



5900 S WESTERN AVE

OFFICE SPACE FOR SUBLEASE



5900 S Western Ave, Suite 104,
Sioux Falls, SD 57108



1,154 SF +/-



\$14.50 / SF NNN
Estimated NNN: \$7.75 / SF

LOCATION

Located at the prominent corner of 69th Street & Western Avenue, this site is less than one mile from The Bridges at 57th and just a short drive to both I-229 (~1 mile) and Veterans Parkway (~2 miles). Surrounded by established neighborhoods, schools, retail, and office users, the area continues to see growth and sustained momentum.

DESCRIPTION

- Floor plan offers a reception/waiting area, 3 offices, conference room or large office
- Common area restrooms and a conference room
- Available Now
- Sublease through September 30, 2026
- Monument and directory signage available
- Co-tenants include AMERI/STAR Real Estate, Inc., Sweeter Auction, First Bank & Trust, Dakota Insurance, Performance Data Center, and more
- Neighboring businesses include First Dakota National Bank, Wells Fargo, Avera Urgent Care, Kum & Go, 22Ten, Tavern180, Daily Clean Food & Drink, McNally's, Form Fitness, Motiv Fitness, and much more
- Supportive demographics with a median household income of \$149,583 and 71.8% of residents holding an associates degree or higher (1-mile radius)

MARISA FOSTER | 605.690.9311 | marisa.foster@lloydcompanies.com

BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,154 SF +/-	\$14.50/SF NNN	\$7.75/SF	\$22.25/SF	\$25,676.50	\$2,139.71

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$4.27*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.49*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.99*
Total	-	\$7.75
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

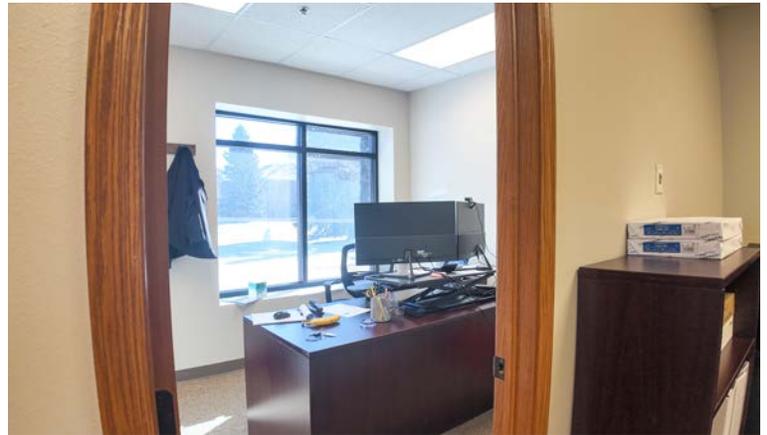
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



