

Office/Retail Space for lease

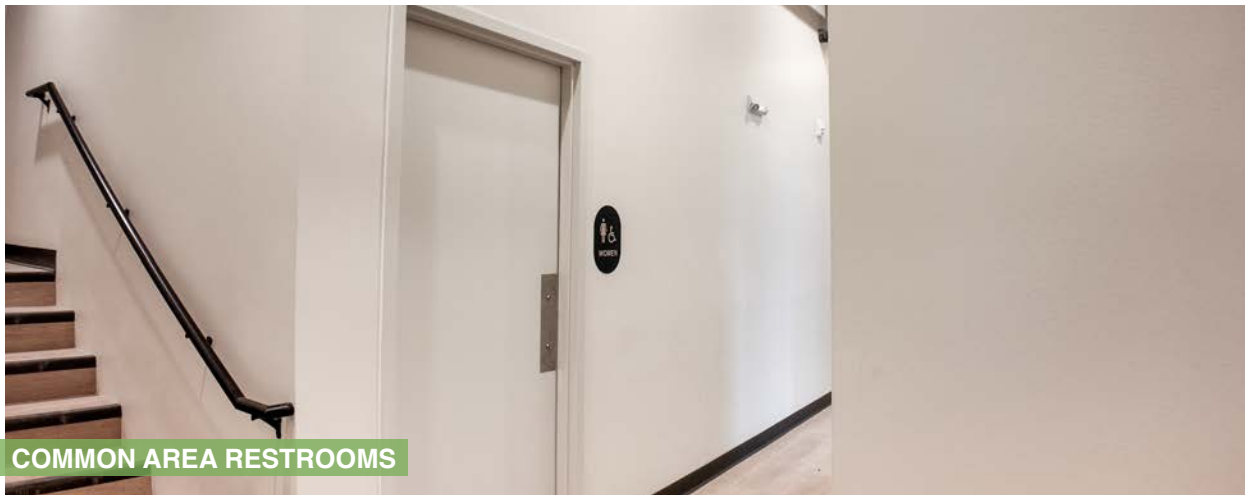
ONE 2

 **LLOYD**

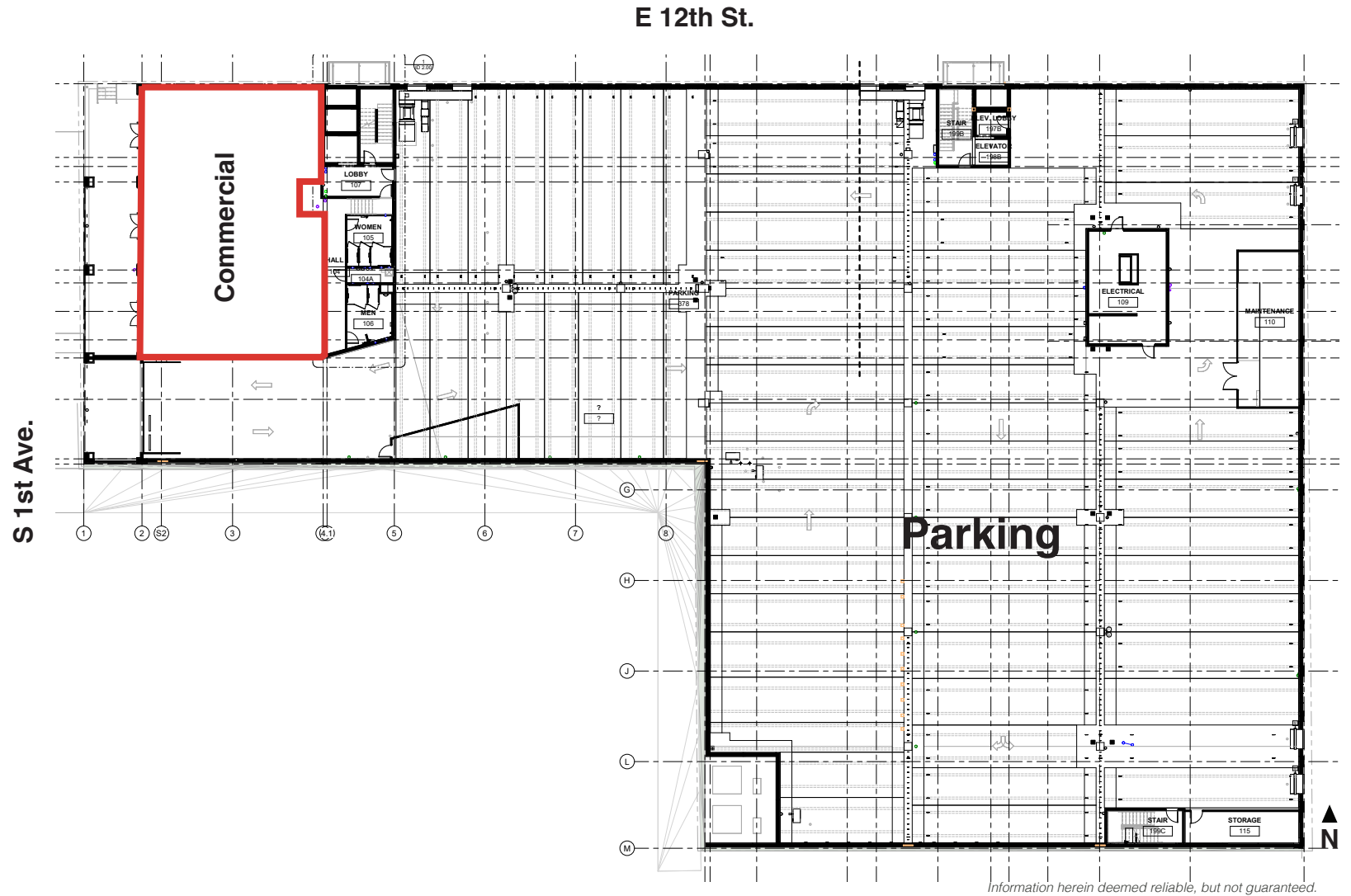
205 E 12th St. | Sioux Falls, SD

The Property

- Brand-new Class A mixed-use development in Downtown Sioux Falls
- ~3,100 square feet of highly-visible ground-level commercial and office space
- Anchored by 175 modern residential units above
- High-end finishes and sophisticated architecture throughout
- Designed to deliver a professional, modern environment for office and commercial users
- Located one block off Phillips Avenue in a highly pedestrian-friendly corridor
- Surrounded by downtown's leading dining, retail, entertainment, and major employers
- Direct access to Phillips Avenue through the 12th Street Plaza
- Adjacent to Fernson Brewing Company, capturing consistent downtown foot traffic
- Parking includes on-site enclosed parking, metered street parking, and city-owned public parking ramps
- Suites delivered in shell condition
- Generous tenant improvement allowance available
- Flexible build-out options for office, service, or retail concepts

