



# THE CRIMSON

## SUITE 'C' FOR LEASE



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



1,473 USF +/-  
1,719 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 March 2026
- Floor-to-ceiling windows
- Common area restrooms
- 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 H-flock, 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

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

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

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

BUILDING COSTS

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

| Unit | Space Condition | Usable SF<br>(Approximately) | Load Factor | Rentable SF<br>(Approximately) | Base Rent      | NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|------|-----------------|------------------------------|-------------|--------------------------------|----------------|----------|-------------------------|-------------------|--------------------|
| C    | Built-Out       | 1,473 SF                     | 1.167       | 1,719 SF                       | \$18.00/SF NNN | \$7.25   | \$25.25                 | \$43,404.75       | \$3,617.06         |

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.

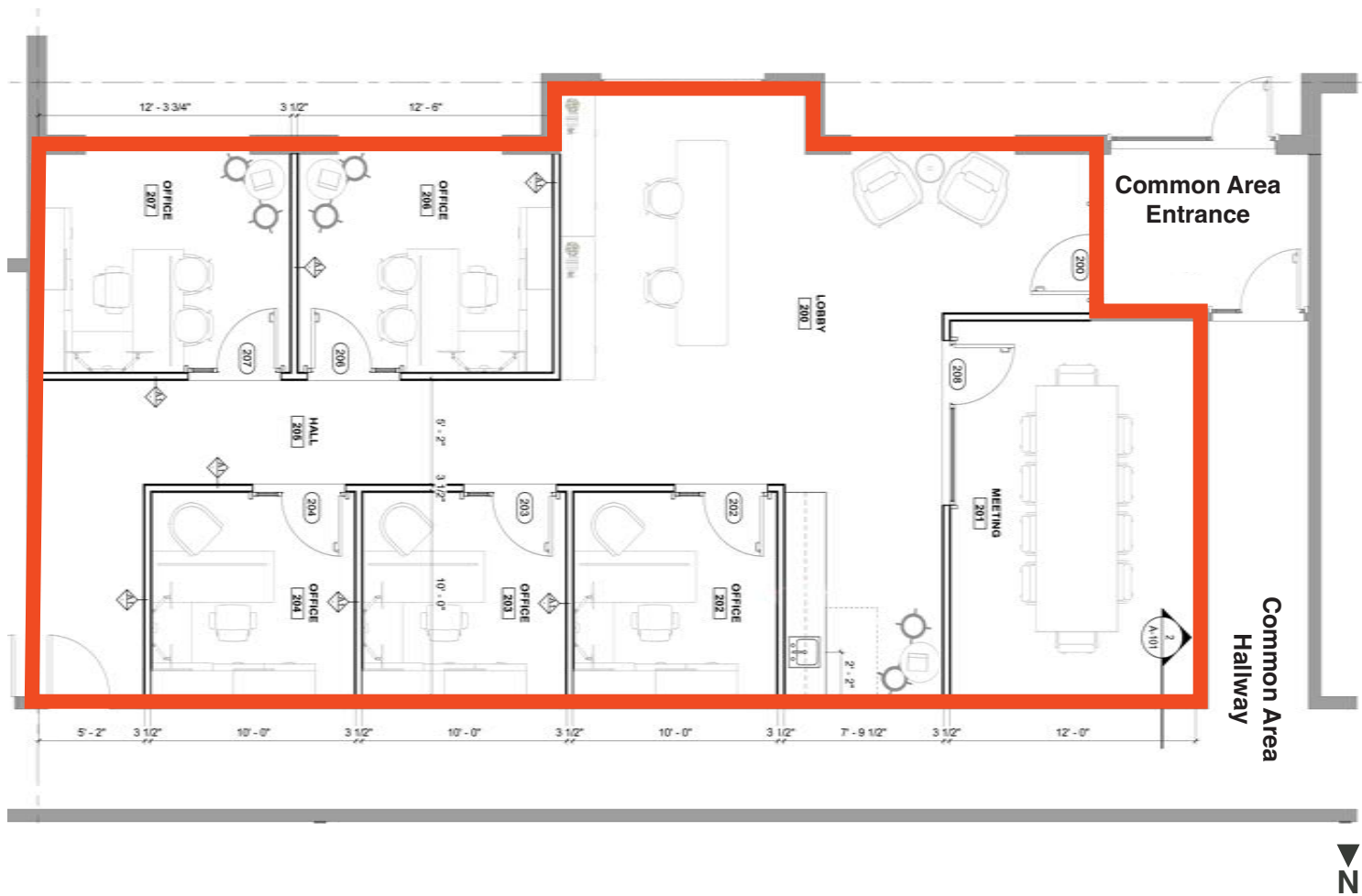
UTILITY INFORMATION

| 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

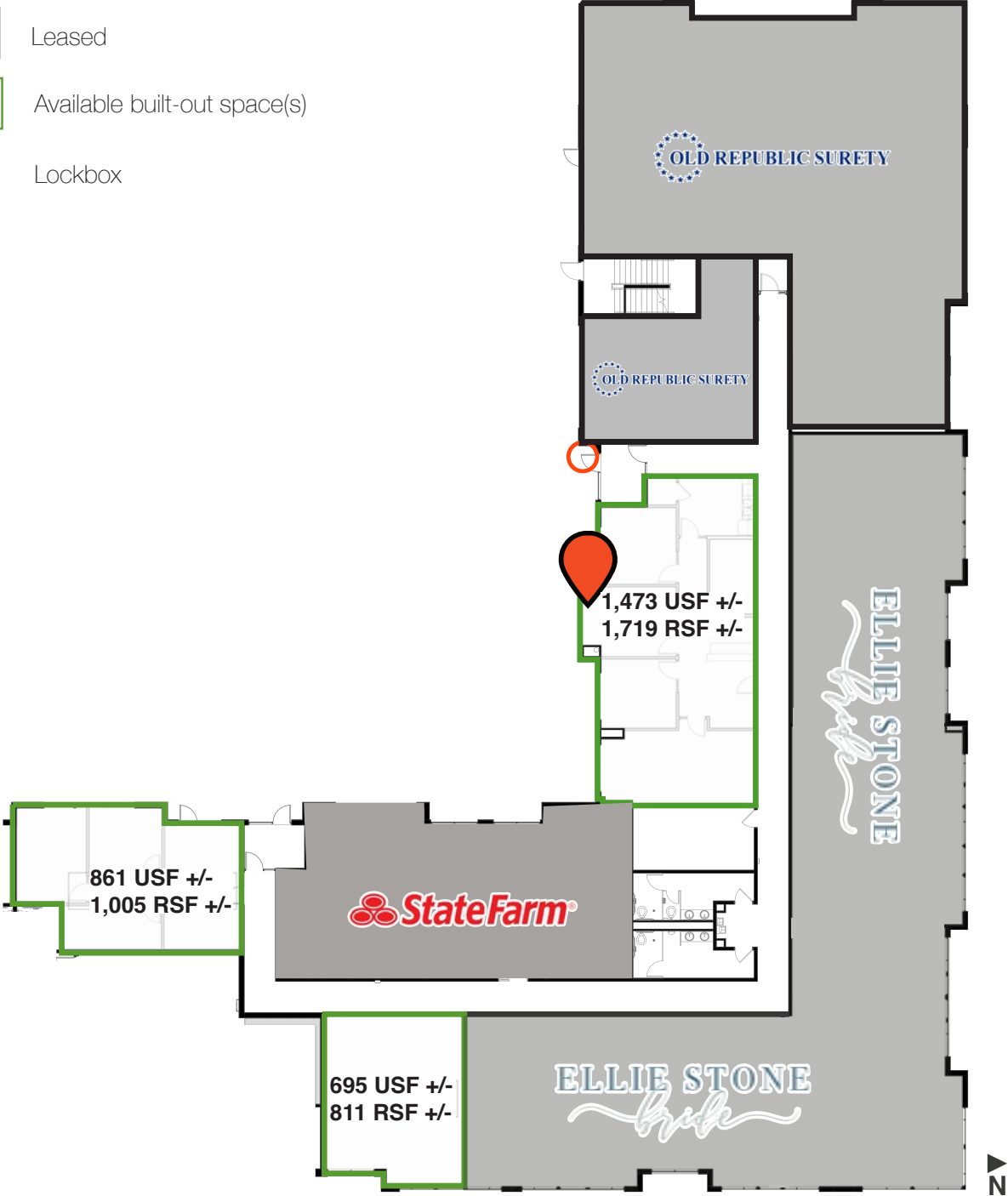


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SITE PLAN

