



HISTORIC LOOP OFFICE BUILDING FOR LEASE



901 W. 10th Street,
Sioux Falls, SD 57104



5,161 - 15,483 SF +/-



\$14.00 / SF NNN
Estimated NNN: \$6.16 / SF

LOCATION

Highly recognizable location along the 10th & 12th Street loop in central Sioux Falls. It offers convenient access to downtown providing amenities that support employee satisfaction and daily operations.

DESCRIPTION

- **Level One Floor Plan:** reception desk, workroom, training room, storage room, secure IT space, shared server room, restrooms, and a dedicated two-stall garage/shop space 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, executive conference room, open work space (eight cubes), conference room, storage room, and restrooms
- 56 surface parking stalls +/-
- Building and monument signage opportunities
- FF&E is negotiable
- Shared easement access
- Advanced security system infrastructure, currently serviced through Gallagher Security

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BUILDING COSTS

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

Floor	Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
First	5,161 SF +/-	\$14.00/SF NNN	\$6.16/SF	\$20.16/SF	\$104,045.76	\$8,670.48
Second	5,161 SF +/-	\$14.00/SF NNN	\$6.16/SF	\$20.16/SF	\$104,045.76	\$8,670.48
Third	5,161 SF +/-	\$14.00/SF NNN	\$6.16/SF	\$20.16/SF	\$104,045.76	\$8,670.48

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.15*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.00*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.01*
Total	-	\$6.16

Subject to change and will be further defined in the lease.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
In- Suite Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No	Pro-rated by leased square footage
In-Suite Electricity	Paid by Tenant through CAM	Xcel Energy	Yes	No	Pro-rated by leased square footage
In-Suite Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	Pro-rated by leased square footage
In-Suite Trash	Paid by Tenant through CAM	Novak	Yes	No	Pro-rated by leased square footage
Common Area Utilities	Paid by LL, Reimbursed by Tenant	Same as above	Yes	No	Pro-rated by leased square footage
In-Suite Phone/ Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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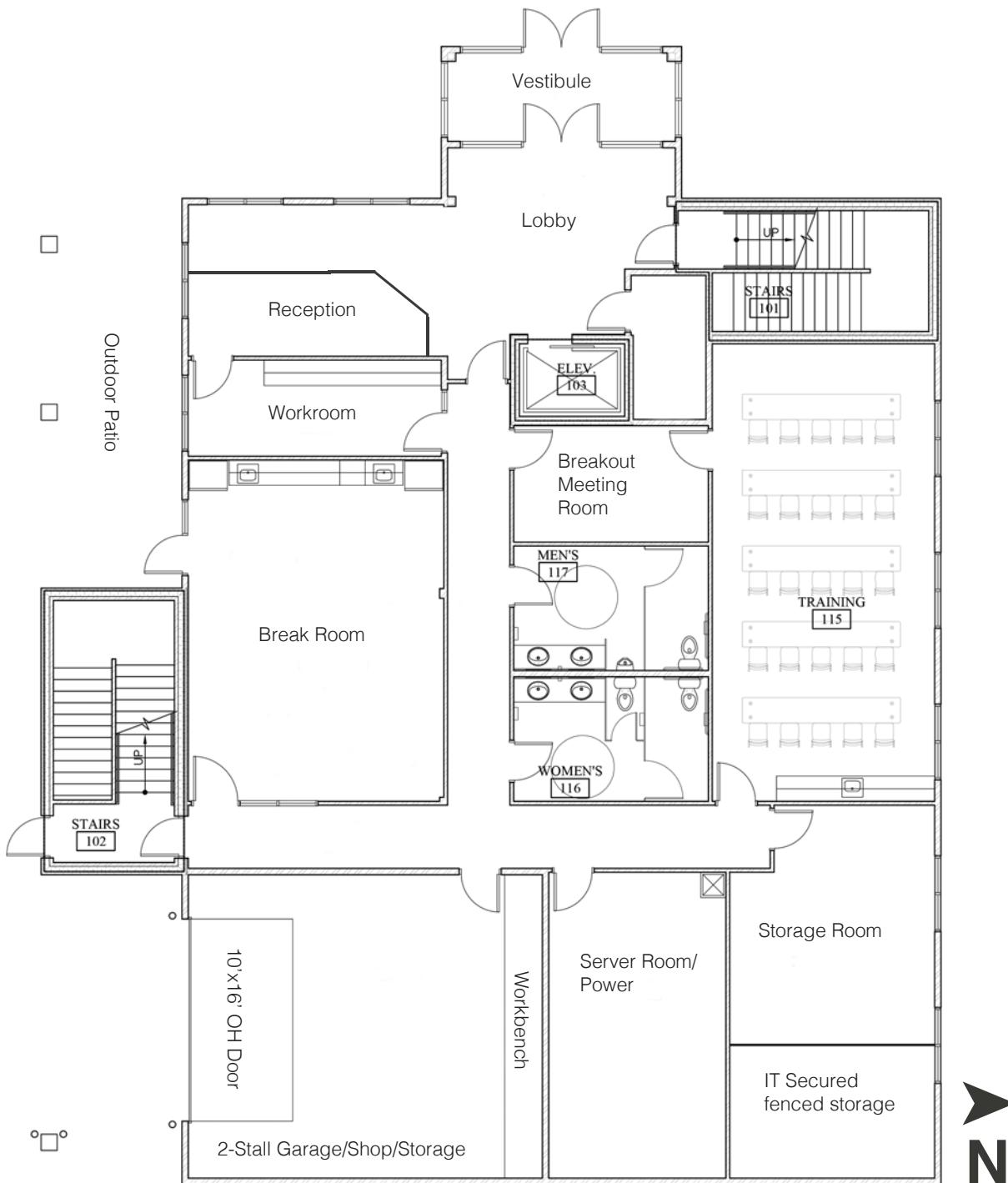
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LEVEL ONE FLOOR PLAN

