



26TH & CLIFF OFFICE

OFFICE BUILDING FOR LEASE



1808 S. Cliff Ave,
Sioux Falls, SD 57105



3,426 SF +/-



\$14.00 / SF NNN
Est. NNN: \$6.90 / SF

LOCATION

Located along South Cliff Avenue in central Sioux Falls, near the Avera Health Campus, McKennan Park, Lincoln High School, and a short drive to downtown. Positioned near a lighted intersection.

DESCRIPTION

- Former bank floor plan offers a large open lobby, four private offices, conference room, break room, storage room, mechanical room, and former vault & night drop
- Ample surface parking on the north and south side of the building
- Rear entrance
- Pylon signage available
- New landscaping by Weller Brothers in 2025
- Available now
- Built in 1975
- Near the Avera Health Campus, a 52-acre regional healthcare center
- Tenant improvements negotiable
- This property is also available for sale

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

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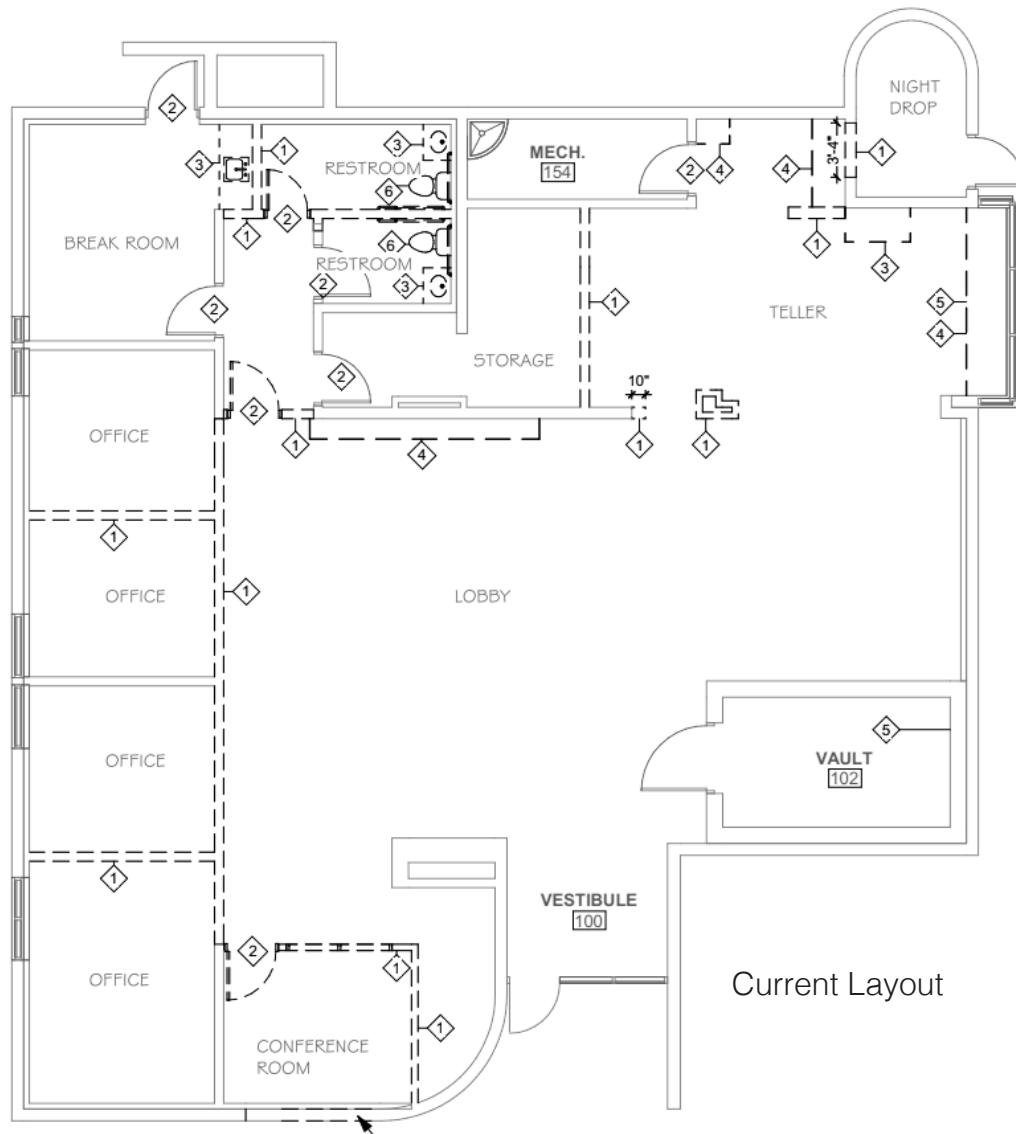
BUILDING COSTS

