



DOWNTOWN OFFICE FOR LEASE



100 S. Dakota Ave,
Suite 200,
Sioux Falls, SD 57104



3,607 SF +/-



\$13.50 / SF NNN
Estimated NNN: \$7.67 / SF

LOCATION

Ideally situated in the Sioux Falls Central Business district on the southeast corner of 9th Street & Dakota Avenue in Downtown Sioux Falls, right across from City Hall. The site sits within a pedestrian-friendly area filled with dining, retail, and services that strengthen employee work-life balance.

DESCRIPTION

- Floor plan offers a reception area, 6 private offices, conference room, open area for cubicles, in-suite restrooms
- Common area break room, building security, and storage
- Building and directory signage opportunities
- Premium private parking available on the same block with public parking options nearby
- Available now
- Elevator leads directly to suite
- \$25,000 allowance for improvements on an acceptable lease term - contact Broker
- Supported by steady traffic patterns, including 1,900 VPD along S. Dakota Avenue and 3,300 VPD along 9th Street
- Co-tenants include Klein's DC Design Studio and TrueLuc Consulting

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

DOWNTOWN OFFICE

FOR LEASE



BUILDING COSTS

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

**LL offering on an acceptable lease - contact Broker

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
3,607 SF +/-	\$13.50/SF NNN	\$7.67/SF	\$21.17/SF	\$76,360.19	\$6,363.35	\$25,000**

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.00*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.58*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.09*
Total	-	\$7.67

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 LL, Reimbursed by Tenant through CAM	Mid-American Energy	Yes	No
In-Suite Electricity	Paid by LL, Reimbursed by Tenant through CAM	Xcel Energy	Yes	Yes
In-Suite Water & Sewer	Paid by LL, Reimbursed by Tenant through CAM	City of Sioux Falls	Yes	No
In-Suite Trash	Paid by LL, Reimbursed by Tenant through CAM	Novak	Yes	No
Common Area Utilities	Paid by LL, Reimbursed by Tenant	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

