



INTERSTATE CROSSING OFFICE

5020 S BROADBAND LANE | SIOUX FALLS, SD

 **LLOYD**

INVESTMENT OPPORTUNITY

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PLEASE CONTACT LLOYD COMPANIES FOR MORE INFORMATION.

The seller retains all rights and discretion regarding the offer and acceptance process, including the right to accept or reject any offer at their sole discretion. Seller will only be bound by duly executed and enforceable agreements, if any.

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Lloyd Companies is proud to present a fully leased office building available for sale as a stabilized investment opportunity with reliable income in place. The building is comprised of two tenant spaces and is leased to Sioux Falls Vet Center and Rabo AgriFinance. Each suite is thoughtfully designed to support core office functionality, featuring private offices, conference space, open work areas, break rooms, and shared common area restrooms. The building has been well maintained with recent capital improvements, including an interior remodel completed in 2020/2021, a new monument sign, and consistent landscaping. Located within the Interstate Crossing Business Park at the intersection of I-29 and I-229, the property benefits from immediate access to dining, retail, and service amenities, supporting tenant retention and long-term investment stability.

QUICK FACTS

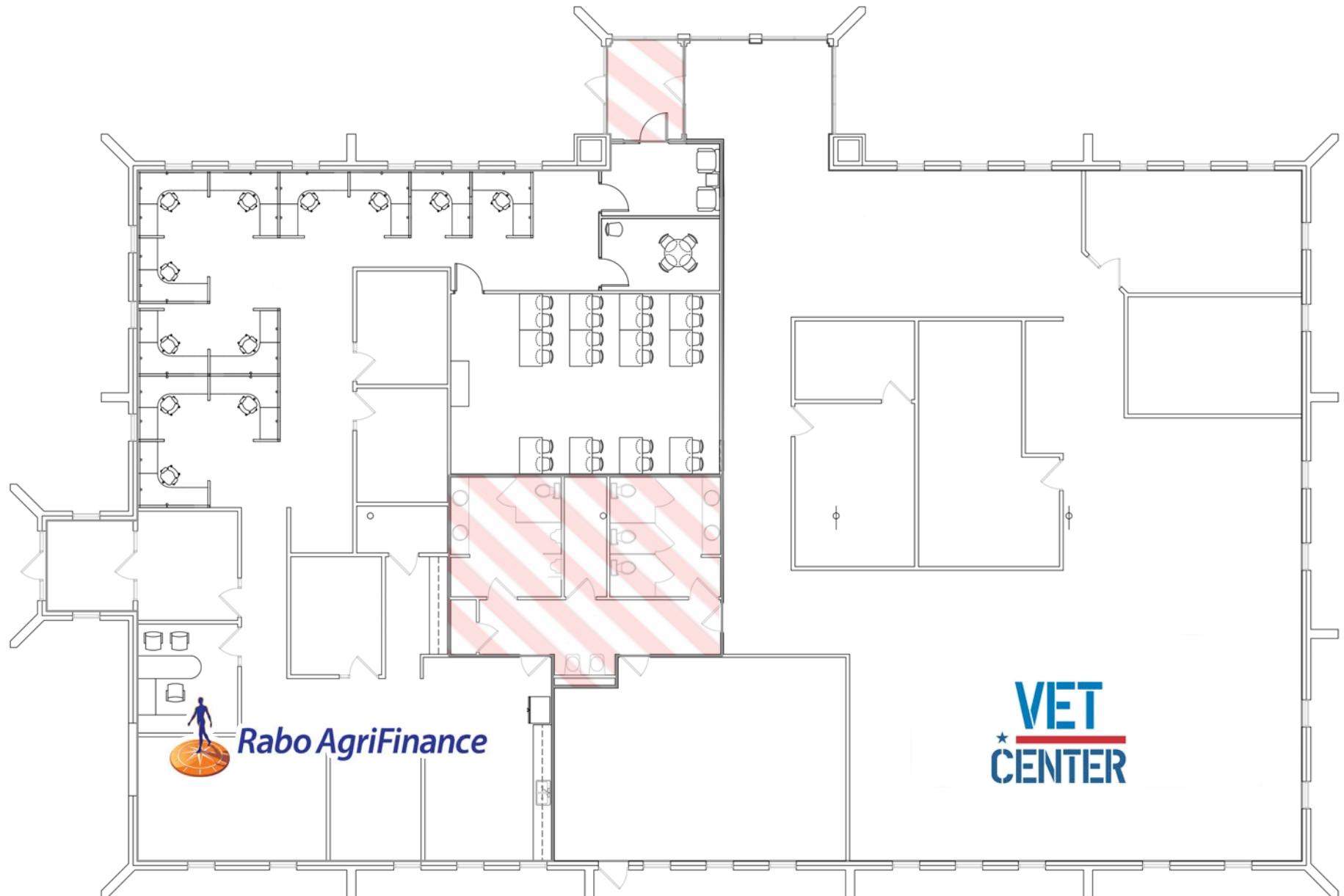
- Address:**
5020 S. Broadband Lane, Sioux Falls, SD 57108
- Pricing:**
\$2,269,000
- Price / SF:**
\$220.44
- Total Building Size (GBA/RSF):**
10,293 SF +/-
- Suite 100 Size:**
5,841 SF +/-
- Suite 200 Size:**
3,874 SF +/-
- Common & Non-Rentable Size:**
578 SF +/-
- Site Size:**
1.78 Acres +/- (77,600 SF+/-)
- Real Estate Taxes:**
\$36,508.02 (2025 Taxes payable in 2026)
- Zoning:**
Office
- Year Built/Remodeled:**
2004/2021

