



WATERFALL PLAZA

OFFICE SUITE FOR LEASE



6128 S Lyncrest Ave,
Sioux Falls, SD 57108



2,603 SF +/-



\$18.00 / SF NNN
Estimated NNN: \$7.69 / SF

LOCATION

Located within Waterfall Plaza at the corner of 69th Street & Minnesota Avenue. This suite is set on the backside of the center with convenient parking at the entrance and multiple access points from both 69th Street and Minnesota Avenue. Enjoy quick access to the growing 85th & Minnesota commercial corridor.

DESCRIPTION

- Floor plan offers a reception area, multiple private offices, break room, storage/IT room, large open space for cubes, and M/W restrooms
- Large windows throughout the suite
- Available 03/01/2026
- Ample surface parking for employees and customers
- Monument signage available at the corner of Lyncrest Ave
- Suite signage available
- Co-tenants include Tinner's Public House, T Nail Spa, Sanford Health, Edward Jones, Jimmy John's, GreatLIFE, Ignite Fitness, and Edward Jones
- Supportive demographics with a MHHI of \$125,196 and a daytime population of 9,422 within a 1-mile radius
- Near Look's Marketplace, Prairie Green Golf Course, the University of Sioux Falls Sports Complex, and The Bridges at 57th

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BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,603 SF +/-	\$18.00/SF NNN	\$7.69/SF	\$25.69/SF	\$66,871.07	\$5,572.59

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.75*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.40*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.54*
Total	-	\$7.69
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

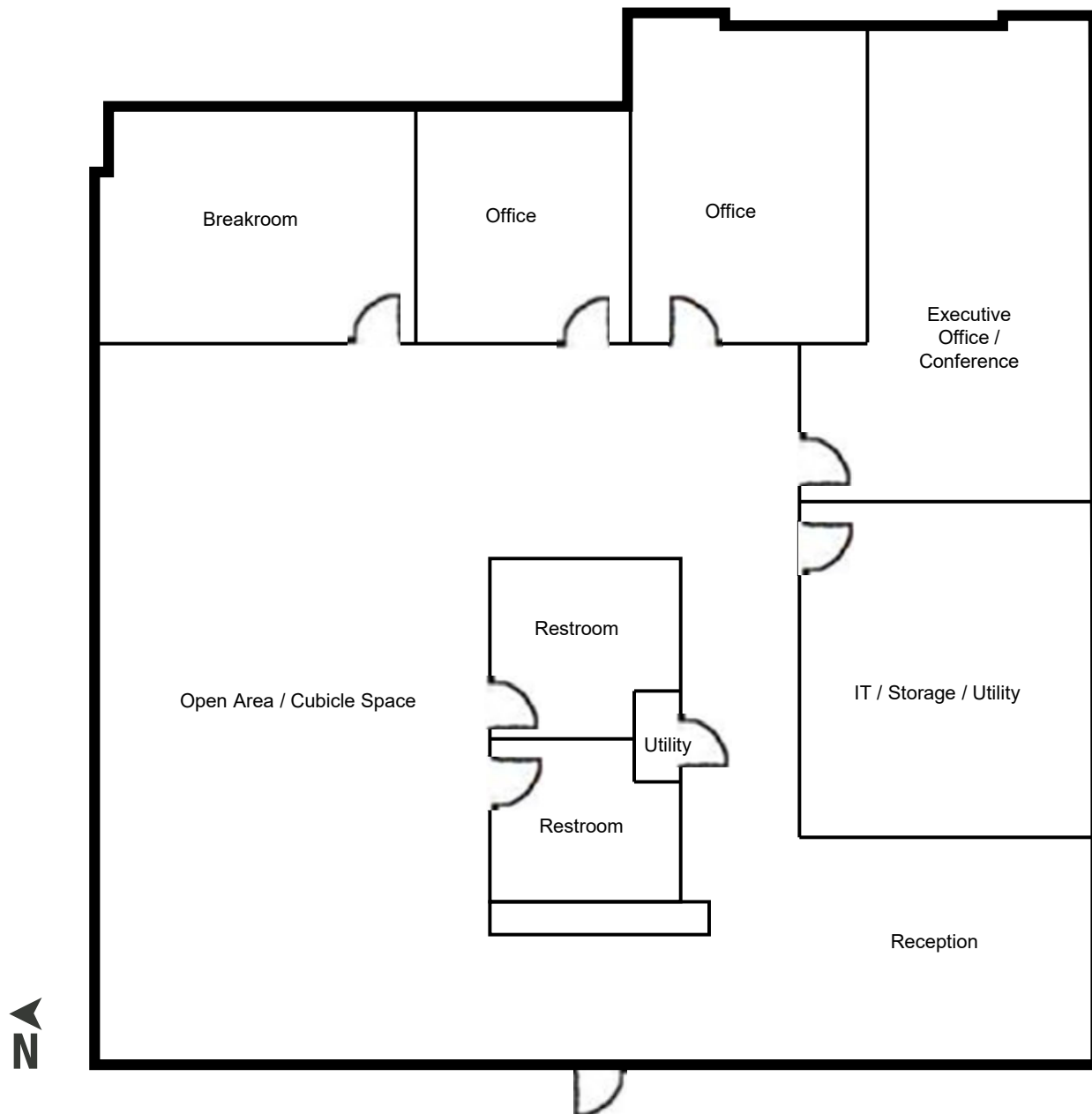
Subject to change and will be further defined in the lease.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
In- Suite Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No
In-Suite Electricity	Paid by Tenant through CAM	Xcel Energy	Yes	No
In-Suite Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
In-Suite Trash	Paid by Tenant through CAM	Novak	Yes	No
Common Area Utilities	Paid by Tenant through CAM	Same as above	Yes	No
In-Suite Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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FLOOR PLAN



