



# HISTORIC LOOP

901 W. 10TH STREET | SIOUX FALLS, SD

 **LLOYD**

OWNER-OCCUPANT INVESTMENT

Lloyd Companies is pleased to present a Class A, owner-occupant office opportunity within the Historic Loop, just moments from Downtown Sioux Falls. The three-story building offers a thoughtfully designed floor plan with a balance of private offices, open work area, conference space, and support amenities across all levels. Positioned within a prominent campus setting, the property benefits from shared easement access. High-end interior finishes, outdoor patio spaces, elevator service, and advanced security system infrastructure contribute to a professional and functional office environment. The property has been consistently and professionally maintained, including landscaping, and its highly recognizable location along the 10th and 12th Street loop provide convenient access to downtown amenities that support employee satisfaction and daily operations.

## QUICK FACTS

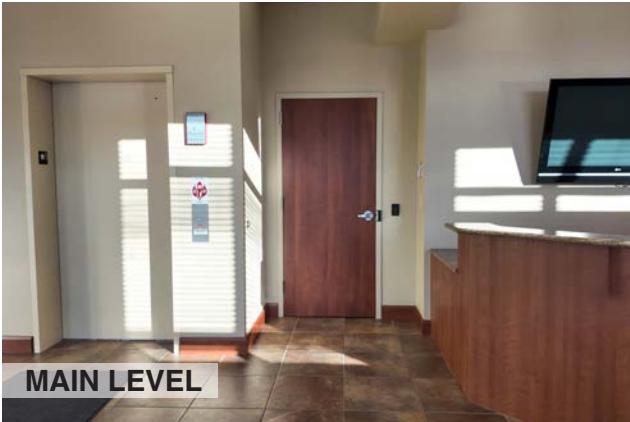
- Address:**  
901 W. 10th Street, Sioux Falls, SD 57104
- Pricing:**  
\$3,300,000
- Price / SF:**  
\$213.13
- Total Building Size (GBA/RSF):**  
15,483 SF +/-
- Site Size:**  
0.87 Acres +/- (38,132 SF+/-)
- Real Estate Taxes:**  
\$31,410.14 (2025 Taxes payable in 2026)
- Zoning:**  
C-2
- Parking:**  
56 surface parking stalls +/-
- Year Built:**  
2007
- Occupancy:**  
To be delivered vacant at the time of sale
- FF&E:**  
Negotiable - contact Broker

## KEY PROPERTY NOTES

- Level One Floor Plan:**  
Reception desk, workroom, training room, storage room, secure IT space, server room, large break room, restrooms, and a dedicated two-stall garage/shop area complete with a 10'x16' OH door, floor drainage, exhaust system, oil drain pit, and a heater
- Level Two Floor Plan:**  
Open work space, two private offices, conference room, restrooms, and built-in cabinetry (with a sink and drinking fountain)
- Level Three Floor Plan:**  
Five private offices, one executive office with a patio, an executive conference room, open work space with eight cubes, conference room, storage room, restrooms
- Elevators:**  
Yes; serviced June 2025
- Security:**  
Advanced system infrastructure, currently serviced through Gallagher Security
- Signage:**  
Building and monument signage opportunities
- Contact Broker for a list of restrictions and covenants



