

MINNESOTA AVENUE OFFICE BUILDING

FOR LEASE



630 S. MINNESOTA AVENUE | SIOUX FALLS, SD

ABOUT



QUICK FACTS

- **Address:**
630 S. Minnesota Avenue, Sioux Falls, SD 57104
- **Lease Rate:**
\$22.00 / SF NNN*
- **Est NNN:**
\$6.00 / SF
- **Building Size (RSF):**
Total: 8,344 SF +/-
Floor 1: 4,172 SF +/-
Floor 2: 4,172 SF +/-
- **Site Size:**
0.62 Acres +/- (27,270 SF +/-)
- **Occupancy:**
Ready for Tenant Buildout by October 2026
- **Parking:**
43 surface stalls
- **Signage:**
Monument, building, and directory
- **Zoning:**
C-2
- **Year Built/Renovated:**
1976 (2002 Addition) / 2026

HIGHLIGHTS

- Future tenants benefit from **fully customizable floor plans** to create a space tailored to fit brand and operational needs
- Building to undergo a full renovation in 2026, delivering a modern Class A asset with new HVAC and Furnace Systems
- Base Lease Rate is intended to provide a turnkey build-out with updated building systems and mid-range finishes; Tenant to provide FF&E
- Ideal for medical, legal, professional office, and service-based users seeking visibility and access
- Located along Minnesota Avenue, a primary north-south corridor carrying ~30,800 VPD
- Prime frontage and convenient access to downtown's core business district, dining, and professional amenities

**Lease rate is intended to support a turnkey build-out with updated building systems and mid-range finishes. Final space plan, finishes, scope of work, and delivery condition are subject to tenant requirements, landlord approval, and final lease negotiations. Above mid-range finish improvements may be accommodated through adjusted lease terms or amortized improvement costs. Contact Broker for additional details and proposed Landlord Work Letter.*

BUILDING COSTS

Concept only; subject to change



Space	Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
First Floor	4,172 SF +/-	\$22.00/SF NNN	\$6.00/SF	\$28.00/SF	\$116,816.00	\$9,734.67
Second Floor	4,172 SF +/-	\$22.00/SF NNN	\$6.00/SF	\$28.00/SF	\$116,816.00	\$9,734.67
Entire Building	8,344 SF +/-	\$22.00/SF NNN	\$6.00/SF	\$28.00/SF	\$233,632.00	\$19,469.33

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$TBD*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$TBD*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$TBD*
Total	-	\$6.00
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

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

UTILITY INFORMATION

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



MAIN LEVEL SUBDIVIDED OPTIONS



Concept only; subject to change



Option	Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
First Floor	2,000 SF +/-	\$22.00/SF NNN	\$6.00/SF	\$28.00/SF	\$56,000.00	\$4,666.67
First Floor	2,172 SF +/-	\$22.00/SF NNN	\$6.00/SF	\$28.00/SF	\$60,816.00	\$5,068.00

Suite sizes, configurations, and layouts are conceptual and may be modified to accommodate tenant requirements. The space is delivered as a vanilla shell, with tenant improvement allowances available for build-out.

WAYNE HUBER

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MAIN LEVEL CONCEPT FLOOR PLAN



Concept only; subject to change



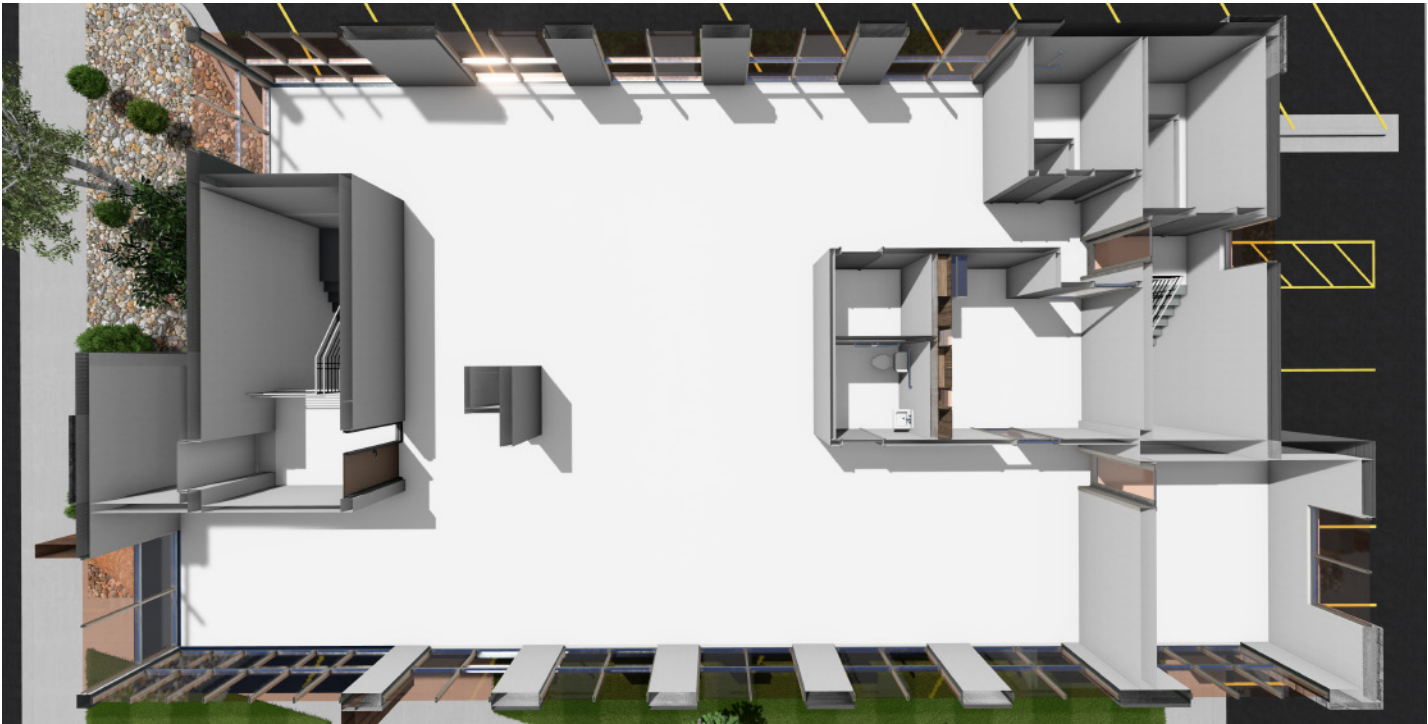
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SECOND LEVEL SUBDIVIDED OPTIONS