*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.
3,426 SF +/-	\$14.00/SF NNN	\$6.90/SF	\$20.90/SF	\$71,603.40	\$5,966.95

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS

*Photos shown are historical and do not represent the property's current condition.
Current photos follow.*



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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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INTERIOR PHOTOS

Photos shown reflect the property's current condition.



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EXTERIOR PHOTOS



WEST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

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SITE MAP



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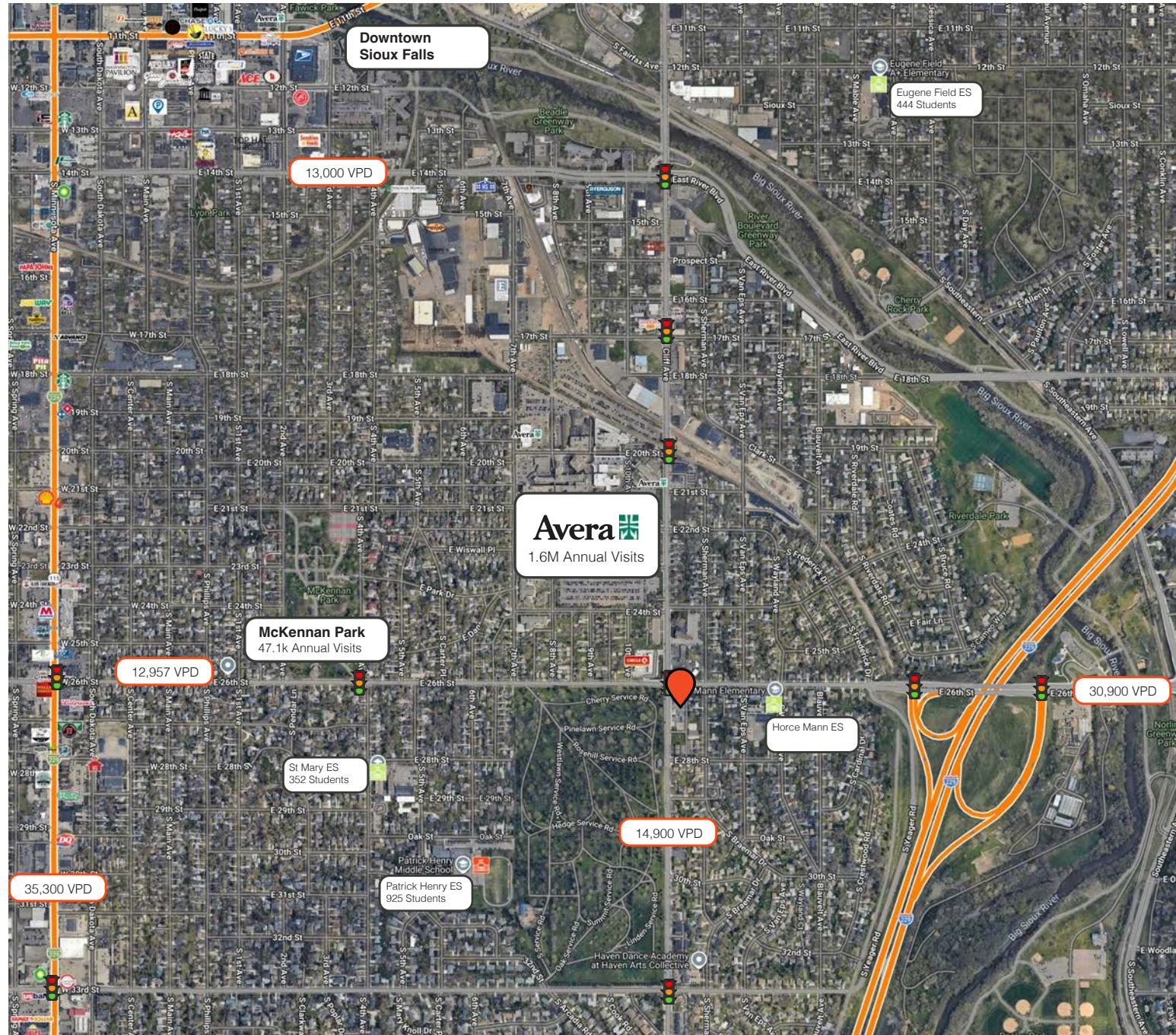
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AREA MAP