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

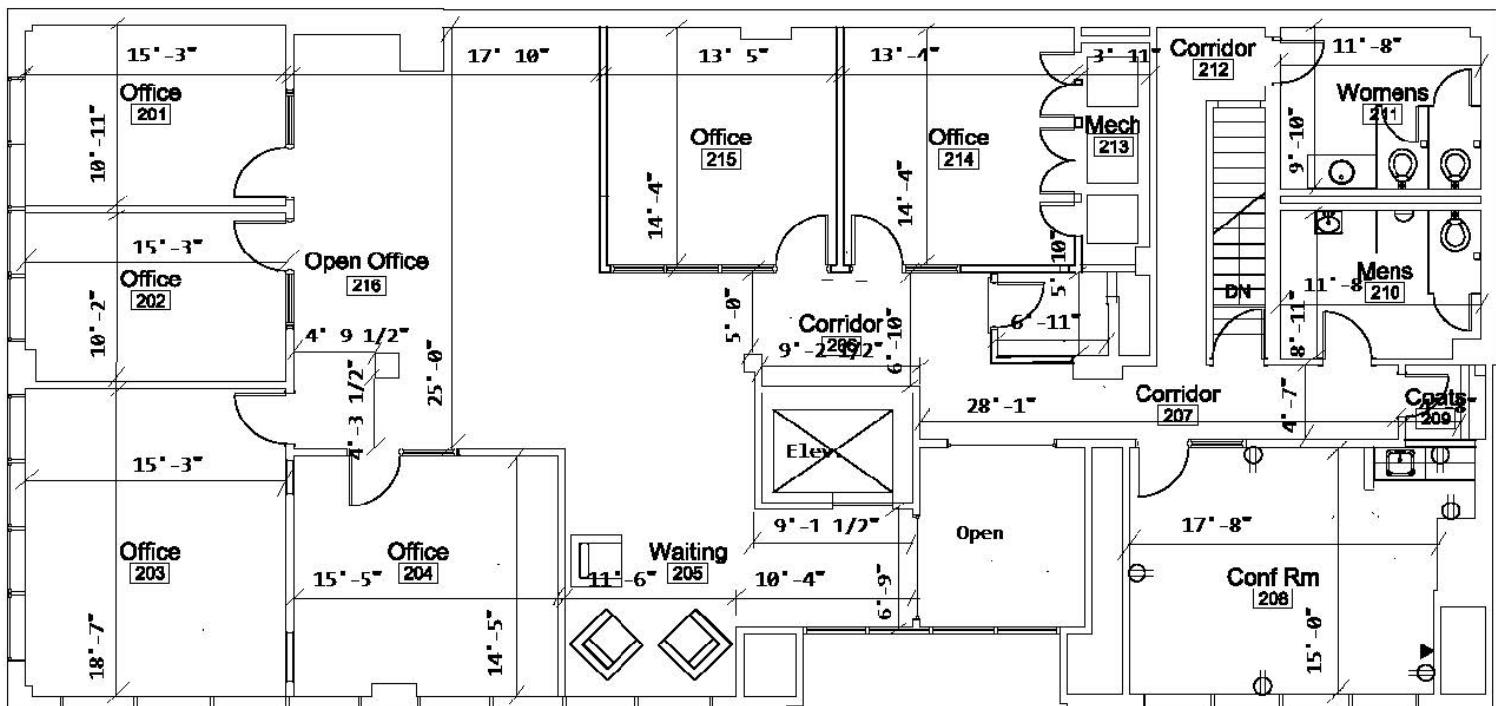
DOWNTOWN OFFICE

FOR LEASE



FLOOR PLAN

Concept only; subject to change



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@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.

DOWNTOWN OFFICE

FOR LEASE



INTERIOR PHOTOS



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

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

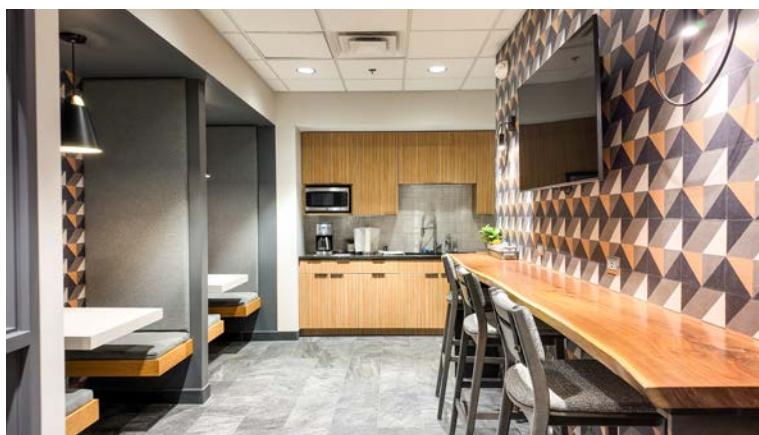
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