Concept only; subject to change

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



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## EXAMPLE INTERIOR PHOTOS



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

## EXTERIOR PHOTOS



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# THE CRIMSON

SUITE 'C' FOR LEASE



## SITE MAP



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# THE CRIMSON

## SUITE 'A' FOR LEASE



## AREA MAP

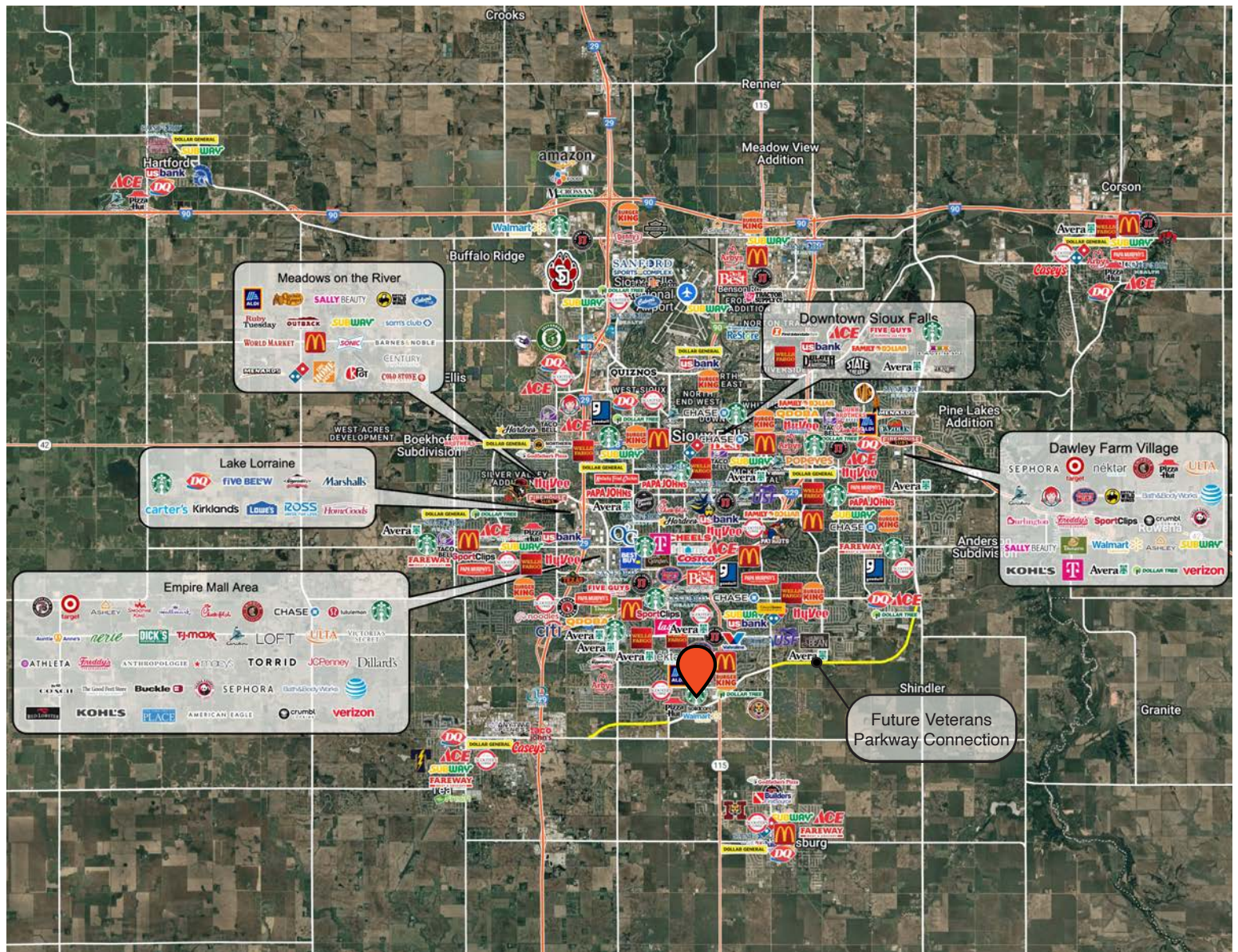


## Veterans Parkway Connection

**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)



#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

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   |