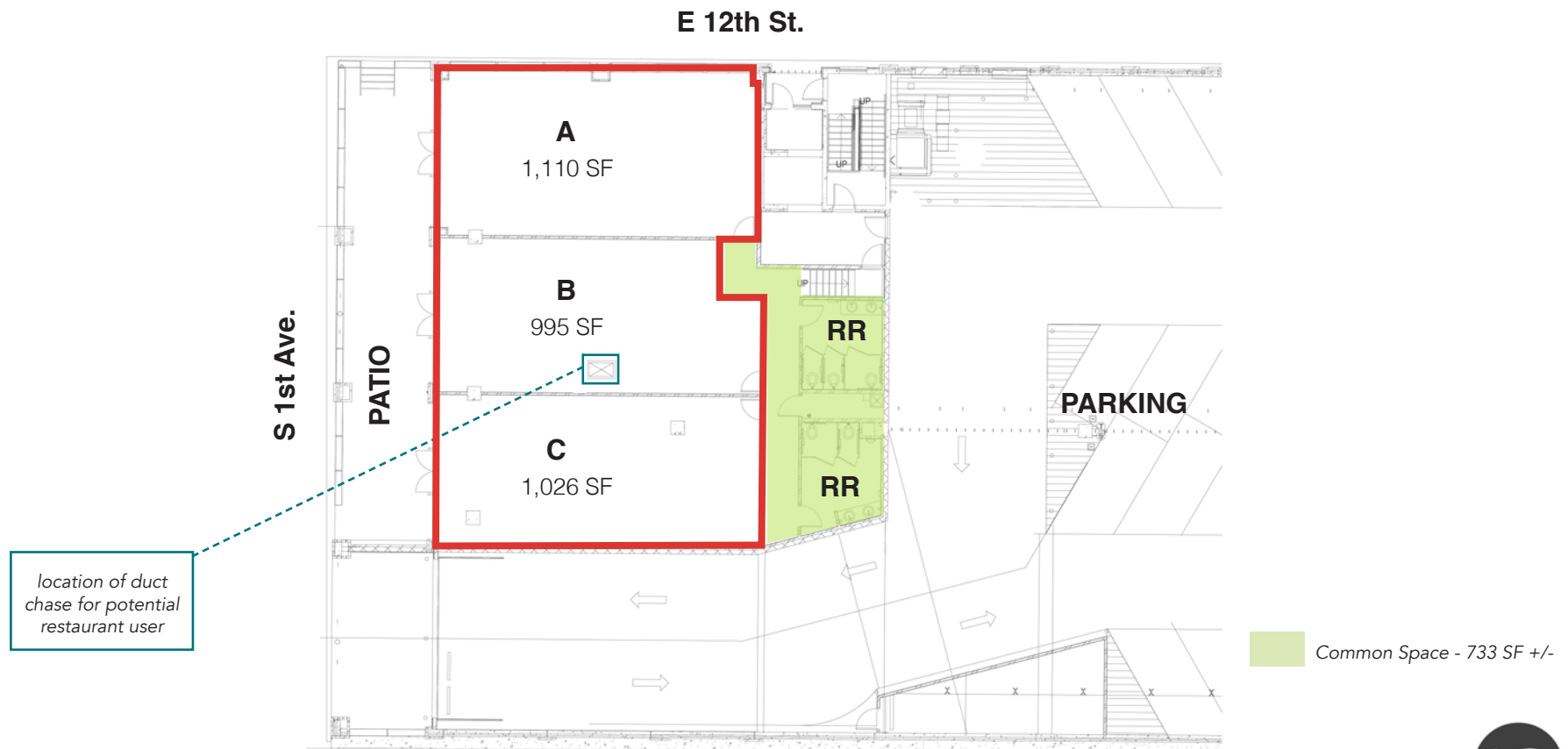


Site Plan

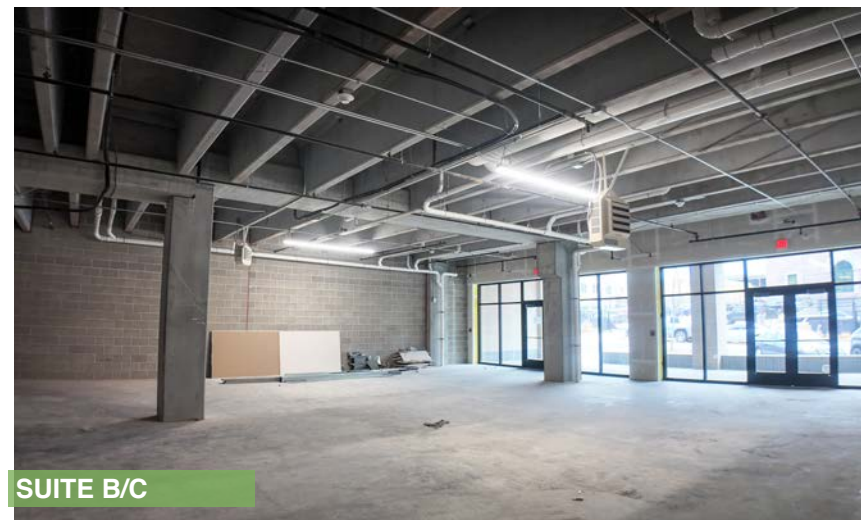


Concept Sub-Division Plan

Suite	Status	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN)	Yearly Total Est.	Monthly Total Est.	TIA
A	Available	1,110 USF	23%	1,358 RSF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$42,098.00	\$3,508.17	\$50/SF
B	Available	995 USF	23%	1,229 RSF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$38,099.00	\$3,174.92	\$50/SF
C	Available	1,026 USF	23%	1,267 RSF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$39,277.00	\$3,273.08	\$50/SF
A - C	Available	3,131 USF	23%	3,854 RSF	\$25.00/SF NNN	\$6.00/SF	\$31.00/SF	\$84,980.70	\$7,081.73	\$50/SF