DOWNTOWN OFFICE

FOR LEASE



COMMON AREAS



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

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

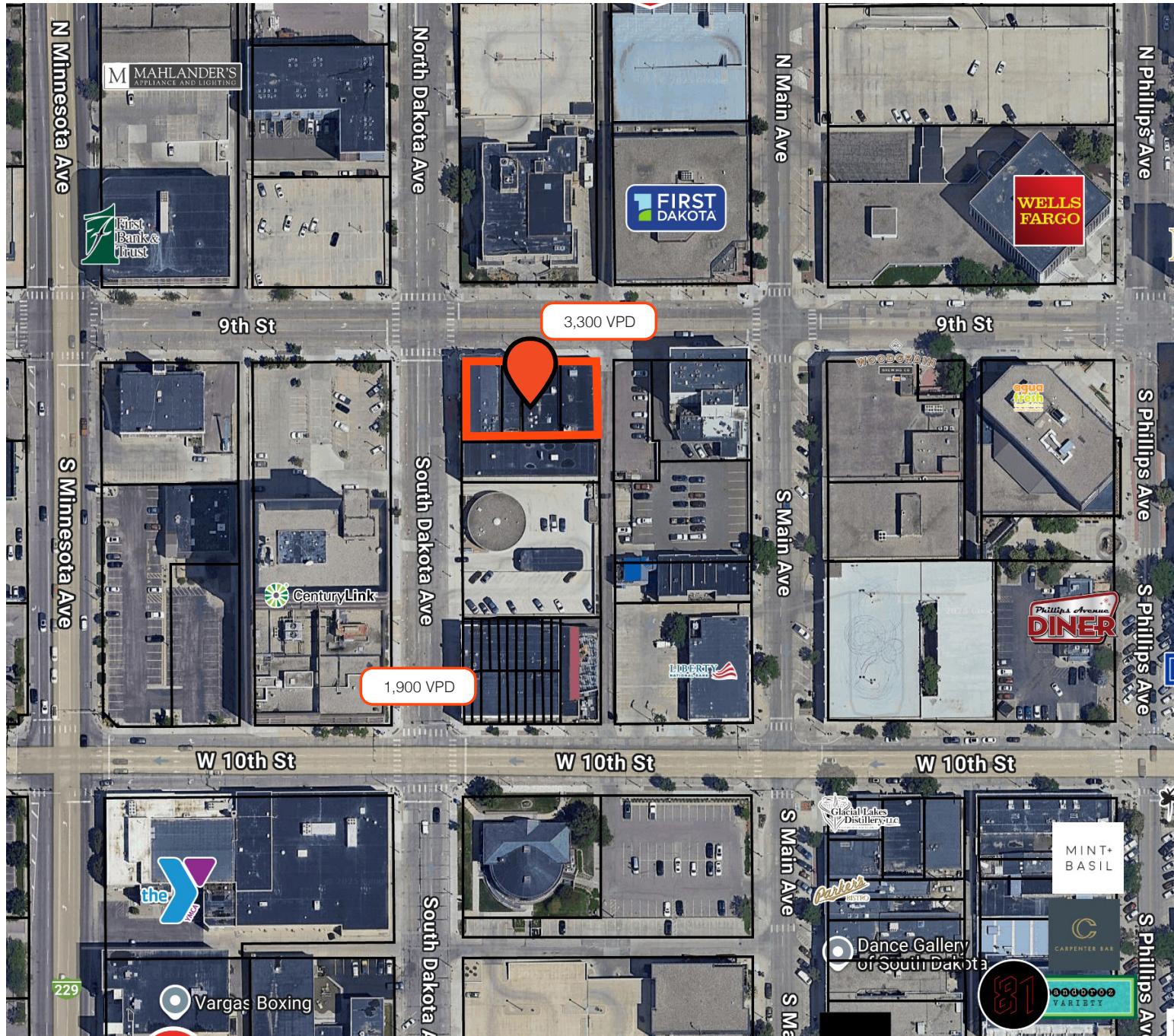
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

DOWNTOWN OFFICE

FOR LEASE



SITE MAP



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

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

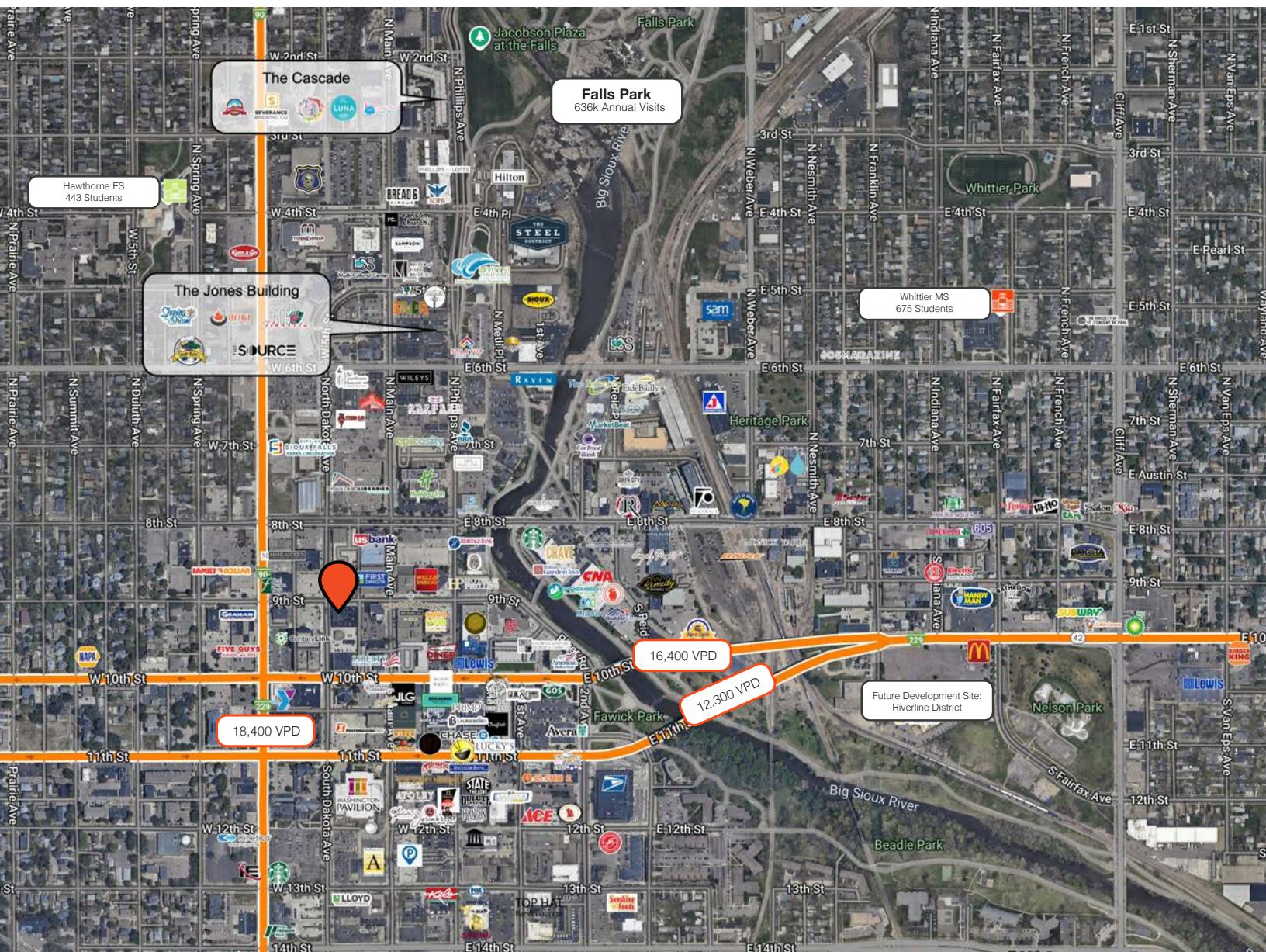
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