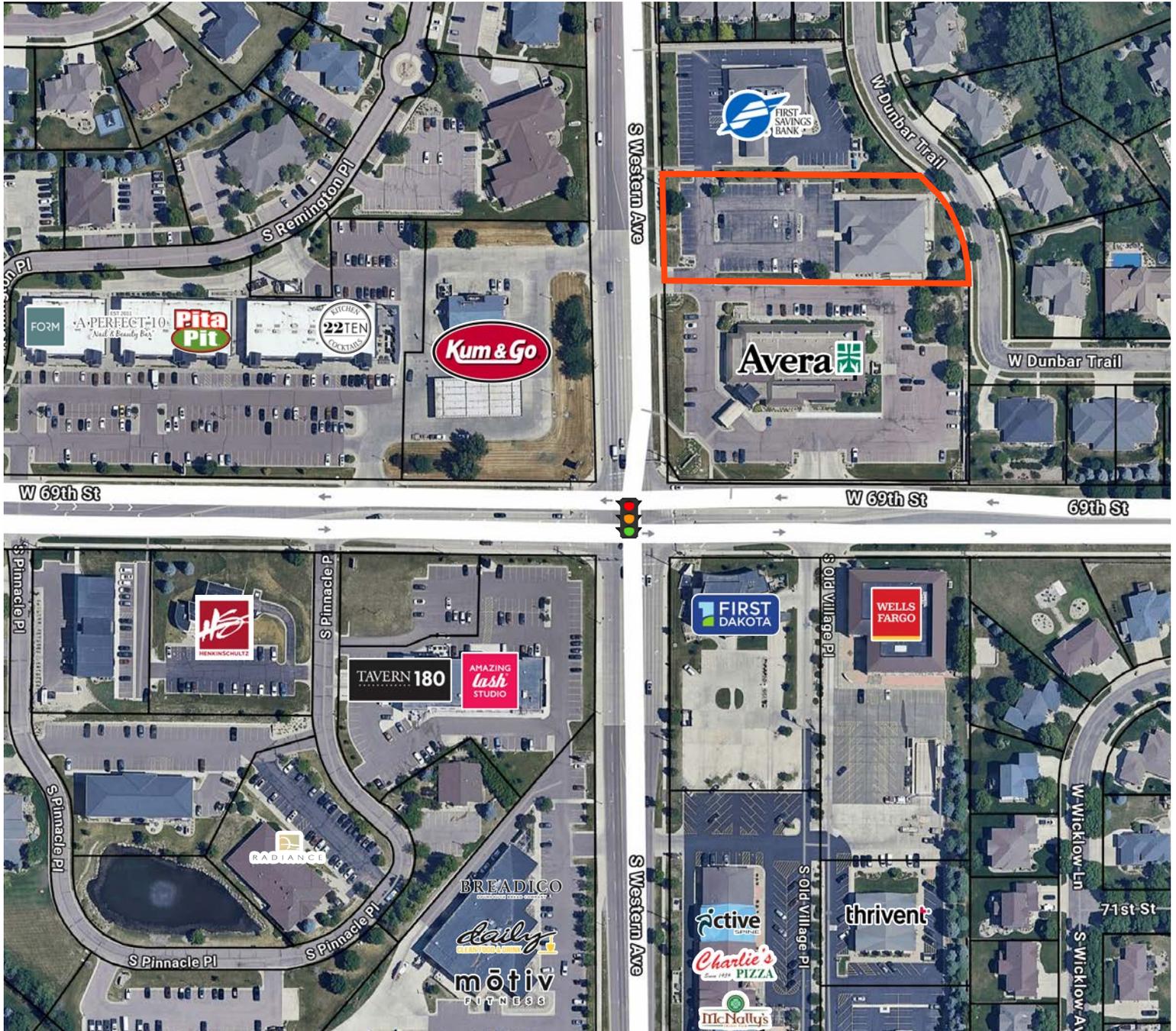
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SITE MAP



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AREA NEIGHBORS



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AREA MAP



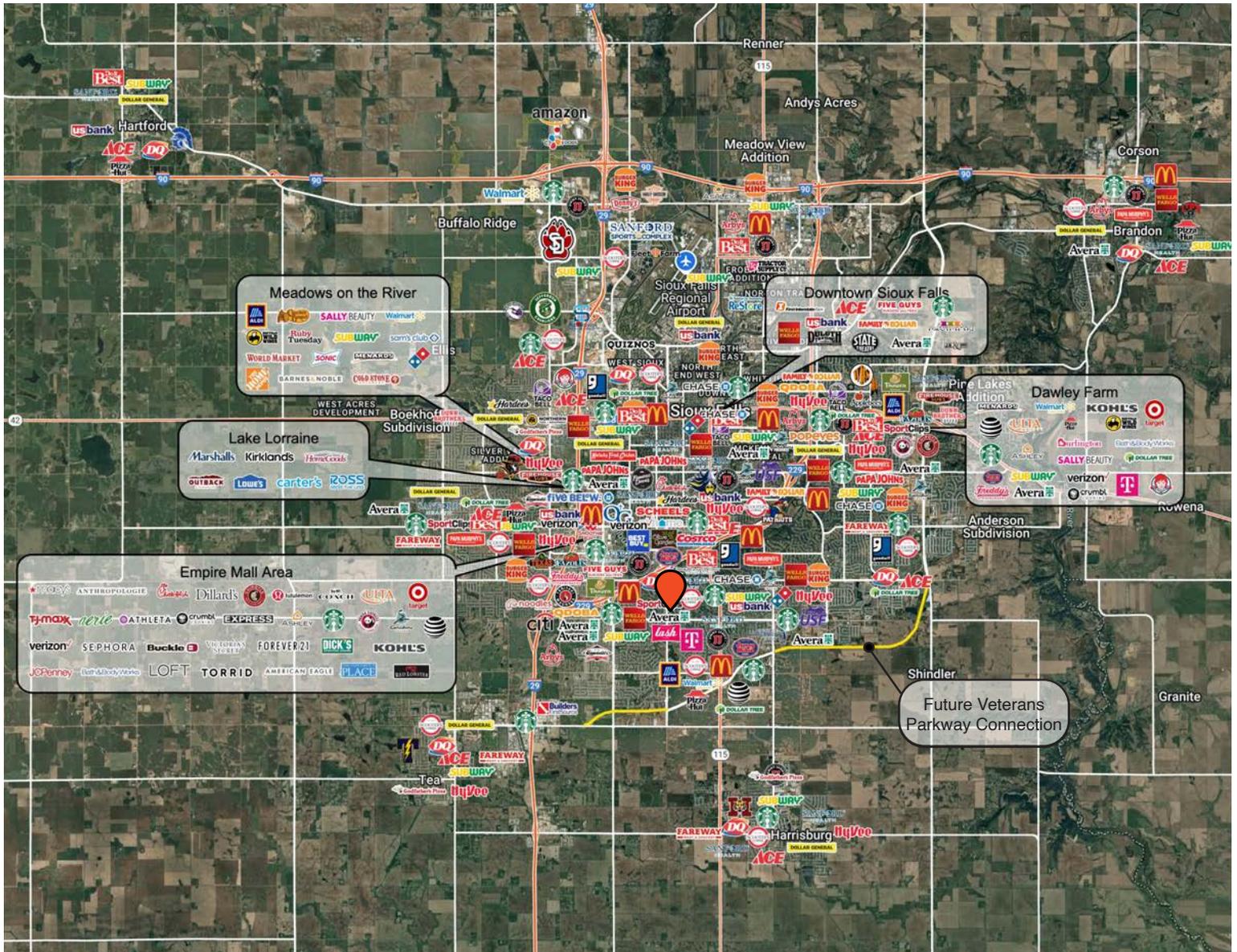
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CITY MAP