Concept only; subject to change



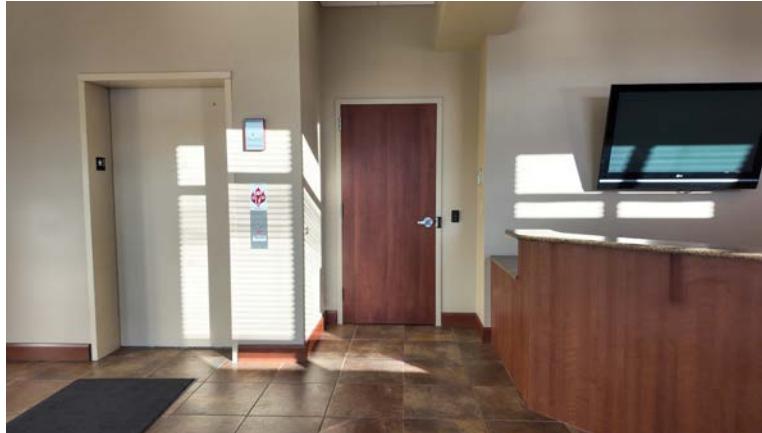
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LEVEL ONE PHOTOS



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

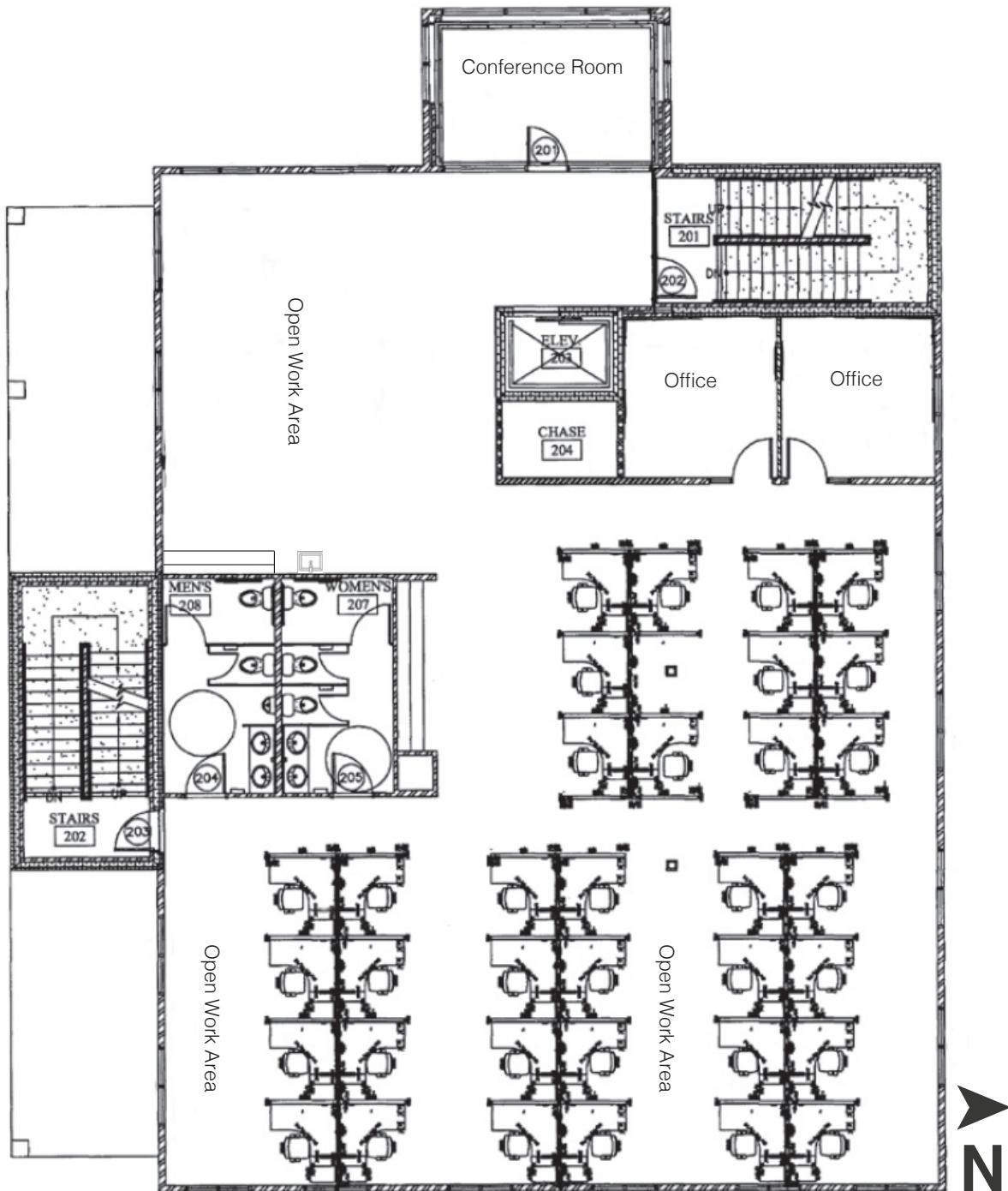
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LEVEL TWO FLOOR PLAN

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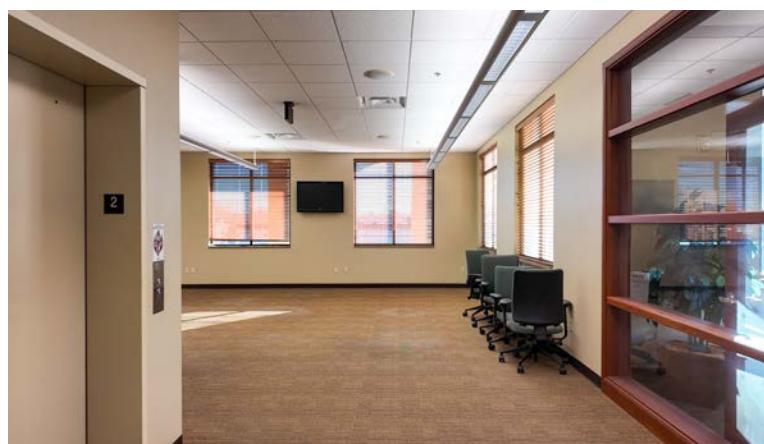
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LEVEL TWO PHOTOS



