Co-tenants include Ellie Stone Bride, State Farm Insurance - Austin Hock, and Old Republic Surety Company
- In an upscale area of Sioux Falls with a MHHI of \$125,000+ within a 1-mile radius
- Located just north of the Veterans Parkway connection, a major infrastructure project designed to connect I-29 and I-90

Professionally managed by:



Envision More

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BUILDING COSTS

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

Unit	Space Condition	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
A	Built-Out	861 SF	1.167	1,005 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$25,376.25	\$2,114.69

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.10*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.20*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.95*
Total	-	\$7.25

CAM includes the following utilities: Water & Sewer, and Trash

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

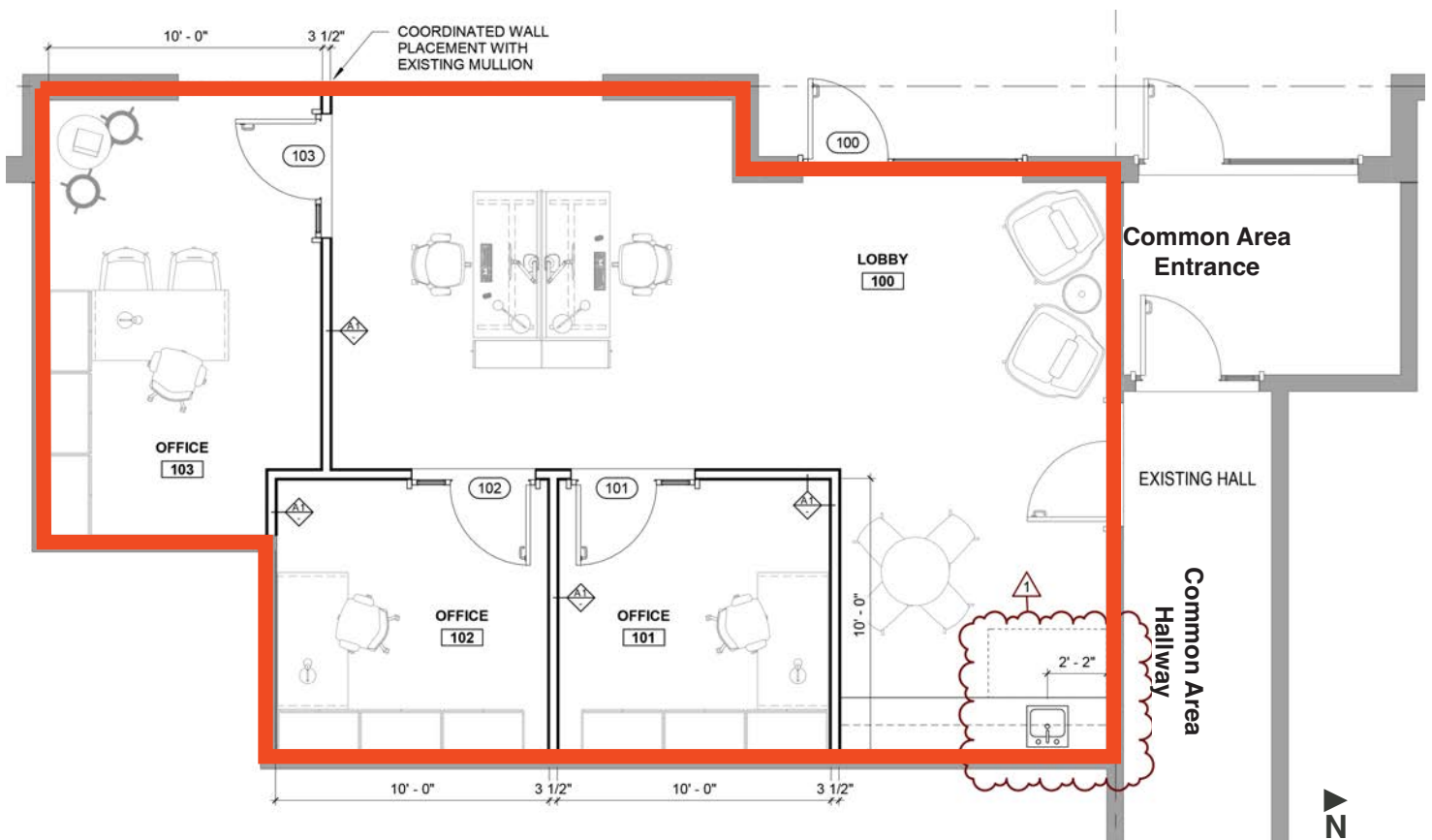
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to provider	Mid-American Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity	Paid by Tenant directly to provider	Xcel Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	N/A	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Common Area Utilities	Paid by LL, Reimbursed by Tenant	Providers listed above	Yes	N/A	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
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