- Occupancy:**
100%
- Parking:**
59 surface parking stalls
- Signage:**
Monument signage; new in 2021
- Investment Highlights:**

Year 1 Proforma NOI		
	Annual - Year 1	Note
Income		
Gross Potential Income	\$201,799	
Suite 200 Est. NNN Reimbursements	\$40,524	See Proforma NNN Info.
Suite 100 Est. RE Tax Diff. Reimbursement	\$3,000	
Expenses		
Maintenance	(\$24,400)	
Utilities	(\$22,930)	
Taxes	(\$35,524)	
Proforma NOI	\$162,469	
Sale Price	\$2,269,000	
Proforma Cap Rate	7.16%	

- County:**
Lincoln

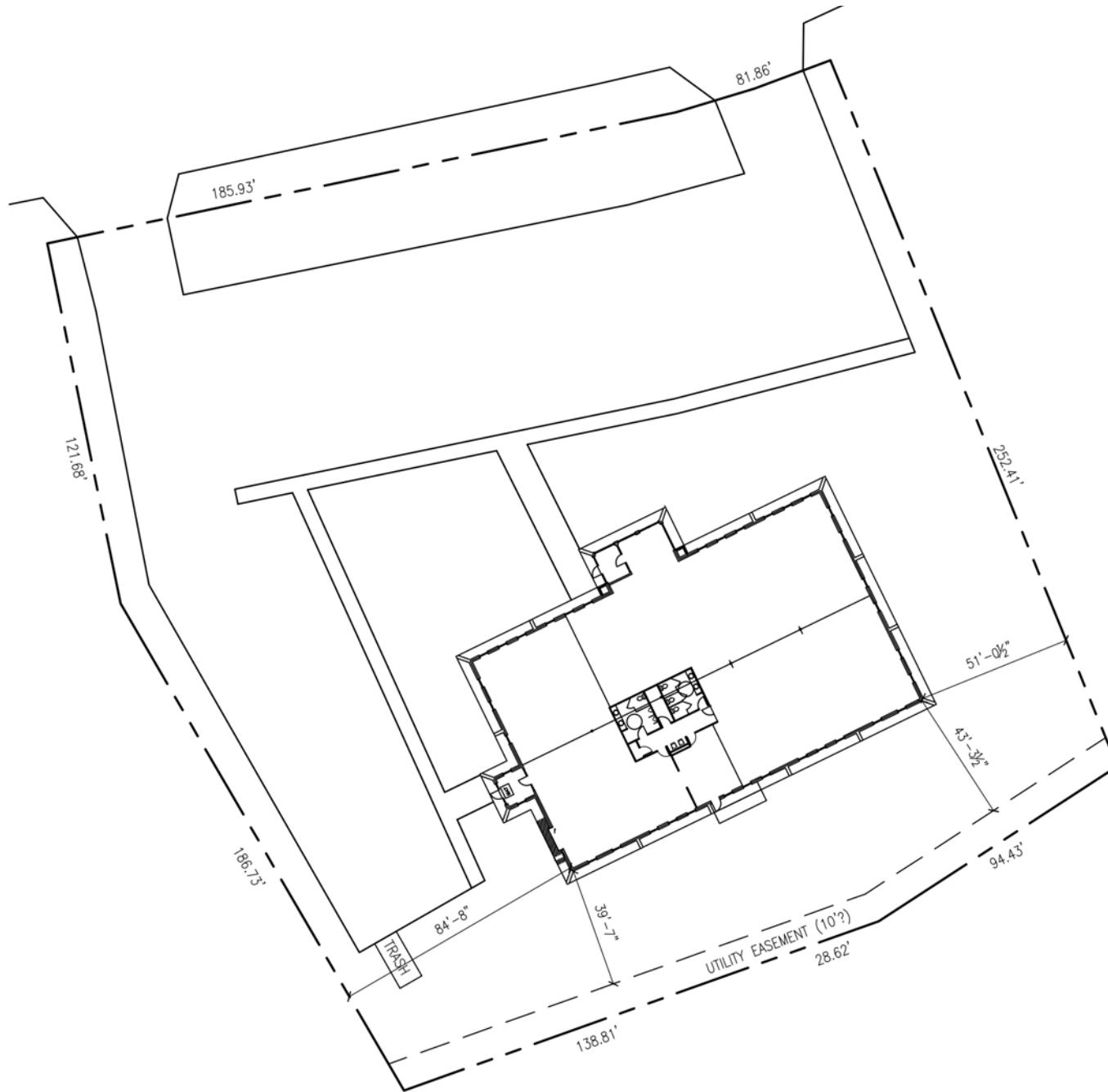
SUMMARY



= common area