Interior Photos



SITE MAP & PARKING



Downtown Sioux Falls Market Data

RESIDENTS

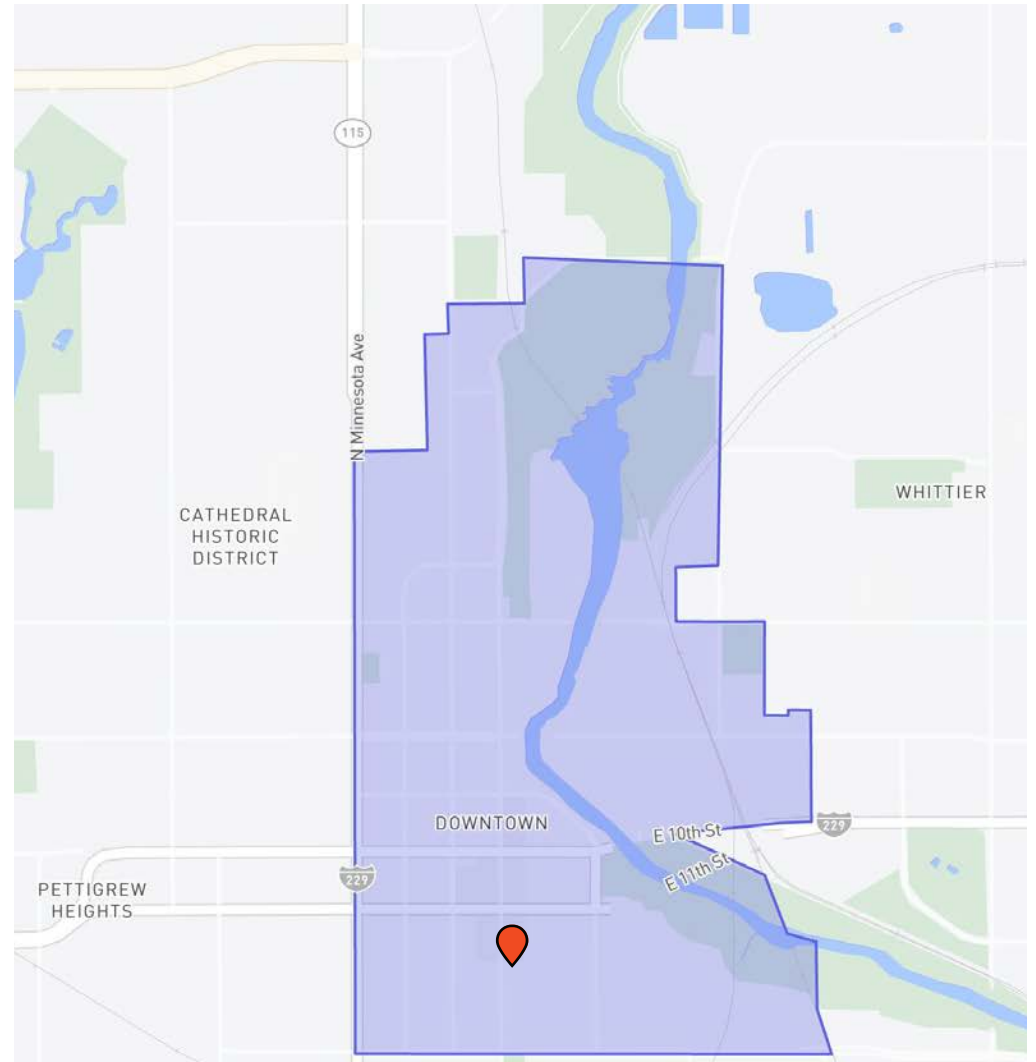
- **Population:** 5K
- **Average Age:** 40.82
- **Median HHI:** \$51.7K
- **Education (Assoc. & Higher, 25+):** 42.7%

EMPLOYEES

- **Population:** 17.9K
- **YoY Change:** 1.8%
- **Daytime Population:** 20.9K
- **Median Salary:** \$58.5K
- **Median HHI:** \$80.1K
- **Education (Assoc. & Higher, 25+):** 51.8%

OUT-OF-MARKET VISITORS

- **Visits:** 6.5M
- **Avg. Time in Market:** 150 Minutes
- **Median HHI:** \$77.6K
- **Education (Assoc. & Higher, 25+):** 49.1%