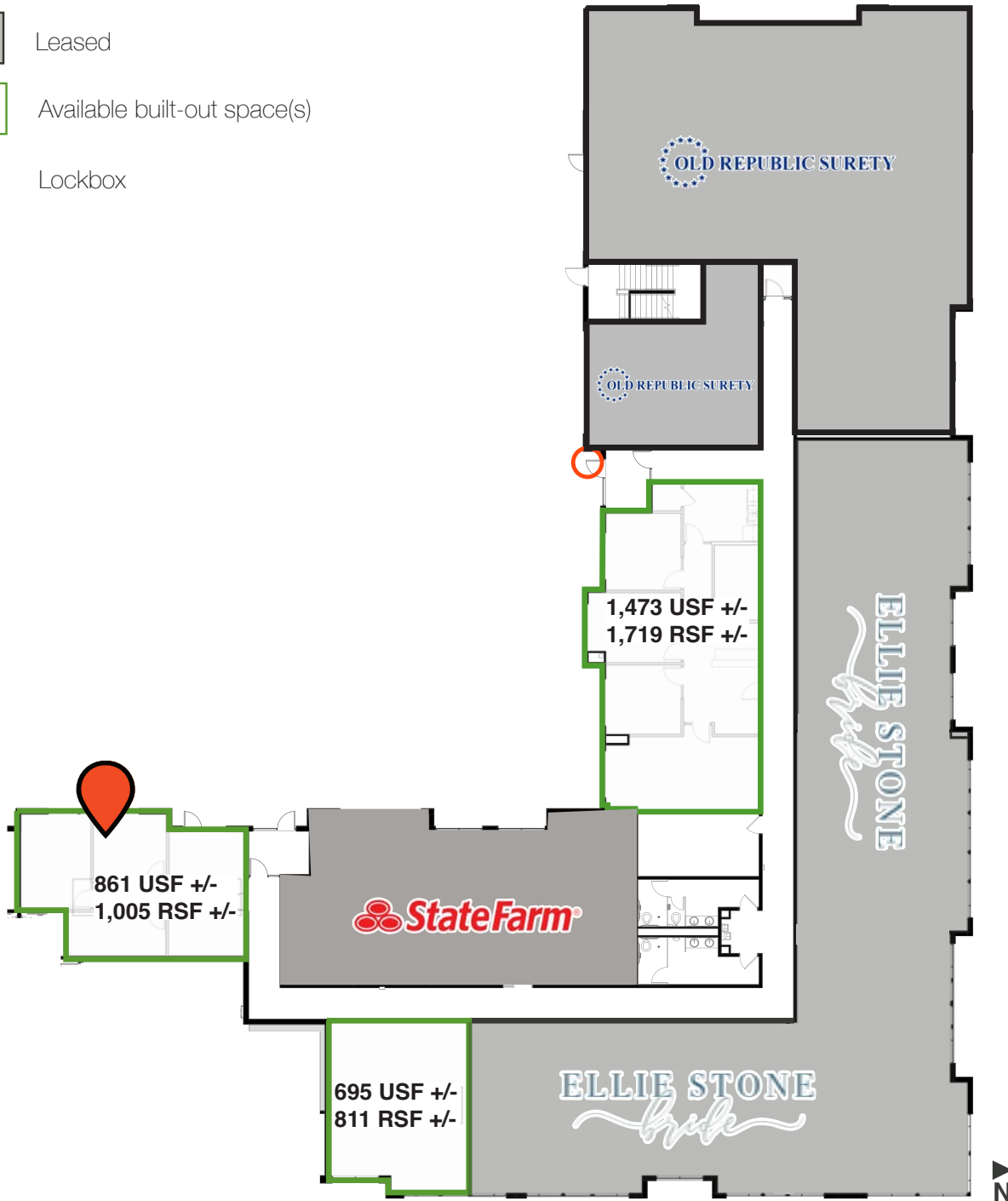


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SITE PLAN

Concept only; subject to change

- Leased
- Available built-out space(s)
- Lockbox



Concept Only. Information herein is deemed reliable, but not guaranteed.

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EXAMPLE INTERIOR PHOTOS