Concept only; subject to change



Option	Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Second Floor	2,000 SF +/-	\$22.00/SF NNN	\$6.00/SF	\$28.00/SF	\$56,000.00	\$4,666.67
Second Floor	2,172 SF +/-	\$22.00/SF NNN	\$6.00/SF	\$28.00/SF	\$60,816.00	\$5,068.00

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EXTERIOR RENDERINGS



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PRE-RENOVATION EXTERIOR PHOTOS



Photos reflect the property's current, pre-renovation condition. A full interior and exterior renovation is scheduled to begin in the coming months, delivering a modern Class A building upon completion.



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AERIAL



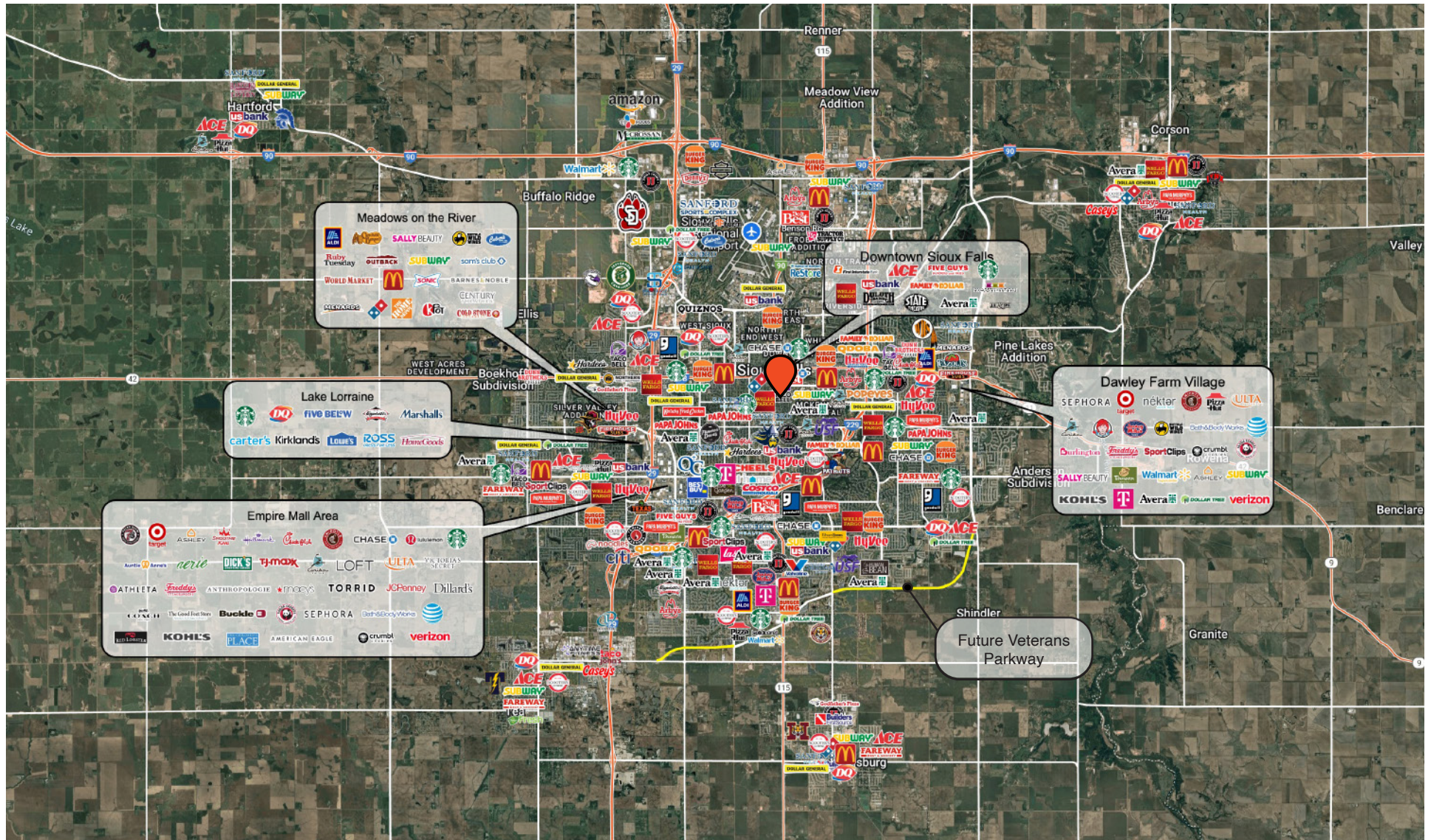
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AREA MAP



SIOUX FALLS MAP



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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

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FOR LEASE



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BROKER ASSOCIATE

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