Concept Only; Subject to Change

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



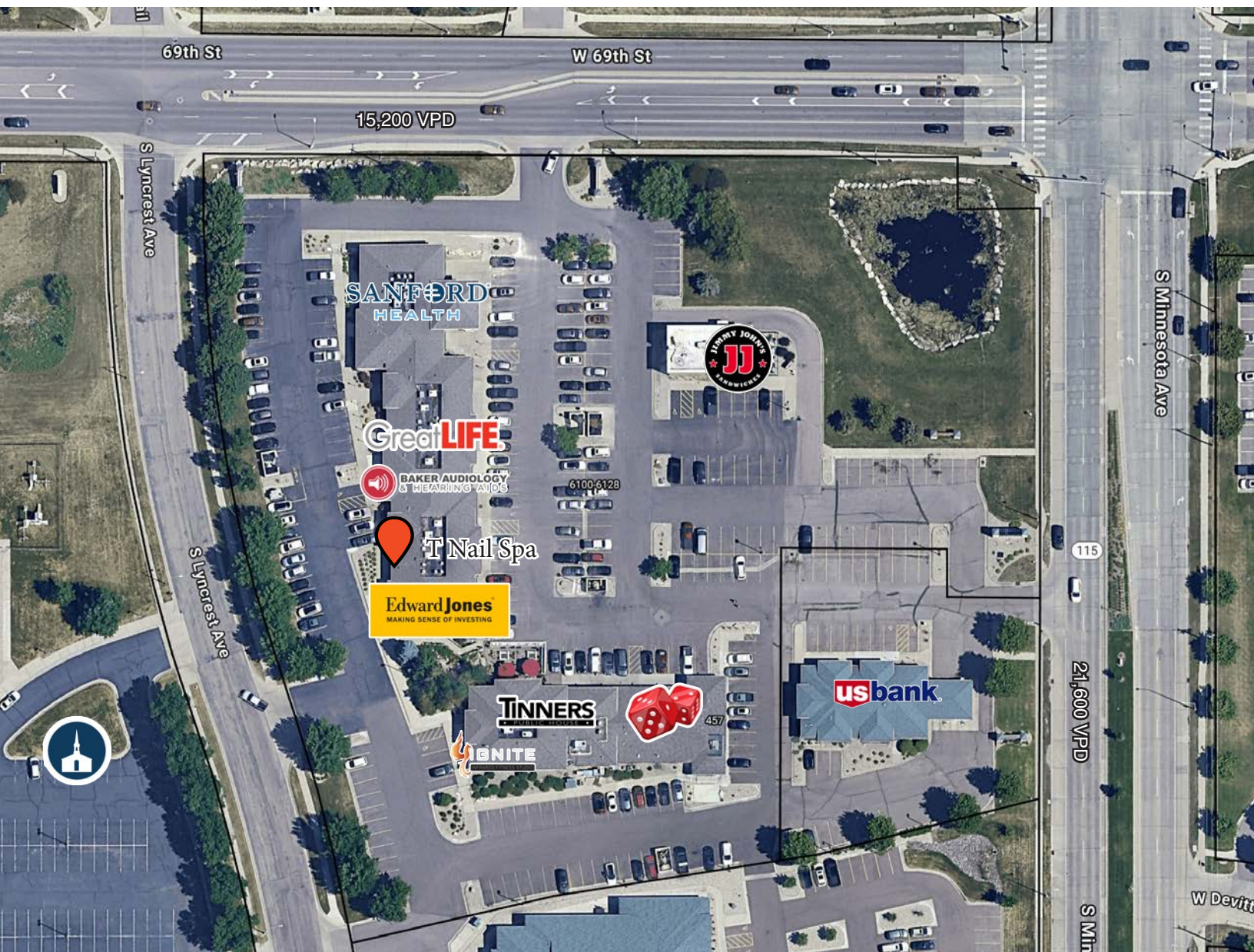
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SITE MAP



