



EAST 40TH STREET N. FLEX

FLEX SUITE FOR LEASE



400 E. 40th Street N.,
Sioux Falls, SD 57104



4,500 SF +/-



\$3,750.00 / Month
+ Utilities

LOCATION

Located in northeast Sioux Falls in an established industrial and distribution corridor, just south of Benson Road. The surrounding 1-mile trade area includes 258 businesses, a daytime population of 6,209, and limited residential density, creating a work-focused environment. Just a 5-minute drive to downtown and quick access to E. 60th Street N, supporting employee commutes while offering direct routes for deliveries and distribution.

DESCRIPTION

- Concise, functional hybrid space featuring a high office-to-shop ratio; ideal for service providers, specialty contractors, and light industrial users seeking a professional office setting with flexible shop or storage support
- 3,000 SF of office space split between two levels:
 - Main level: reception, 3 private offices, kitchenette, men's & women's restrooms
 - Second level: 2 private offices, large training/conference room, and a restroom with a shower
- 1,500 SF of shop space with a 16'x12' OH door; 18" sidewalls
- Additional outdoor storage - contact Broker
- Exterior side entrance to the shop area, or an entrance through the office
- All remaining FF&E included in the lease
- Building and suite signage opportunities
- 10 surface parking stalls
- Neighborhood amenities include Casey's, Marlin's Family Restaurant, TARQUIN Restaurant, O'Reilly Auto Parts, Jimmy John's, The Meat Lodge, & more

WAYNE HUBER

605.261.5566 | wayne.huber@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 | Information deemed reliable, but not guaranteed.

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BUILDING COSTS

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

| Size | Base Rent | Yearly Base Total Est. | Monthly Base Total Est. |
|--------------|---------------------------------|-------------------------|-------------------------|
| 4,500 SF +/- | \$10.00/SF Gross + Utilities | \$45,000.00 + Utilities | \$3,750.00 + Utilities |

UTILITY INFORMATION

| Utility | Paid By | Provider | Separately Metered | Notes |
|--------------------------------|-------------------------------------|--|--------------------|---------------------------|
| In- Suite Gas | Paid by Tenant directly to Provider | Mid-American Energy | Yes | |
| In-Suite Electricity | Paid by Tenant directly to Provider | Xcel Energy | Yes | |
| In-Suite Water & Sewer | Paid by LL, Reimbursed by Tenant | City of Sioux Falls | No | Based on a pro-rata share |
| In-Suite Trash | Paid by Tenant directly to Provider | Novak | No | |
| In-Suite Phone/ Cable/Internet | Paid by Tenant directly to Provider | Tenant can select their preferred provider | N/A | |

*Tenant is responsible for a pro-rata share of lawn care and snow removal

PARCEL



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AREA MAP



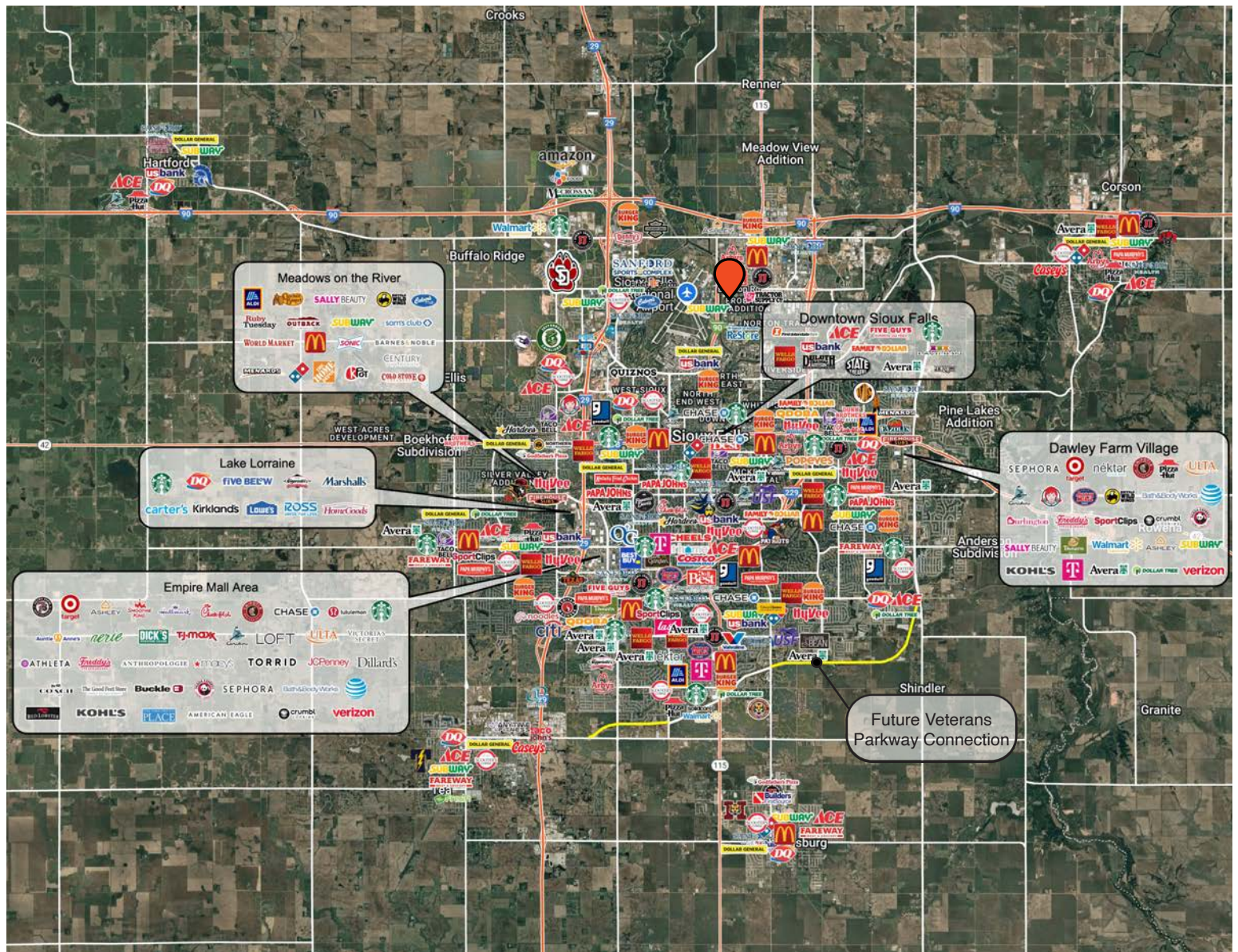
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CITY MAP