MAIN LEVEL



MAIN LEVEL



MAIN LEVEL



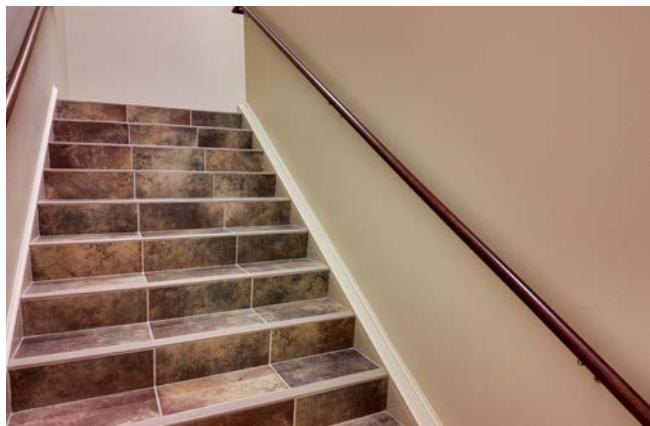
MAIN LEVEL



MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



SECOND LEVEL



SECOND LEVEL



SECOND LEVEL



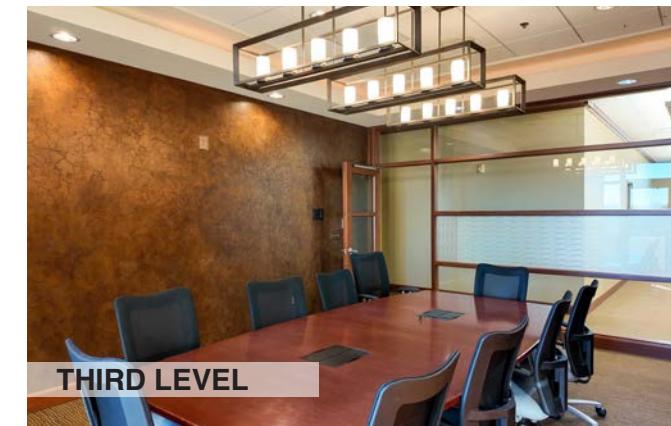
SECOND LEVEL



THIRD LEVEL



THIRD LEVEL



THIRD LEVEL



THIRD LEVEL



THIRD LEVEL



THIRD LEVEL



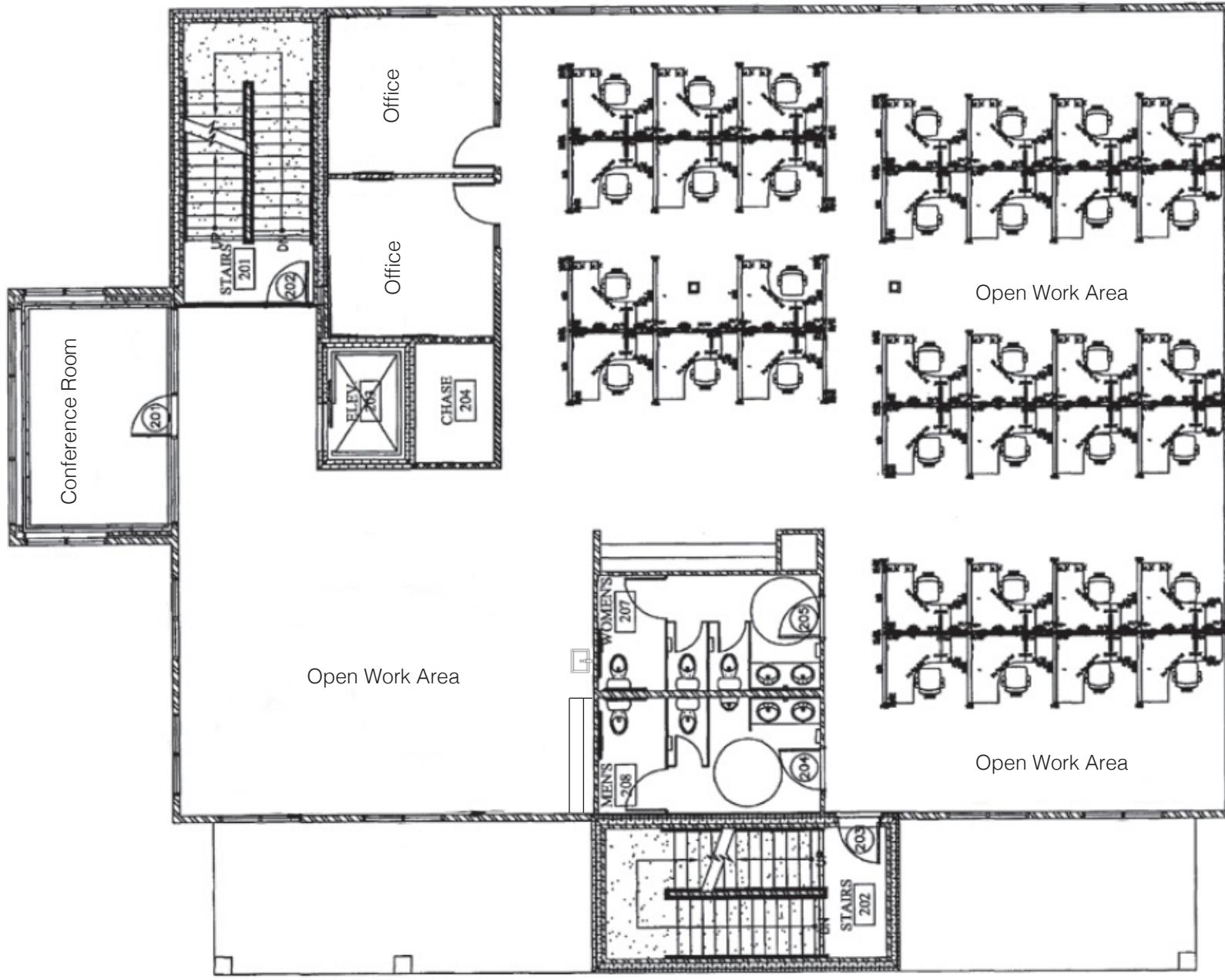


