



PLATINUM CENTER

OFFICE SUITE FOR LEASE



4200 S. Louise Ave,
Sioux Falls, SD 57106



2,895 SF +/-



\$4,000 / Month
Gross + Utilities

LOCATION

Positioned at the lighted intersection of 49th Street & Louise Avenue in central Sioux Falls, offering strong visibility within an established commercial corridor. The property is surrounded by a mix of retail destinations, restaurants, and office/service users, creating a convenient setting for both customers and employees.

DESCRIPTION

- Second level floor plan offers an open area, three large offices, in-suite men's and women's restrooms, and a storage room
- Large windows provide natural lighting throughout the space
- Private entrance to the second level from the west side of the building
- Signage opportunities include pylon and building
- Large surface parking lot
- Contact Broker for availability
- Main level co-tenants include Five Guys and Caribou Coffee
- Traffic counts of 29,400 along Louise Ave, and 16,100 along 49th St
- Surrounded by amenities like the Sanford Wellness Center, Hy-Vee, 7 Brew, Crunch Fitness, The Empire Mall, Target, Barnes and Noble, and more
- Nearby access to I-29 and I-229 supports easy connectivity
- Full access point off of Louise Avenue

Professionally managed by:



Envision More
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605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

Size	Base Rent	Yearly Total Est.
2,895 SF +/-	\$4,000 / Month Gross + Utilities	\$48,000 Gross + Utilities