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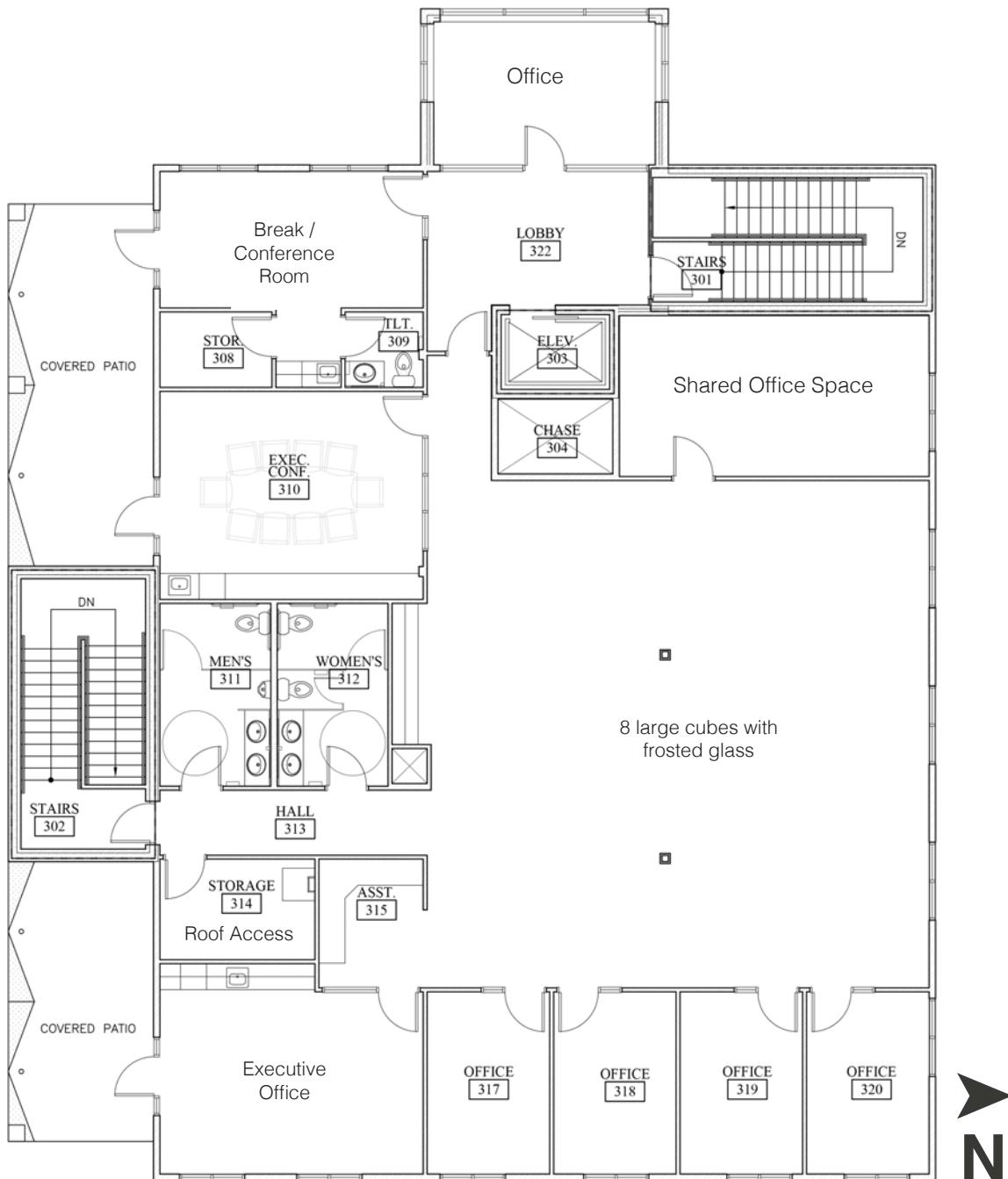
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LEVEL THREE FLOOR PLAN

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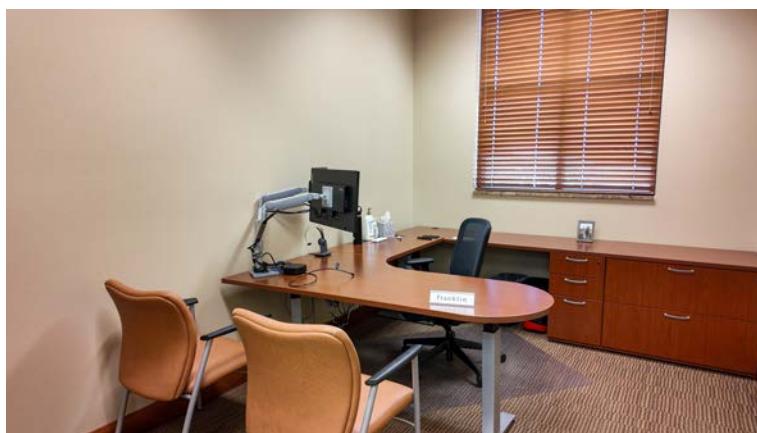
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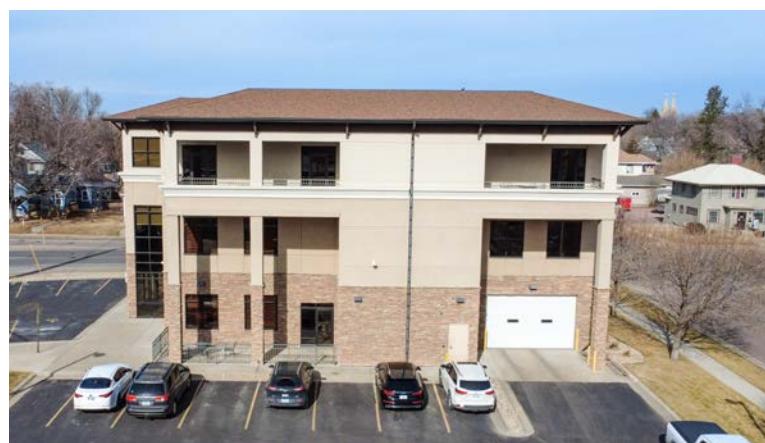
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EXTERIOR PHOTOS