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## PROXIMITY TO DOWNTOWN

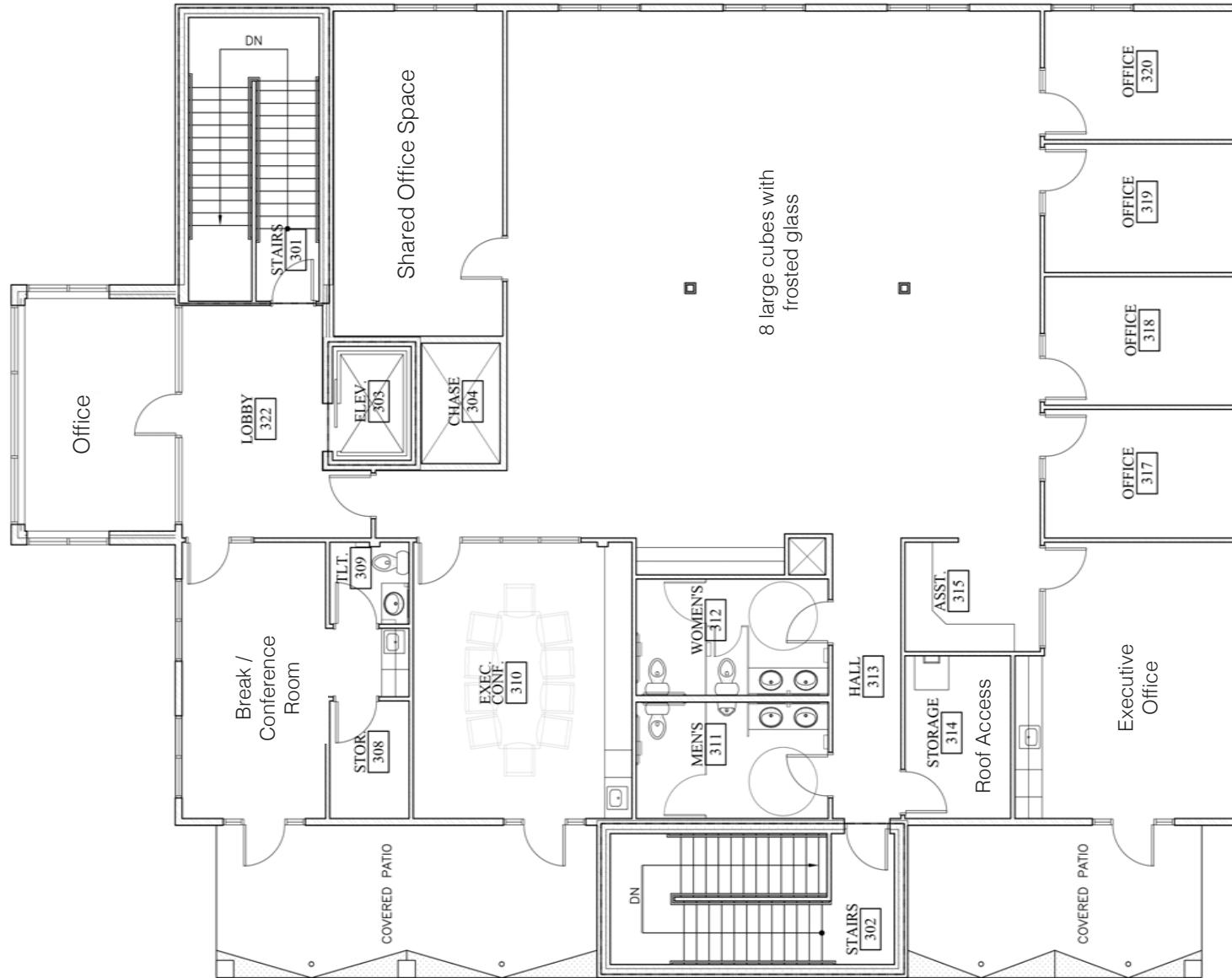
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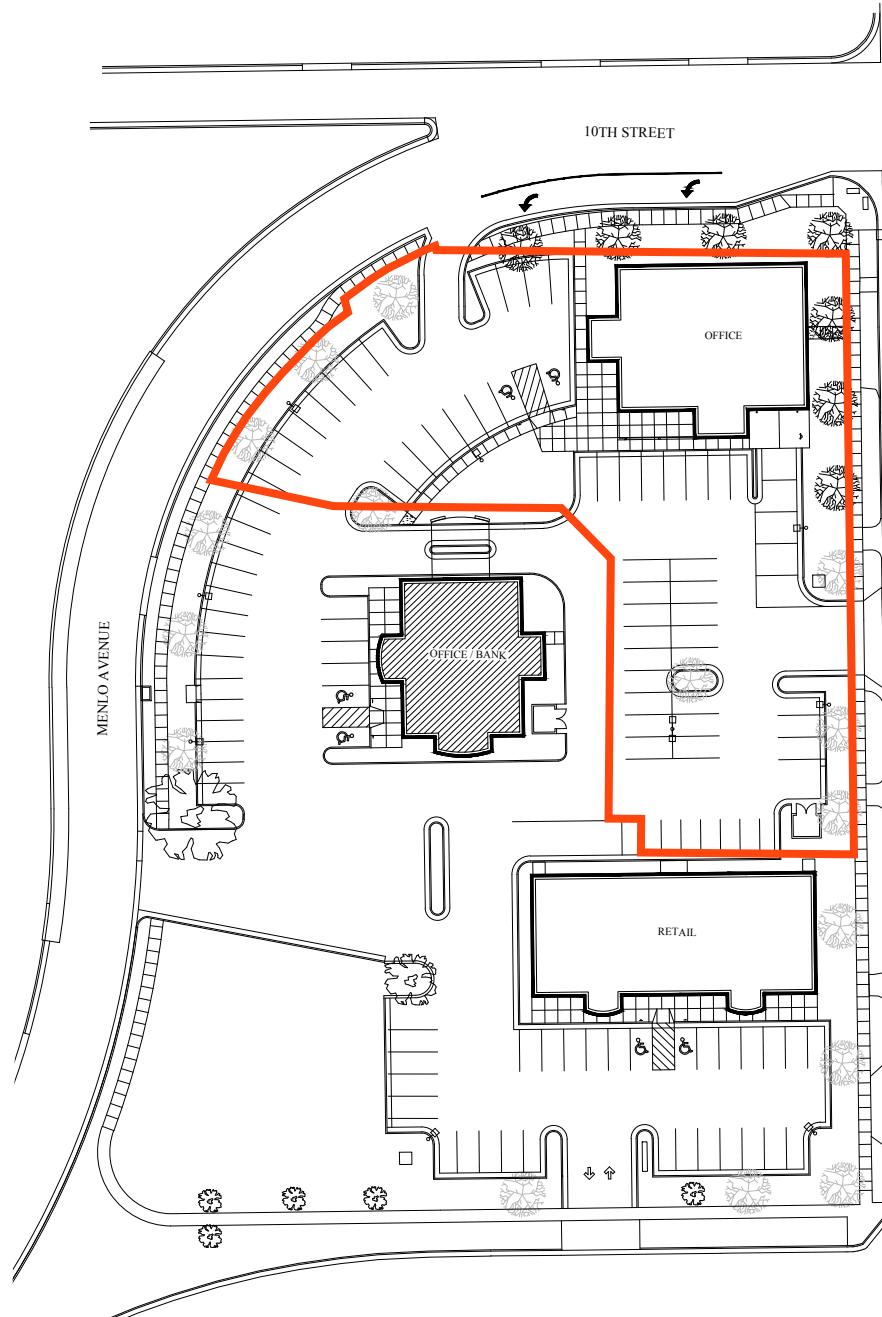