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AREA 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

SANFORD HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee

2,390

amazon

1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,326	44,642	130,669
2020 Total Population	9,527	59,294	156,768
2020 Group Quarters	0	1,293	2,979
2025 Total Population	10,515	65,611	172,241
2025 Group Quarters	0	1,292	2,978
2030 Total Population	12,274	73,389	188,518
2024-2029 Annual Rate	3.14%	2.27%	1.82%
2025 Total Daytime Population	9,422	70,626	185,366
Workers	4,017	39,902	108,381
Residents	5,405	30,724	76,985
Household Summary			
2010 Households	2,294	18,125	53,569
2010 Average Household Size	2.76	2.35	2.36
2020 Total Households	3,812	24,722	65,224
2020 Average Household Size	2.50	2.35	2.36
2025 Households	4,151	27,233	71,629
2025 Average Household Size	2.53	2.36	2.36
2030 Households	4,819	30,407	78,429
2030 Average Household Size	2.55	2.37	2.37
2024-2029 Annual Rate	3.03%	2.23%	1.83%
2010 Families	1,804	11,337	32,212
2010 Average Family Size	3.14	2.93	2.99
2025 Families	2,733	15,959	40,959
2025 Average Family Size	3.17	3.06	3.09
2030 Families	3,134	17,663	44,533
2030 Average Family Size	3.21	3.09	3.11
2024-2029 Annual Rate	2.78%	2.05%	1.69%
2025 Housing Units	4,327	29,015	77,120
Owner Occupied Housing Units	67.2%	55.9%	53.1%
Renter Occupied Housing Units	28.7%	37.9%	39.8%
Vacant Housing Units	4.1%	6.1%	7.1%
2025 Population 25+ by Educational Attainment			
Total	7,216	44,198	115,272
Less than 9th Grade	0.2%	1.0%	1.8%
9th - 12th Grade, No Diploma	1.8%	1.6%	2.7%
High School Graduate	16.4%	16.3%	19.4%
GED/Alternative Credential	1.7%	1.8%	3.4%
Some College, No Degree	12.1%	16.6%	19.0%
Associate Degree	8.6%	9.8%	11.5%
Bachelor's Degree	34.3%	32.7%	28.5%
Graduate/Professional Degree	24.9%	20.2%	13.8%
Median Household Income			
2025	\$125,196	\$90,553	\$76,950
2030	\$146,005	\$105,799	\$88,082
Median Age			
2010	38.2	35.7	33.9
2020	41.4	36.9	35.6
2025	42.0	37.4	36.5
2030	42.2	38.2	37.7
2025 Population by Sex			
Males	5,076	31,822	85,563
Females	5,439	33,789	86,678
2030 Population by Sex			
Males	5,902	35,508	93,233
Females	6,372	37,881	95,285
Data for all businesses in area			
Total Businesses:	457	3,281	7,736
Total Employees:	3,881	39,340	104,590