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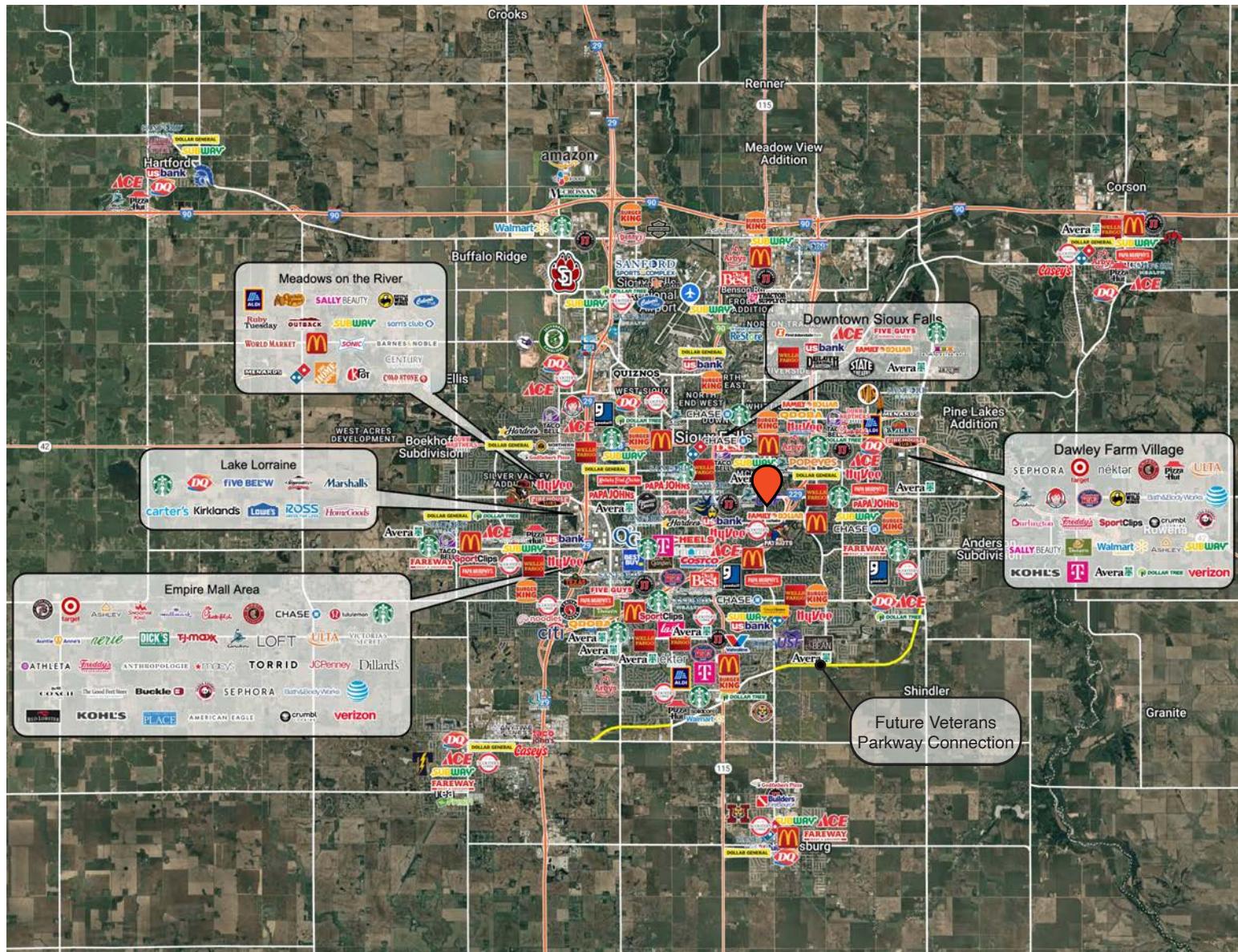
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CITY MAP



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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



10,929



8,200



3,627



3,239



2,390



1,600

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