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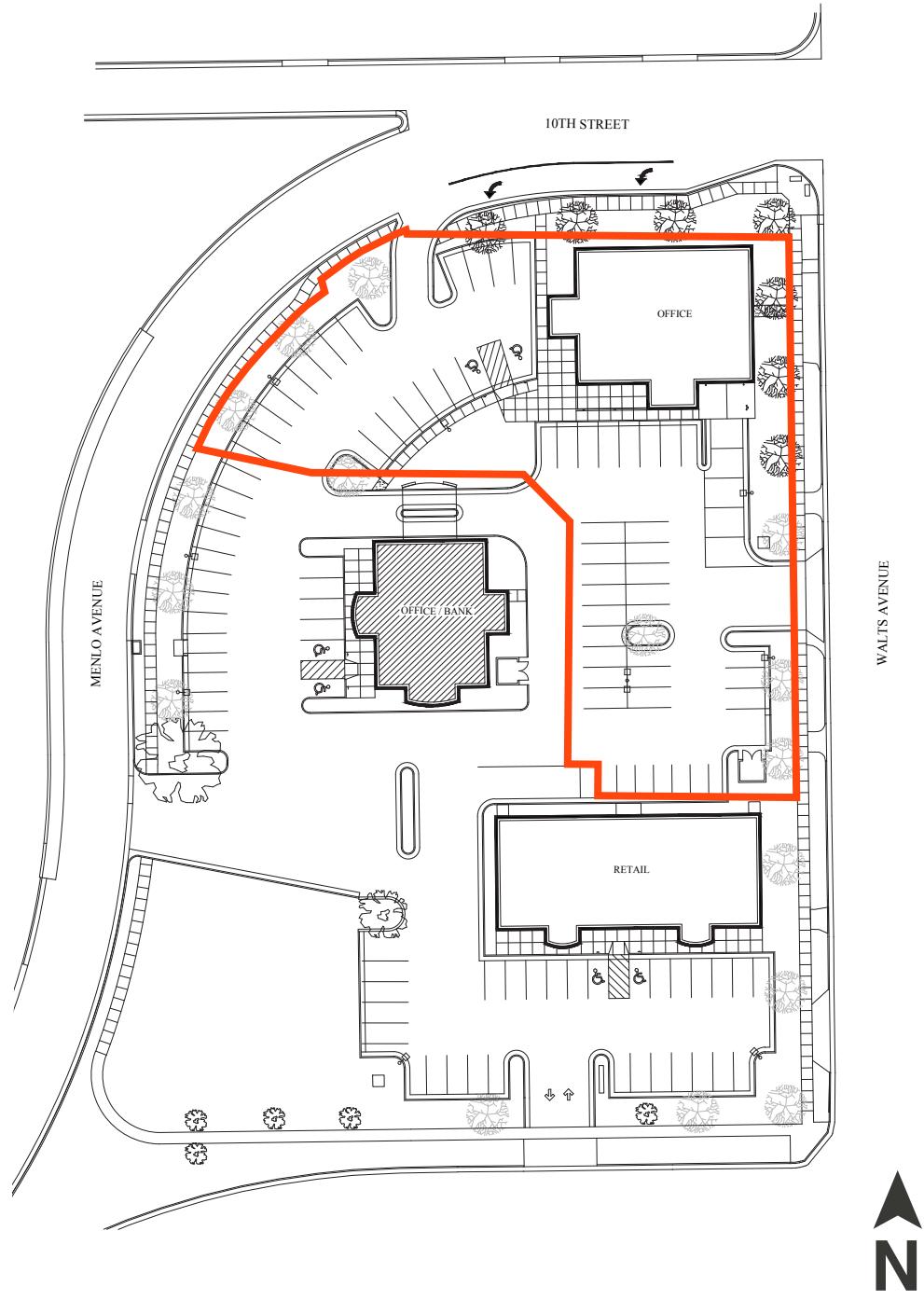
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SITE PLAN