## LEVEL TWO FLOOR PLAN

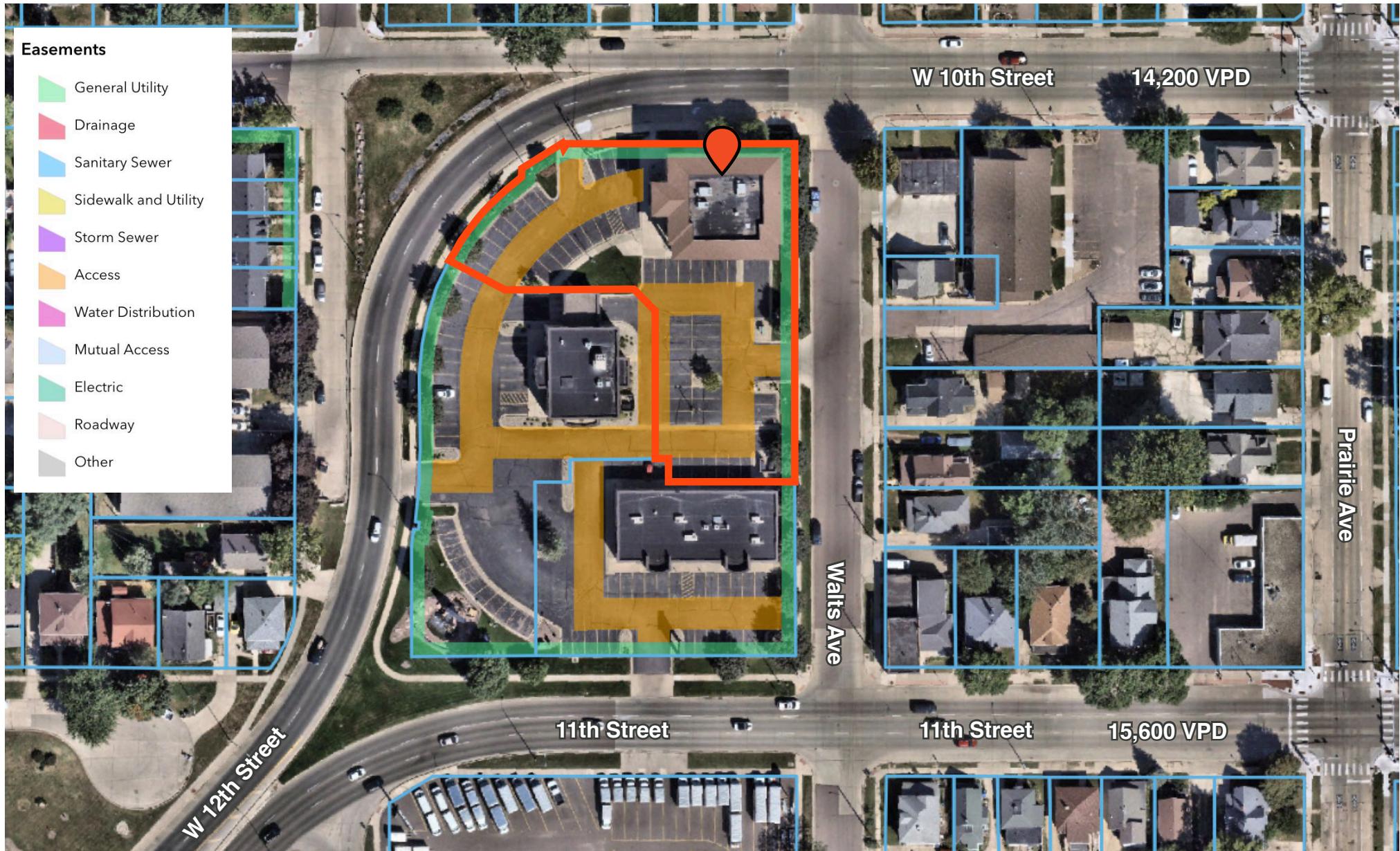
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Parcel boundaries are approximate and for visualization purposes only.