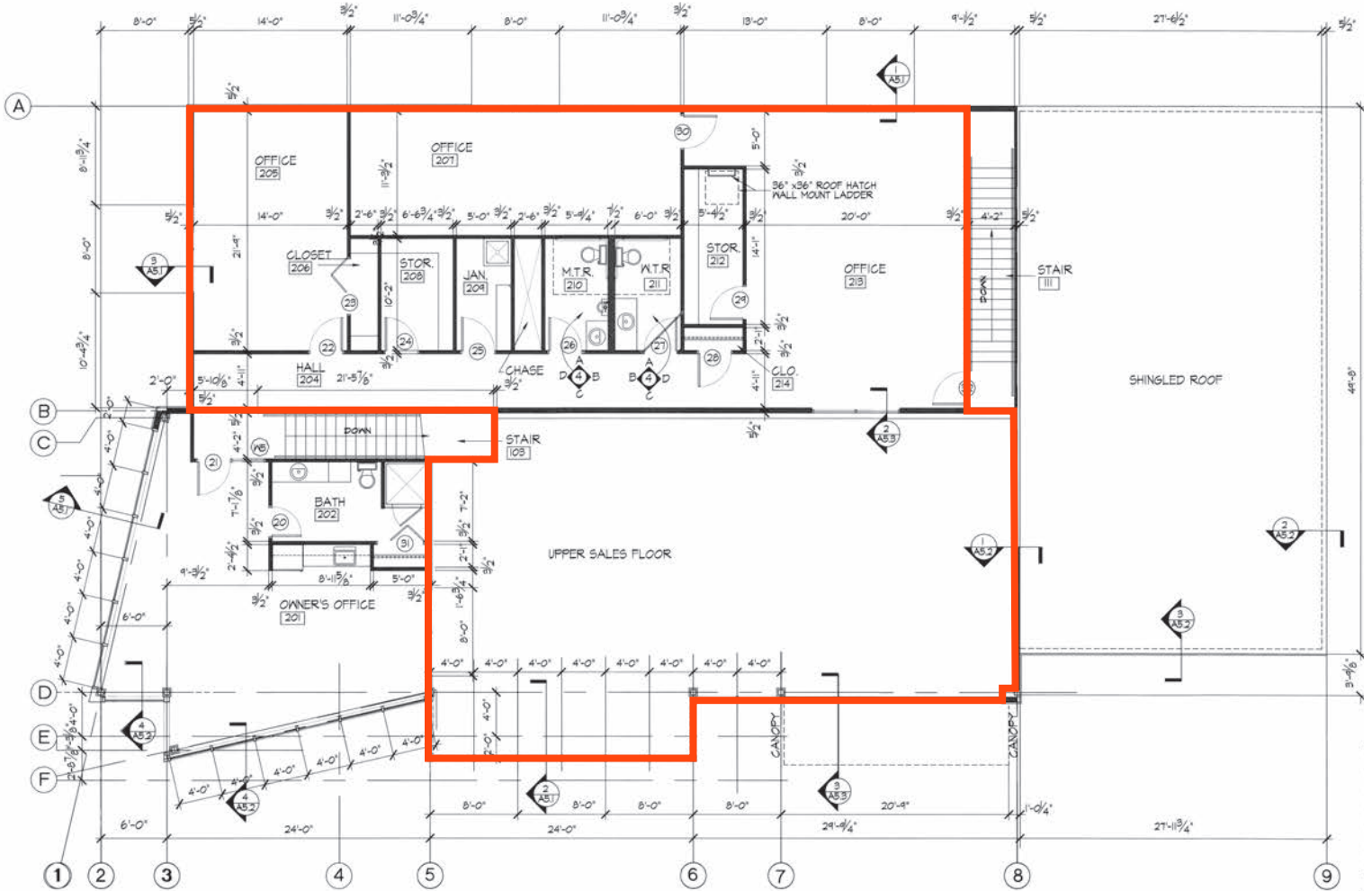
UTILITY INFORMATION

Utility	Paid By	Provider	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	Yes
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	Yes
Trash	Paid by Tenant directly to Provider	Novak	Yes
Phone/Cable/ Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	N/A

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FLOOR PLAN

Concept only; subject to change



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AERIAL



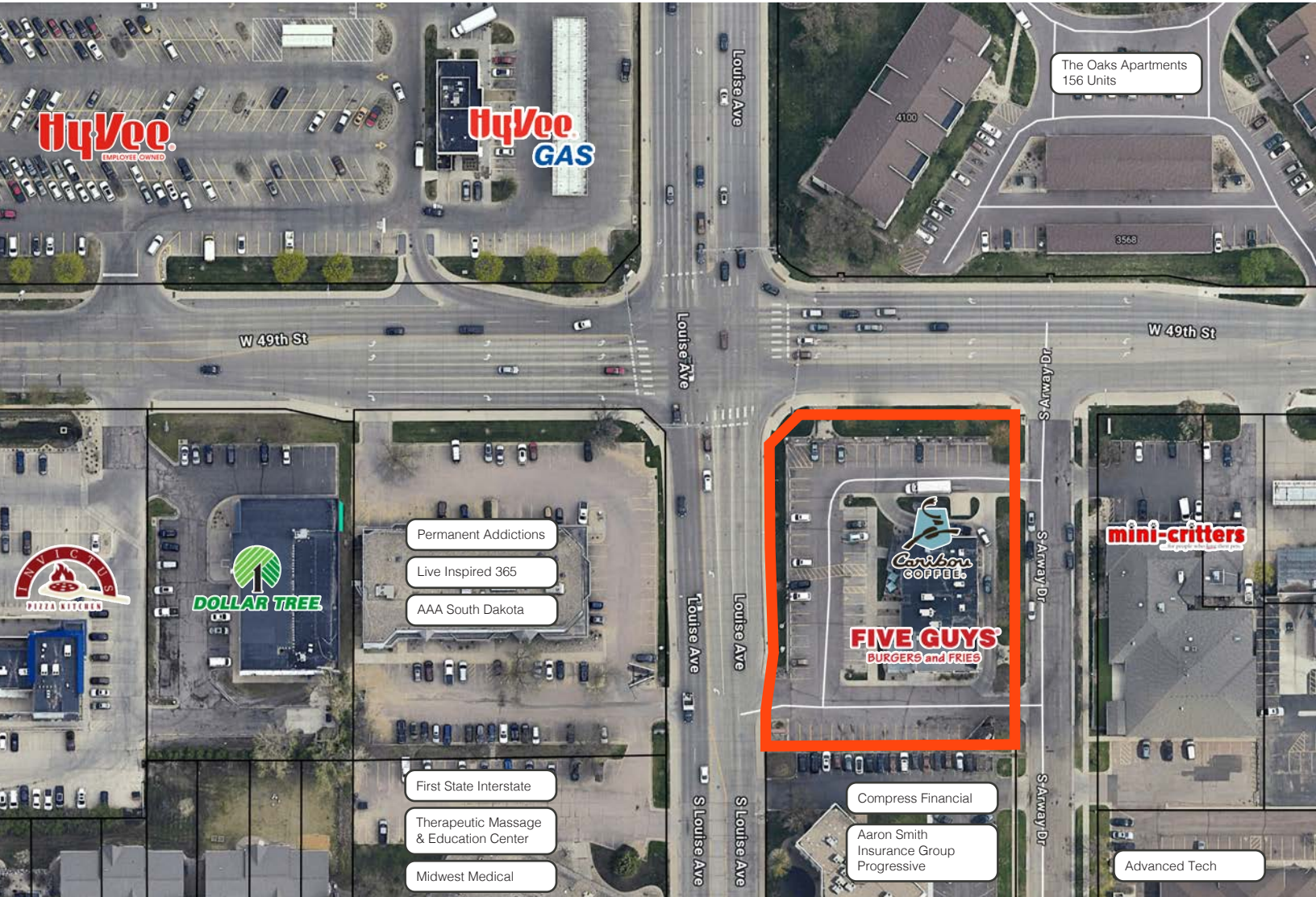
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SITE MAP