DOWNTOWN OFFICE

FOR LEASE



AREA MAP



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

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

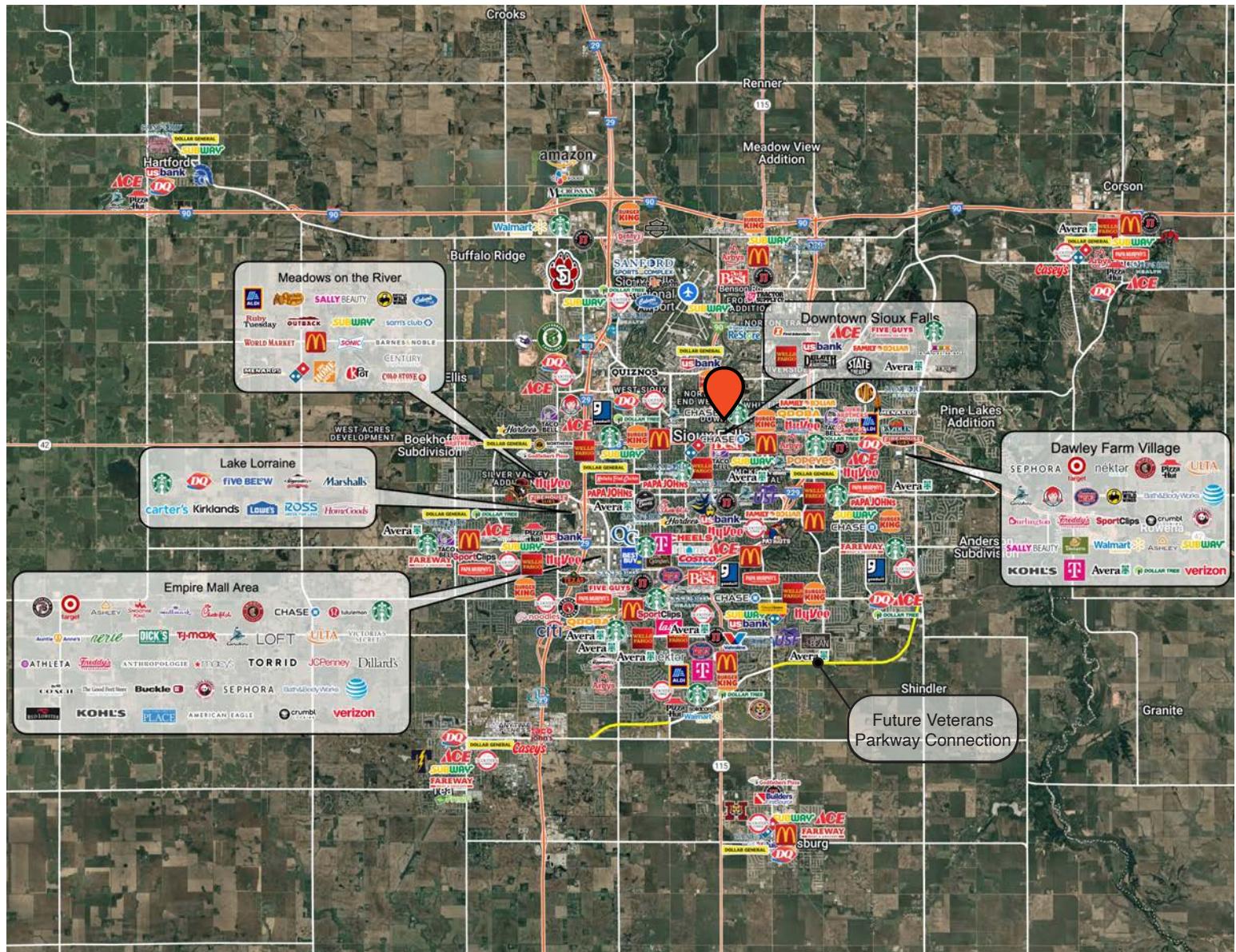
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