EXAMPLE SUITE



EXAMPLE SUITE



EXAMPLE SUITE



EXAMPLE SUITE



EXAMPLE SUITE



EXAMPLE SUITE

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EXTERIOR PHOTOS



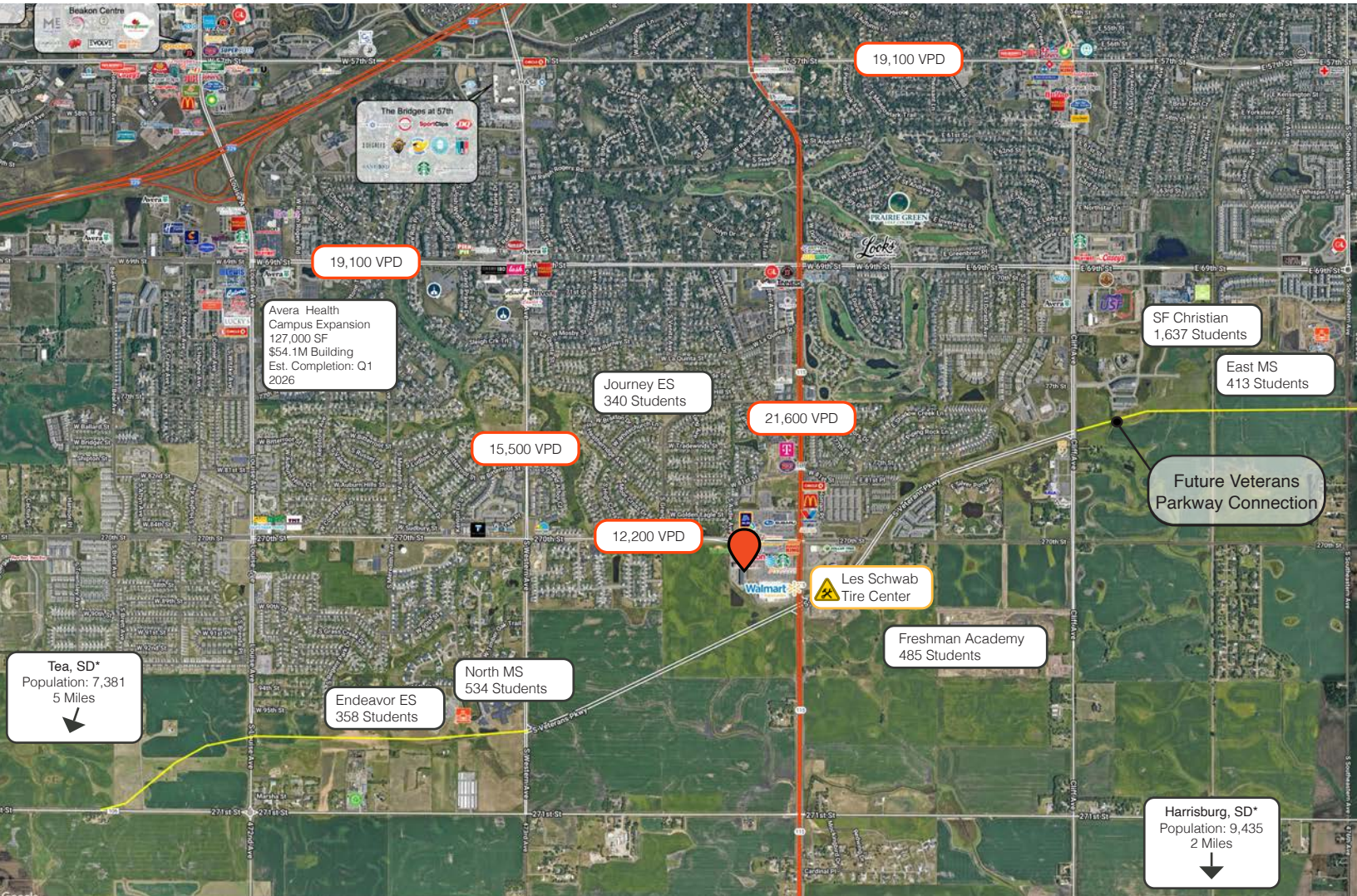
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SITE MAP