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AREA MAP



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

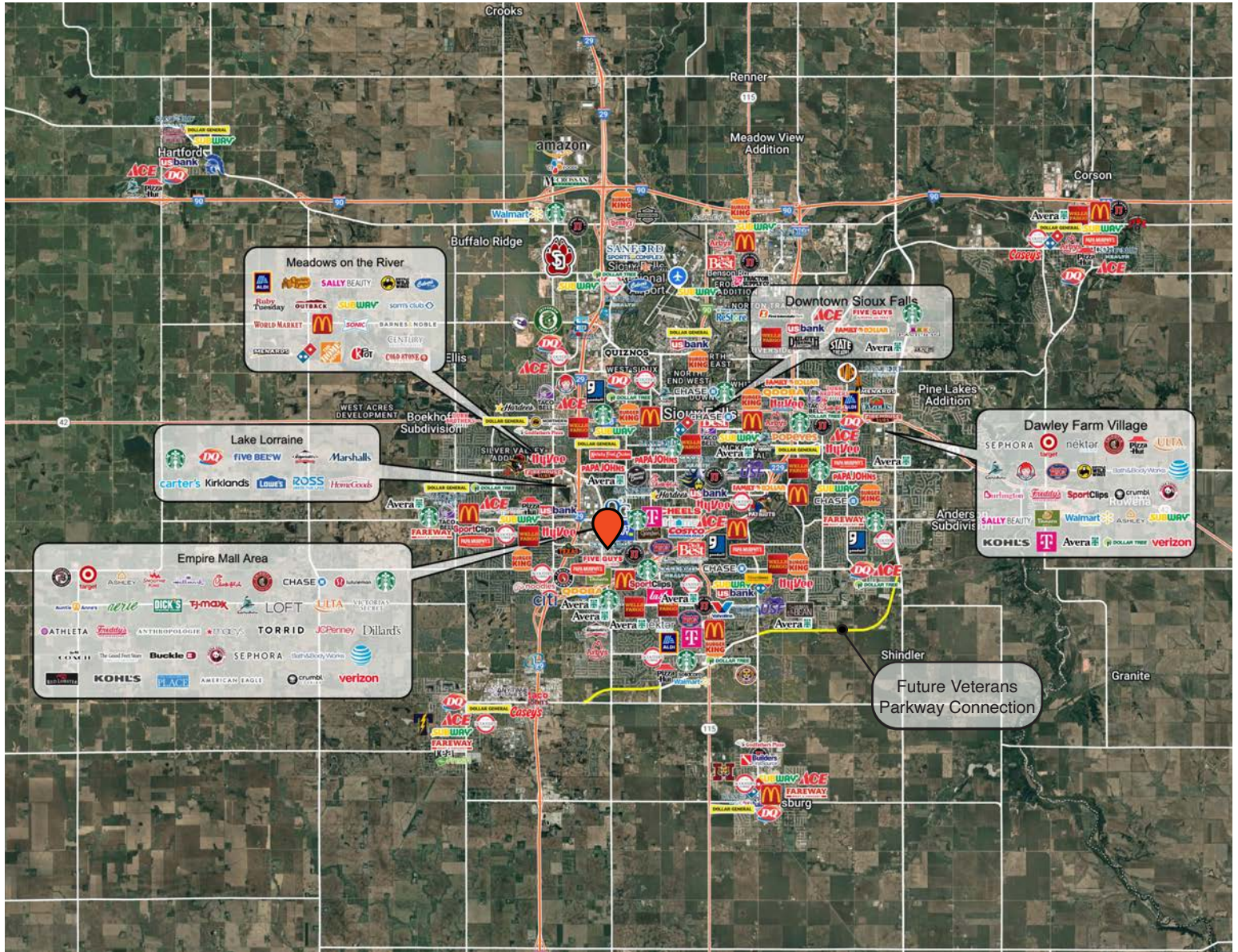
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	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