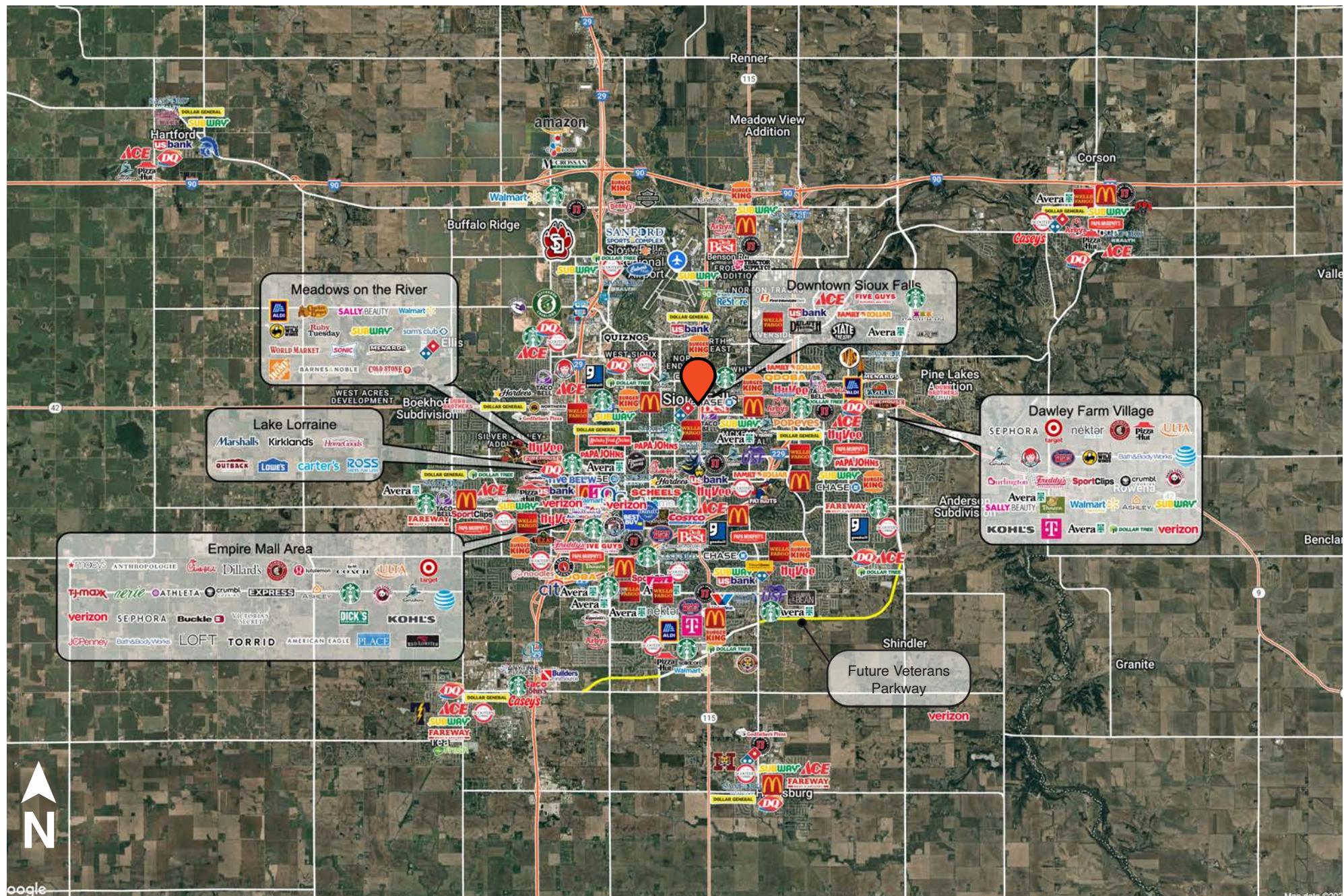
## SITE & EASEMENT ACCESS

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# AREA MAP

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# SIOUX FALLS 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.

## 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



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

\*Source: The City of Sioux Falls



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