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AREA MAP

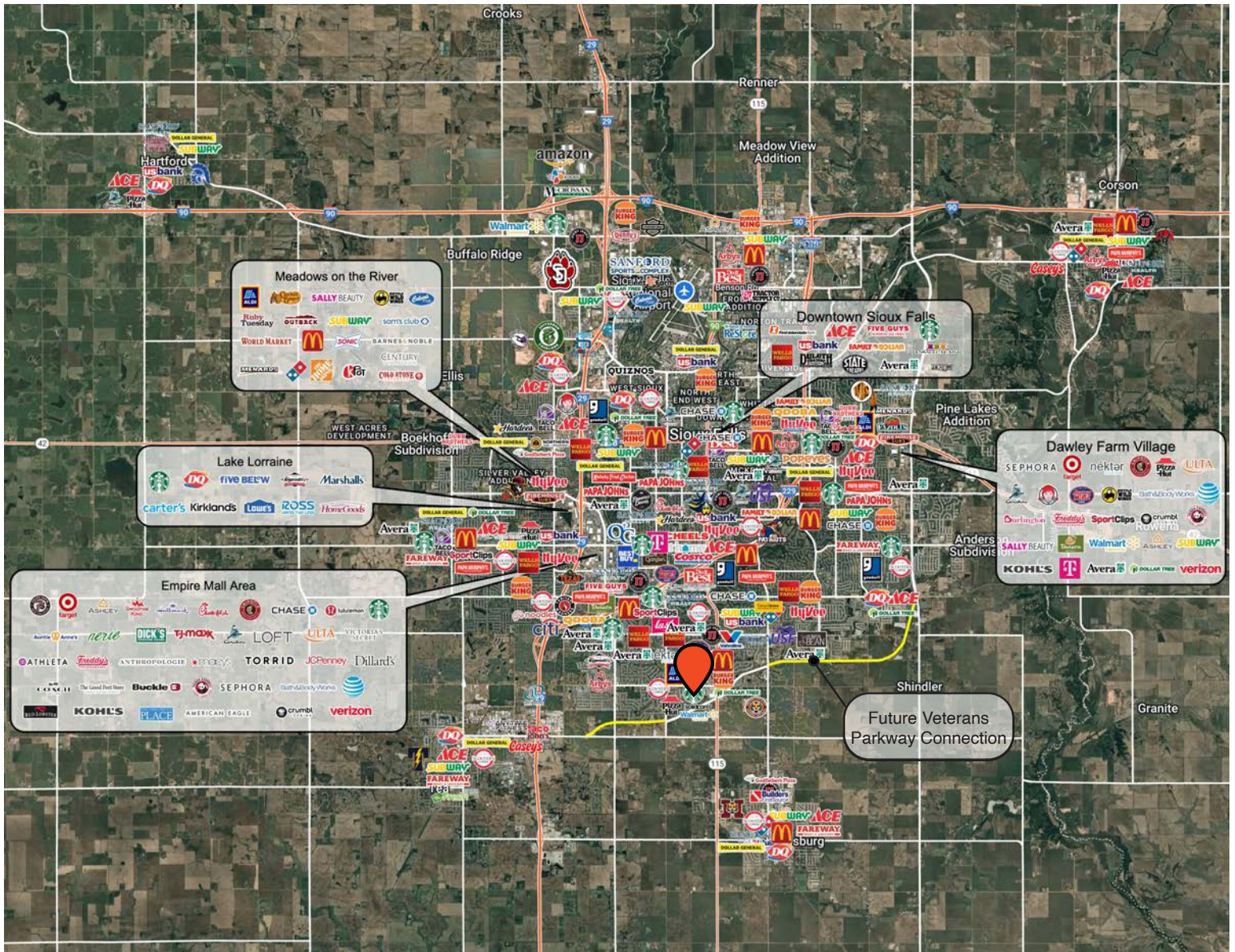


Veterans Parkway Connection

Veterans Parkway Expansion: The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The section from S Western Avenue to Cliff Avenue is operational.

Improved Traffic Flow & Infrastructure: The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.

CITY 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



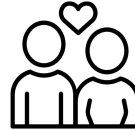
#1 City for Small Businesses

(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
Population Summary			
2010 Total Population	2,783	25,739	99,428
2020 Total Population	5,425	39,972	121,930
2020 Group Quarters	0	379	2,207
2025 Total Population	6,464	45,942	132,910
2025 Group Quarters	0	381	2,214
2030 Total Population	7,688	53,091	146,540
2024-2029 Annual Rate	3.53%	2.93%	1.97%
2025 Total Daytime Population	5,561	46,576	143,058
Workers	2,297	24,817	83,611
Residents	3,264	21,759	59,447
Household Summary			
2010 Households	982	10,449	40,690
2010 Average Household Size	2.83	2.44	2.37
2020 Total Households	2,183	16,280	50,305
2020 Average Household Size	2.49	2.43	2.38
2025 Households	2,571	18,340	54,766
2025 Average Household Size	2.51	2.48	2.39
2030 Households	3,038	21,101	60,281
2030 Average Household Size	2.53	2.50	2.39