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FLOOR PLAN



SITE PLAN

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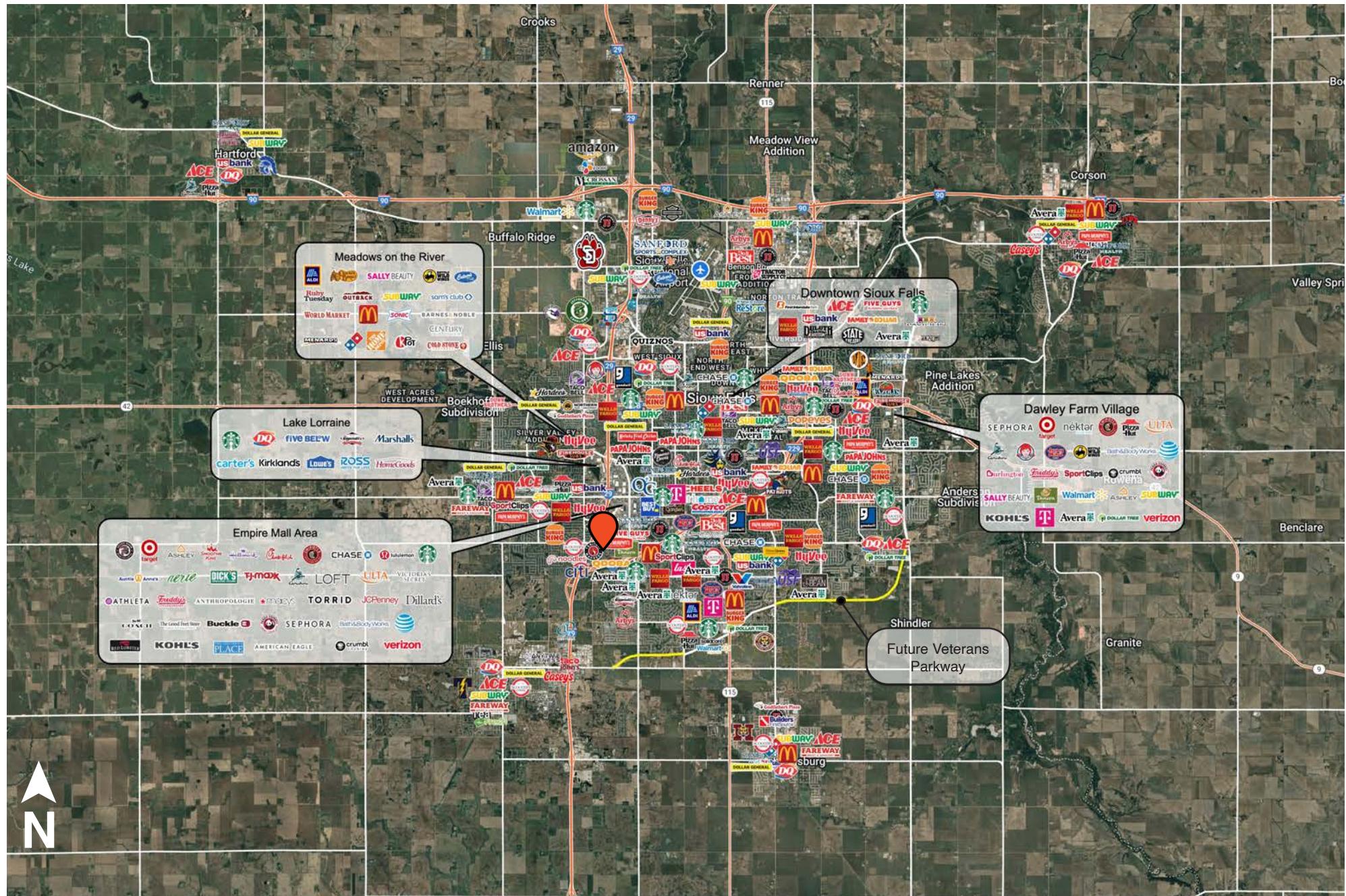
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AERIAL



AREA MAP



CITY MAP

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)

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

*Source: The City of Sioux Falls

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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5020 S. BROADBAND LANE,
SIOUX FALLS, SD 57108



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