DOWNTOWN OFFICE

FOR LEASE



CITY MAP



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@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.

DOWNTOWN OFFICE

OFFICE FOR LEASE



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

DOWNTOWN OFFICE FOR LEASE



MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	14,927	76,716	136,913
2020 Total Population	15,367	78,698	161,285
2020 Group Quarters	925	3,865	4,859
2025 Total Population	17,003	82,518	178,149
2025 Group Quarters	923	3,873	4,871
2030 Total Population	18,380	86,555	193,132
2024-2029 Annual Rate	1.57%	0.96%	1.63%
2025 Total Daytime Population	30,807	118,581	215,612
Workers	23,339	82,886	136,349
Residents	7,468	35,695	79,263
Household Summary			
2010 Households	6,501	31,179	55,551
2010 Average Household Size	2.09	2.29	2.36
2020 Total Households	7,204	32,658	66,968
2020 Average Household Size	2.00	2.29	2.34
2025 Households	8,044	34,756	74,424
2025 Average Household Size	2.00	2.26	2.33
2030 Households	8,789	36,757	81,132
2030 Average Household Size	1.99	2.25	2.32
2024-2029 Annual Rate	1.79%	1.13%	1.74%
2010 Families	2,807	17,359	33,098
2010 Average Family Size	3.07	2.97	2.99
2025 Families	3,163	18,024	41,875
2025 Average Family Size	3.08	3.08	3.09
2030 Families	3,395	18,790	45,213
2030 Average Family Size	3.08	3.08	3.09
2024-2029 Annual Rate	1.43%	0.84%	1.55%
2025 Housing Units	9,122	37,508	80,123
Owner Occupied Housing Units	29.1%	50.3%	52.1%
Renter Occupied Housing Units	59.1%	42.4%	40.8%
Vacant Housing Units	11.8%	7.3%	7.1%
2025 Population 25+ by Educational Attainment			
Total	12,333	56,079	120,864
Less than 9th Grade	2.6%	2.9%	2.3%
9th - 12th Grade, No Diploma	5.3%	4.3%	3.7%
High School Graduate	23.9%	23.3%	20.3%
GED/Alternative Credential	7.0%	5.2%	3.9%
Some College, No Degree	19.3%	20.6%	19.1%
Associate Degree	10.3%	11.0%	11.2%
Bachelor's Degree	22.4%	22.2%	27.0%
Graduate/Professional Degree	9.1%	10.5%	12.5%
Median Household Income			
2025	\$55,643	\$64,465	\$73,643
2030	\$62,550	\$70,994	\$84,011
Median Age			
2010	34.5	34.1	34.8
2020	36.9	35.7	36.3
2025	38.4	36.9	37.1
2030	39.9	38.1	38.1
2025 Population by Sex			
Males	8,916	42,790	89,672
Females	8,087	39,728	88,477
2030 Population by Sex			
Males	9,539	44,591	96,764
Females	8,841	41,964	96,368
Data for all businesses in area			
Total Businesses:	1,746	4,882	8,650
Total Employees:	28,351	78,836	130,555