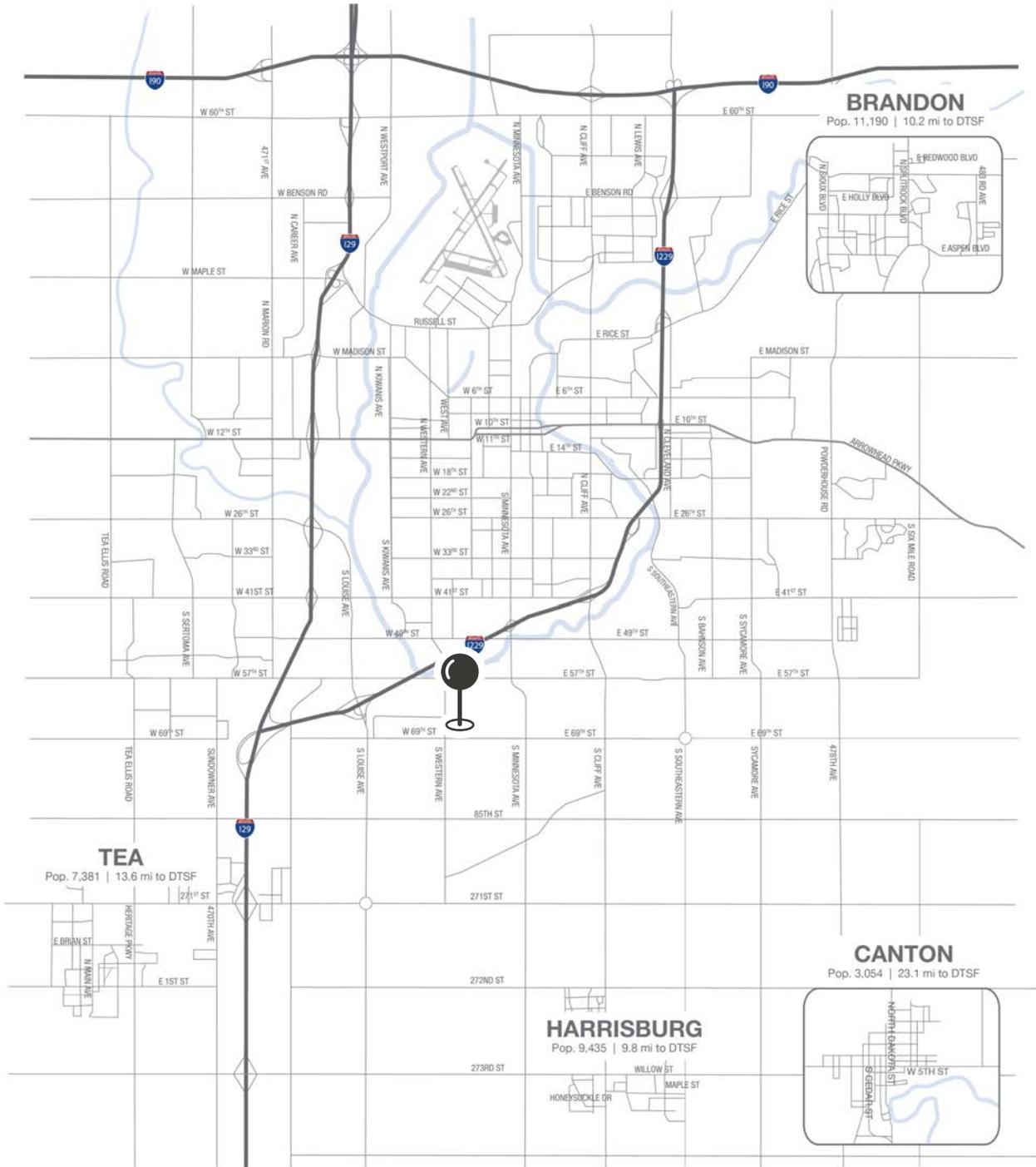
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS