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SITE & EASEMENT ACCESS



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AREA MAP



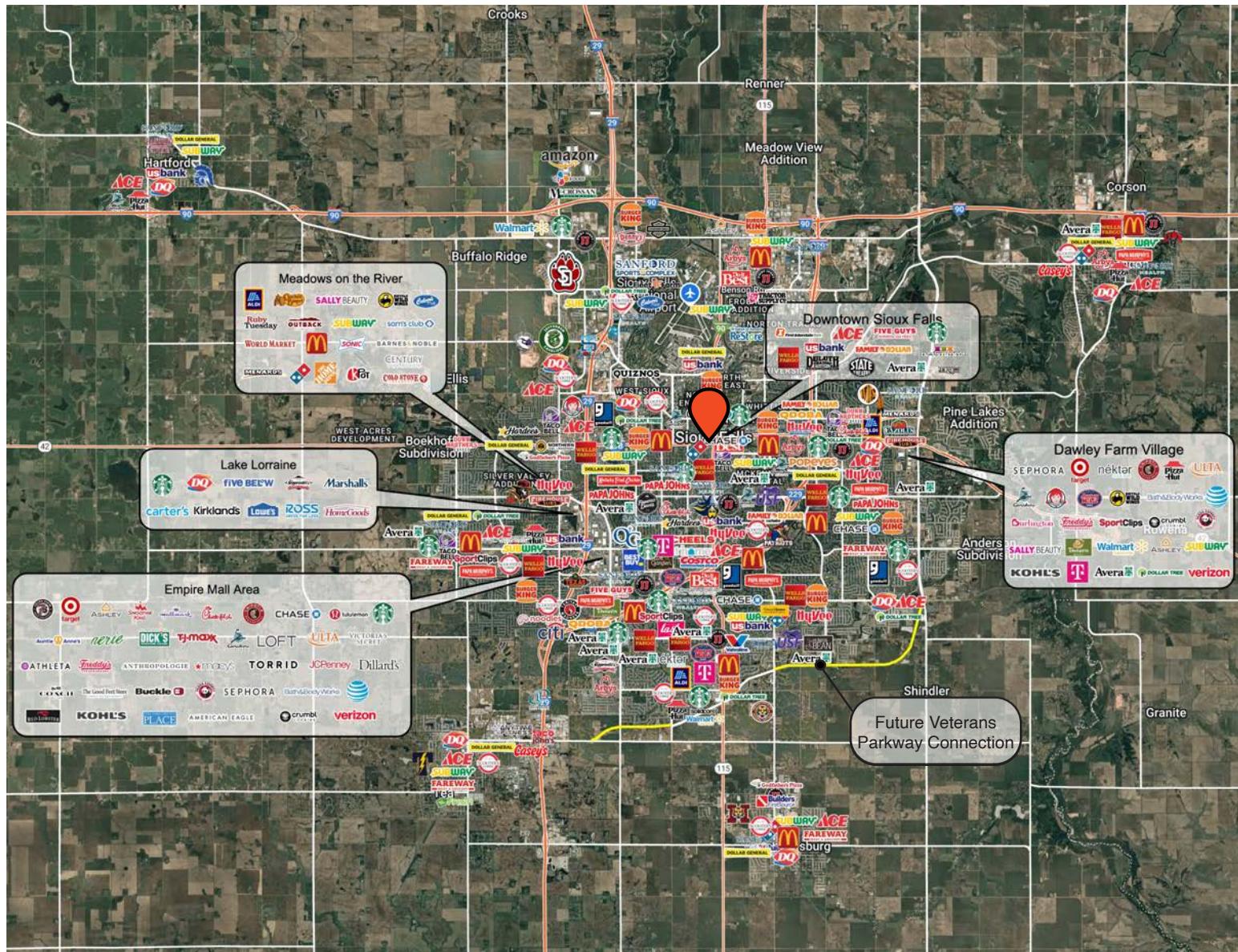
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CITY MAP



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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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