



OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



5032 S Bur Oak Place, Suite 131,
Sioux Falls, SD 57108



1,818 SF +/-



\$17.50 / SF NNN
Estimated NNN: \$11.72 / SF

LOCATION

Prime exposure located 0.5 mile off of the 57th Street/Louise Avenue intersection. Convenient location for employees and customers with easy access to I-229 and I-29, and multiple popular shopping centers, restaurants, and grocery stores nearby.

DESCRIPTION

- Floor plan includes a reception and waiting area, 5 private offices, open office space, conference room, work/storage room, & a server room
- Common area restrooms, conference room and break room
- Monument, directory, and building signage available
- Available June 1, 2026
- Accessible parking with 74 parking stalls on site and 1 reserved underground stall
- Co-tenants include Waddell & Reed, Merkle Law Firm, Don Dunham Real Estate, South Dakota CPA Society, and more
- Nearby neighborhood amenities include Elegant Nail Bar, JJ's Wine Spirits & Cigars, Panera Bread, QDOBA, Pancheros, The Tavern Grill, Pomegranate Market, Club Pilates, Starbucks, Swing365, Dairy Queen, etc.

RAQUEL BLOUNT sior 605.728.9092 | raquel@lloydcompanies.com

OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



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.
1,818 SF	\$17.50/SF NNN	\$11.72/SF	\$29.22/SF	\$53,121.96	\$4,426.83

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.27*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.44*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$8.01*
Total	-	\$11.72
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	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
Common Area Utilities	Paid by Tenant through CAM	Same as above	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

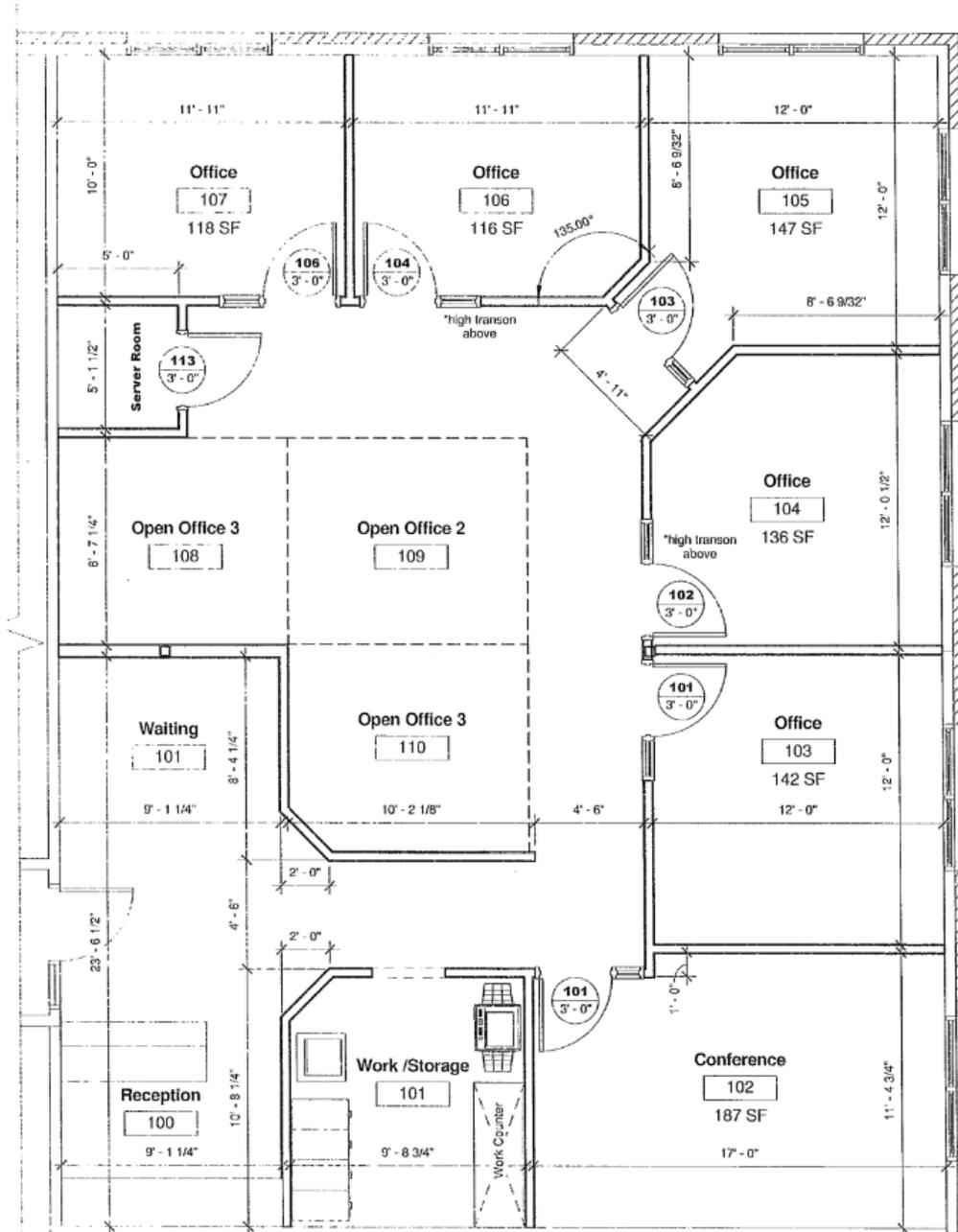
OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