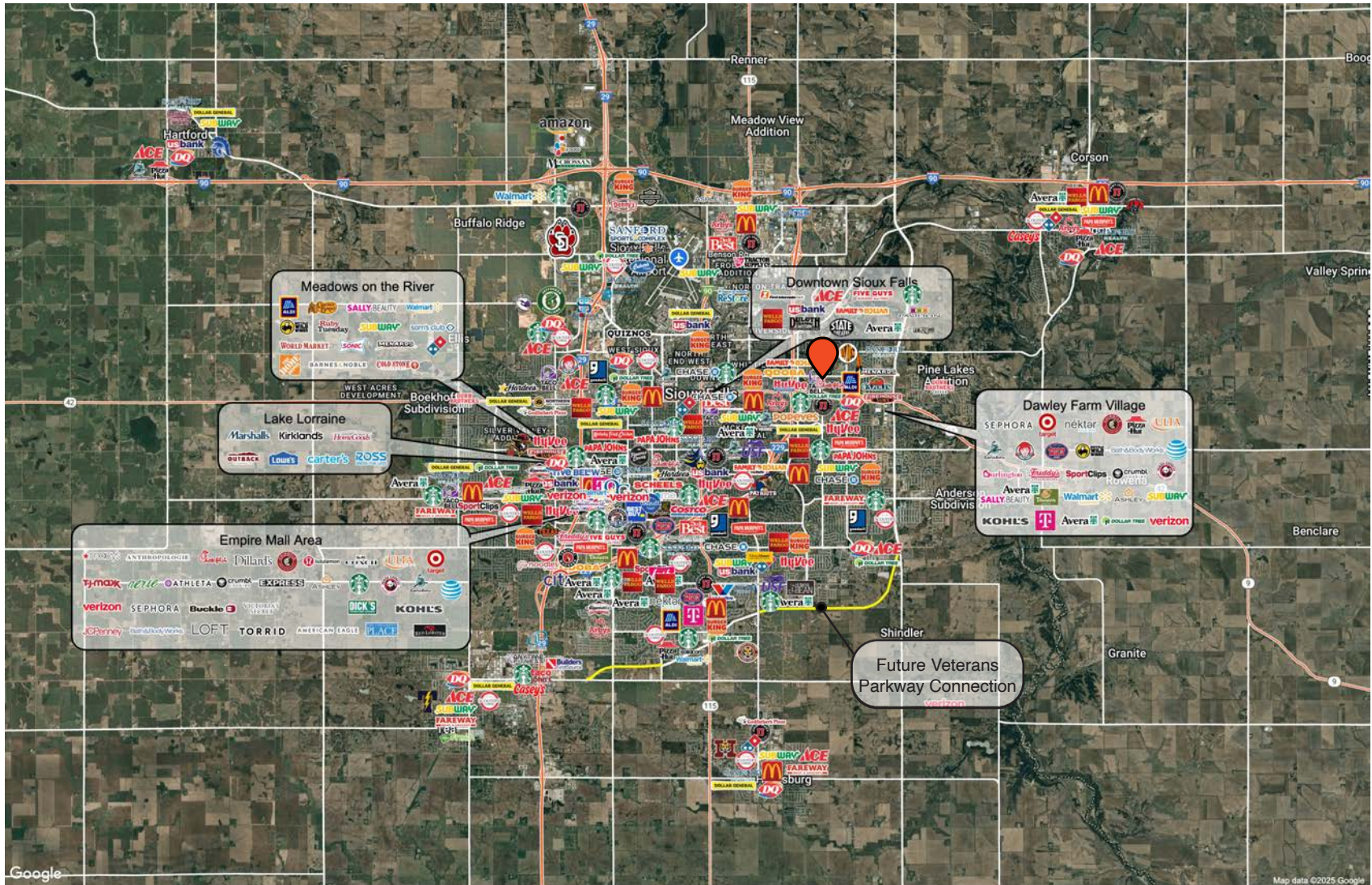


AS OF 1/7/26

Downtown Sioux Falls Map



Sioux Falls Map



Demographics

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

**Source: The City of Sioux Falls*

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)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Avera
8,200



3,627

Smithfield
3,239

HyVee
EMPLOYEE OWNED
2,390

amazon
1,600

Office/Retail Space for lease

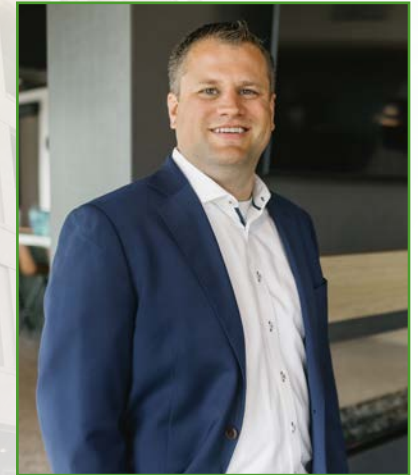
205 E 12th St. | Sioux Falls, SD



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com
605-728-9092



JORDAN RIEFFENBERGER, SIOR

DIRECTOR OF COMMERCIAL REAL ESTATE

jordan@lloydcompanies.com
605-725-4258

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All prospective buyers are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.