2024-2029 Annual Rate	3.39%	2.84%	1.94%
2010 Families	812	7,060	25,073
2010 Average Family Size	3.15	2.97	2.98
2025 Families	1,716	11,299	32,260
2025 Average Family Size	3.18	3.16	3.08
2030 Families	2,005	12,882	35,276
2030 Average Family Size	3.23	3.19	3.10
2024-2029 Annual Rate	3.16%	2.66%	1.80%
2025 Housing Units	2,699	19,681	58,607
Owner Occupied Housing Units	59.4%	56.6%	55.6%
Renter Occupied Housing Units	35.8%	36.5%	37.9%
Vacant Housing Units	4.7%	6.8%	6.6%
2025 Population 25+ by Educational Attainment			
Total	4,110	30,811	88,670
Less than 9th Grade	0.2%	1.1%	1.3%
9th - 12th Grade, No Diploma	2.2%	1.8%	2.0%
High School Graduate	11.0%	15.8%	17.6%
GED/Alternative Credential	2.0%	2.1%	2.9%
Some College, No Degree	14.4%	15.2%	18.4%
Associate Degree	7.9%	10.2%	11.8%
Bachelor's Degree	35.9%	33.0%	30.6%
Graduate/Professional Degree	26.3%	20.8%	15.4%
Median Household Income			
2025	\$125,922	\$101,414	\$81,942
2030	\$148,308	\$115,258	\$95,535
Median Age			
2010	33.2	36.1	34.0
2020	35.9	36.7	35.7
2025	35.9	37.2	36.7
2030	35.3	38.0	37.7
2025 Population by Sex			
Males	3,118	22,343	65,337
Females	3,346	23,599	67,573
2030 Population by Sex			
Males	3,687	25,747	71,784
Females	4,001	27,344	74,757
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	237	2,215	5,822
Total Employees:	2,068	25,373	76,059