FLOOR PLAN

Concept only; subject to change



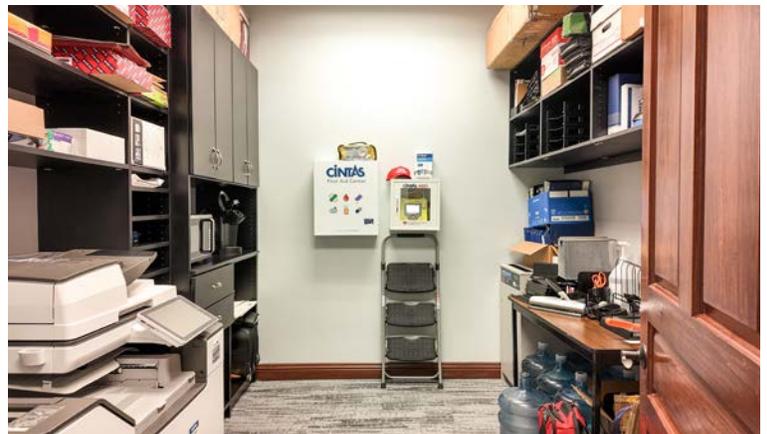
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



INTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



COMMON AREAS



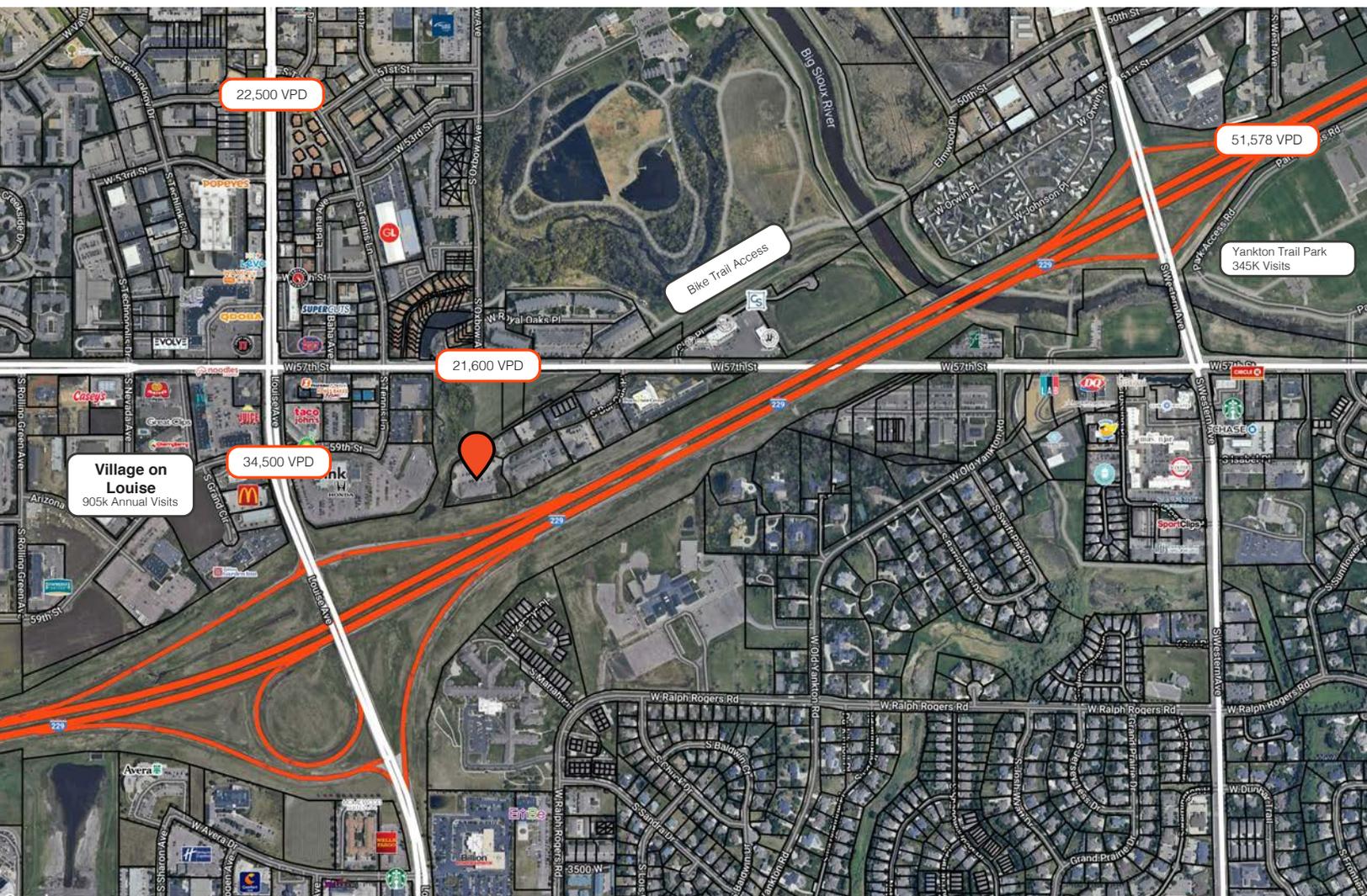
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