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MARKET PROFILE

| | 1 mile | 3 miles | 5 miles |
|---|----------|----------|----------|
| Population Summary | | | |
| 2010 Total Population | 936 | 28,322 | 88,655 |
| 2020 Total Population | 1,219 | 30,652 | 95,594 |
| 2020 Group Quarters | 0 | 2,298 | 4,006 |
| 2025 Total Population | 1,281 | 32,975 | 103,698 |
| 2025 Group Quarters | 0 | 2,297 | 4,004 |
| 2030 Total Population | 1,344 | 35,034 | 110,224 |
| 2024-2029 Annual Rate | 0.96% | 1.22% | 1.23% |
| 2025 Total Daytime Population | 6,209 | 64,426 | 142,649 |
| Workers | 5,659 | 50,073 | 98,280 |
| Residents | 550 | 14,353 | 44,369 |
| Household Summary | | | |
| 2010 Households | 290 | 10,985 | 35,821 |
| 2010 Average Household Size | 2.98 | 2.31 | 2.32 |
| 2020 Total Households | 471 | 12,663 | 39,650 |
| 2020 Average Household Size | 2.59 | 2.24 | 2.31 |
| 2025 Households | 506 | 13,880 | 43,441 |
| 2025 Average Household Size | 2.53 | 2.21 | 2.29 |
| 2030 Households | 534 | 14,929 | 46,584 |
| 2030 Average Household Size | 2.52 | 2.19 | 2.28 |
| 2024-2029 Annual Rate | 1.08% | 1.47% | 1.41% |
| 2010 Families | 190 | 5,866 | 20,240 |
| 2010 Average Family Size | 3.52 | 3.07 | 2.99 |
| 2025 Families | 323 | 6,813 | 22,894 |
| 2025 Average Family Size | 3.17 | 3.09 | 3.12 |
| 2030 Families | 342 | 7,214 | 24,229 |
| 2030 Average Family Size | 3.15 | 3.09 | 3.12 |
| 2024-2029 Annual Rate | 1.15% | 1.15% | 1.14% |
| 2025 Housing Units | 537 | 15,162 | 46,835 |
| Owner Occupied Housing Units | 56.1% | 42.4% | 50.0% |
| Renter Occupied Housing Units | 38.2% | 49.1% | 42.8% |
| Vacant Housing Units | 5.8% | 8.5% | 7.2% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 953 | 23,168 | 69,897 |
| Less than 9th Grade | 1.2% | 3.5% | 3.0% |
| 9th - 12th Grade, No Diploma | 12.5% | 7.3% | 4.8% |
| High School Graduate | 30.2% | 27.1% | 23.1% |
| GED/Alternative Credential | 15.7% | 8.4% | 5.1% |
| Some College, No Degree | 20.9% | 21.3% | 20.7% |
| Associate Degree | 6.6% | 9.0% | 11.4% |
| Bachelor's Degree | 9.1% | 16.5% | 22.4% |
| Graduate/Professional Degree | 3.8% | 7.1% | 9.4% |
| Median Household Income | | | |
| 2025 | \$52,266 | \$60,530 | \$65,303 |
| 2030 | \$56,380 | \$65,458 | \$71,989 |
| Median Age | | | |
| 2010 | 33.3 | 34.0 | 33.3 |
| 2020 | 47.2 | 36.4 | 35.0 |
| 2025 | 46.8 | 37.5 | 36.2 |
| 2030 | 46.7 | 38.8 | 37.4 |
| 2025 Population by Sex | | | |
| Males | 659 | 17,991 | 53,529 |
| Females | 622 | 14,984 | 50,169 |
| 2030 Population by Sex | | | |
| Males | 678 | 18,889 | 56,578 |
| Females | 666 | 16,145 | 53,646 |
| Data for all businesses in area | | | |
| Total Businesses: | 258 | 2,920 | 5,654 |
| Total Employees: | 4,823 | 53,753 | 94,419 |