SANFORD HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HuVee
EMPLOYEE OWNED

2,390

amazon

1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,541	50,929	134,546
2020 Total Population	7,802	62,542	159,336
2020 Group Quarters	22	1,642	2,997
2025 Total Population	8,381	68,308	175,132
2025 Group Quarters	21	1,651	2,997
2030 Total Population	9,623	75,945	191,239
2024-2029 Annual Rate	2.80%	2.14%	1.78%
2025 Total Daytime Population	9,569	79,695	189,671
Workers	5,249	47,628	111,998
Residents	4,320	32,067	77,673
Household Summary			
2010 Households	1,965	20,980	55,001
2010 Average Household Size	2.82	2.31	2.37
2020 Total Households	2,947	26,278	65,866
2020 Average Household Size	2.64	2.32	2.37
2025 Households	3,138	28,607	72,476
2025 Average Household Size	2.66	2.33	2.38
2030 Households	3,579	31,733	79,186
2030 Average Household Size	2.68	2.34	2.38
2024-2029 Annual Rate	2.66%	2.10%	1.79%
2010 Families	1,506	12,687	33,260
2010 Average Family Size	3.25	2.90	3.00
2025 Families	2,160	16,439	41,946
2025 Average Family Size	3.25	3.05	3.10
2030 Families	2,447	18,127	45,498
2030 Average Family Size	3.29	3.08	3.12
2024-2029 Annual Rate	2.53%	1.97%	1.64%
2025 Housing Units	3,214	30,429	77,501
Owner Occupied Housing Units	71.5%	55.3%	54.9%
Renter Occupied Housing Units	26.1%	38.7%	38.7%
Vacant Housing Units	2.4%	6.0%	6.5%
2025 Population 25+ by Educational Attainment			
Total	5,677	46,190	117,120
Less than 9th Grade	0.2%	1.3%	1.6%
9th - 12th Grade, No Diploma	1.3%	1.9%	2.8%
High School Graduate	11.3%	16.8%	18.8%
GED/Alternative Credential	1.3%	2.5%	3.3%
Some College, No Degree	14.0%	18.1%	19.0%
Associate Degree	6.2%	11.2%	12.1%
Bachelor's Degree	38.8%	30.0%	28.5%
Graduate/Professional Degree	26.8%	18.3%	13.9%
Median Household Income			
2025	\$149,583	\$83,826	\$78,188
2030	\$167,249	\$99,225	\$90,008
Median Age			
2010	38.1	35.1	33.9
2020	41.4	37.1	35.8
2025	42.0	37.8	36.8
2030	42.2	38.8	37.8
2025 Population by Sex			
Males	4,078	33,118	86,968
Females	4,303	35,190	88,164
2030 Population by Sex			
Males	4,650	36,727	94,525
Females	4,973	39,218	96,714
Data for all businesses in area			
Total Businesses:	555	3,723	7,887
Total Employees:	5,089	46,441	108,412