SITE MAP



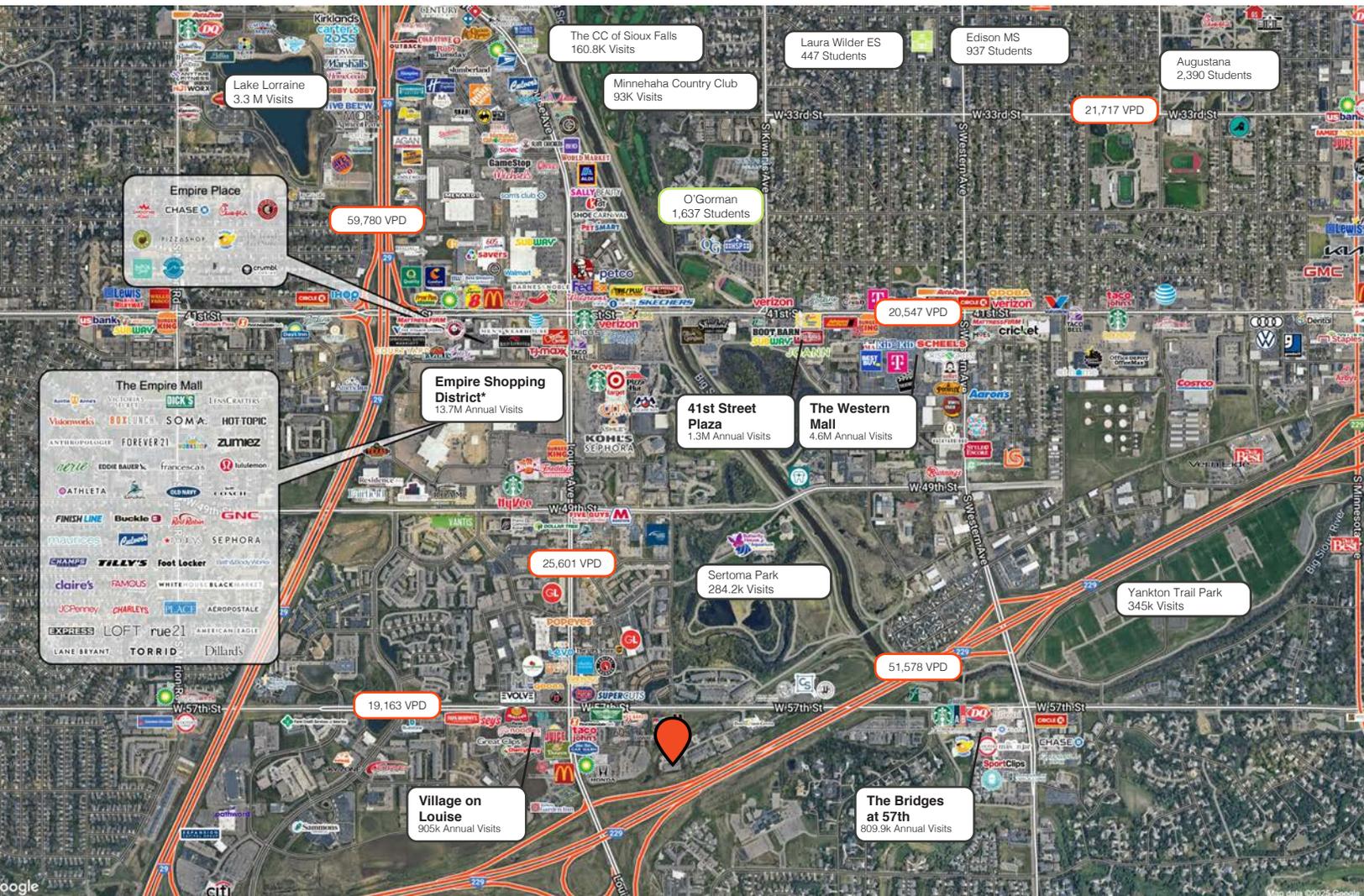
RAQUEL BLOUNT, SIOR | 605.728.9092 | raquel@lloydcompanies.com

OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

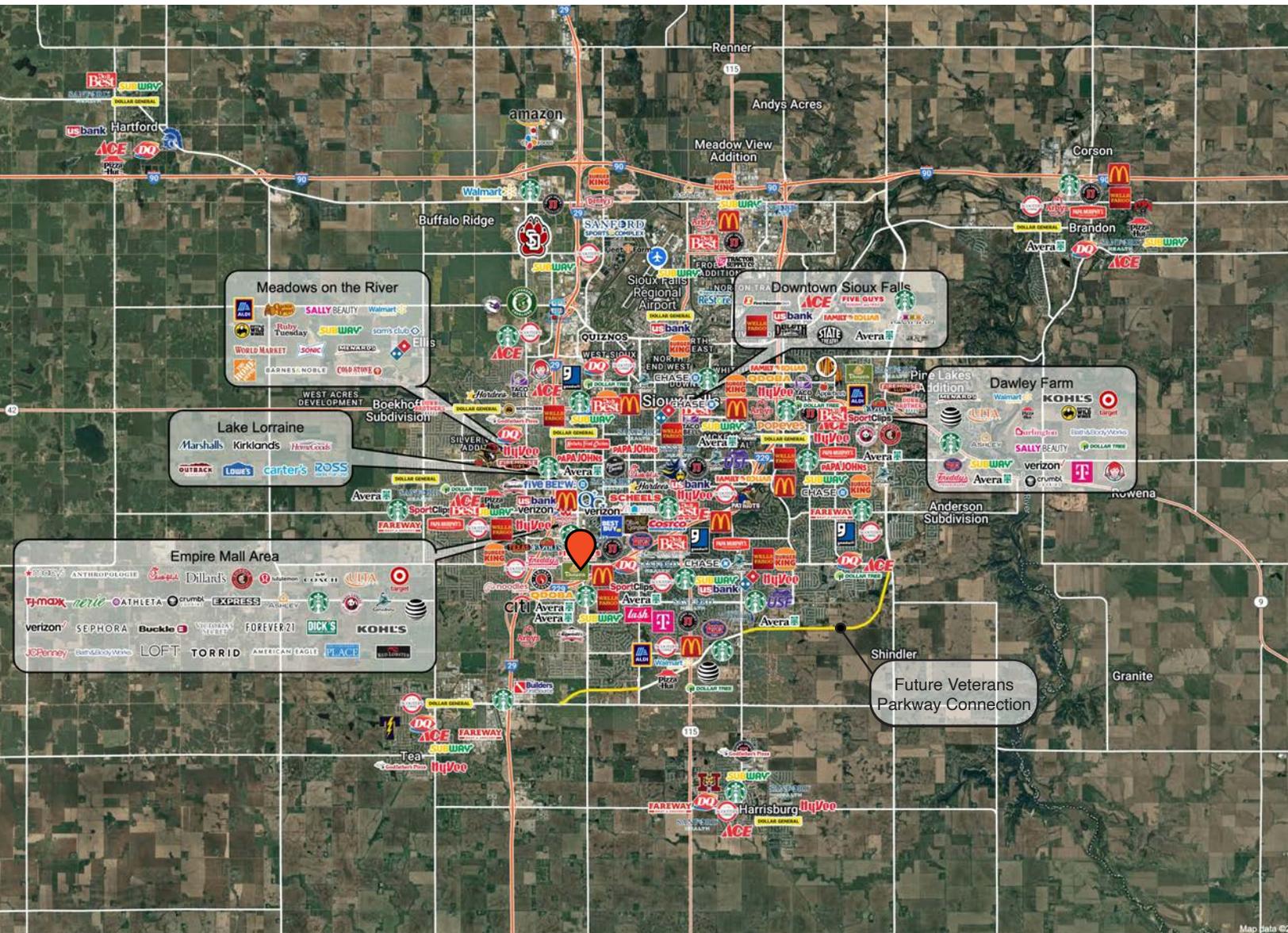
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

OAKBROOK II SUITE 131

OFFICE SPACE FOR LEASE



CITY MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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.

SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	224,676*	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

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600