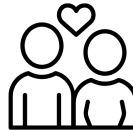
#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#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



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,248	73,596	134,588
2020 Total Population	7,751	84,247	160,472
2020 Group Quarters	144	1,791	4,616
2025 Total Population	8,419	90,102	175,993
2025 Group Quarters	141	1,795	4,630
2030 Total Population	8,902	97,449	191,630
2024-2029 Annual Rate	1.12%	1.58%	1.72%
2025 Total Daytime Population	20,536	100,648	193,340
Workers	16,651	61,177	116,380
Residents	3,885	39,471	76,960
Household Summary			
2010 Households	4,086	30,125	54,454
2010 Average Household Size	1.75	2.35	2.37
2020 Total Households	4,426	34,736	65,774
2020 Average Household Size	1.72	2.37	2.37
2025 Households	4,719	37,142	72,511
2025 Average Household Size	1.75	2.38	2.36
2030 Households	5,013	40,104	79,187
2030 Average Household Size	1.75	2.39	2.36
2024-2029 Annual Rate	1.22%	1.55%	1.78%
2010 Families	1,449	17,927	32,687
2010 Average Family Size	2.55	2.97	2.99
2025 Families	1,642	21,407	41,542
2025 Average Family Size	2.80	3.09	3.09
2030 Families	1,722	22,986	44,949
2030 Average Family Size	2.81	3.11	3.11
2024-2029 Annual Rate	0.96%	1.43%	1.59%
2025 Housing Units	5,130	39,387	77,369
Owner Occupied Housing Units	17.9%	56.2%	54.9%
Renter Occupied Housing Units	74.1%	38.1%	38.8%
Vacant Housing Units	8.0%	5.7%	6.3%
2025 Population 25+ by Educational Attainment			
Total	6,271	60,191	118,124
Less than 9th Grade	2.8%	1.4%	1.7%
9th - 12th Grade, No Diploma	4.1%	2.6%	3.2%
High School Graduate	26.0%	18.5%	18.8%
GED/Alternative Credential	3.8%	2.5%	3.5%
Some College, No Degree	17.8%	19.2%	18.7%
Associate Degree	13.4%	12.9%	12.7%
Bachelor's Degree	22.4%	28.4%	27.8%
Graduate/Professional Degree	9.6%	14.5%	13.6%
Median Household Income			
2025	\$49,077	\$79,992	\$77,768
2030	\$53,777	\$92,108	\$89,363
Median Age			
2010	34.1	33.2	33.8
2020	39.0	35.6	35.7
2025	38.6	36.7	36.7
2030	39.8	37.9	37.8
2025 Population by Sex			
Males	4,034	44,462	88,146
Females	4,385	45,640	87,847
2030 Population by Sex			
Males	4,260	47,875	95,412
Females	4,642	49,574	96,218
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	1,198	4,308	7,932
Total Employees:	17,224	57,489	109,739