



OAKBROOK I SUITE 211

OFFICE SPACE FOR LEASE



5024 S Bur Oak Place, Suite 211,
Sioux Falls, SD 57108



1,534 SF +/-



\$17.00 / SF NNN
Estimated NNN: \$9.78 / SF

LOCATION

Located 0.5 mile off of the 57th Street/Louise Avenue intersection, Oakbrook I offers a convenient location for employees and customers with easy access to I-229 (~1 mile) and I-29. Oakbrook I is near multiple popular shopping centers, restaurants, and grocery stores.

DESCRIPTION

- Floor plan offers large open area, three private offices, conference room, and a break room
- Common area amenities include conference room and break room
- Availability is negotiable
- Pylon/Monument, lobby directory, and door signage available
- Large parking lot with 103 shared stalls on site; one underground parking stall included in the lease
- Access from West 57th Street, which carries 21,600 VPD
- Co-tenants include Prime Capital Investment Advisors, EPS Wealth Management, IRA Financial Trust Company, NSN Revenue Resources, and many more
- Nearby neighborhood amenities include Elegant Nail Bar, JJ's Wine Spirits & Cigars, Panera Bread, QDOBA, Pancheros, Pomegranate Market, and more

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,534 SF	\$17.00/SF NNN	\$9.78/SF	\$26.78/SF	\$41,080.52	\$3,423.38

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.37*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.42*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.99*
Total	-	\$9.78
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	Yes
Gas	Paid by LL, Reimbursed by Tenant	MidAmerican	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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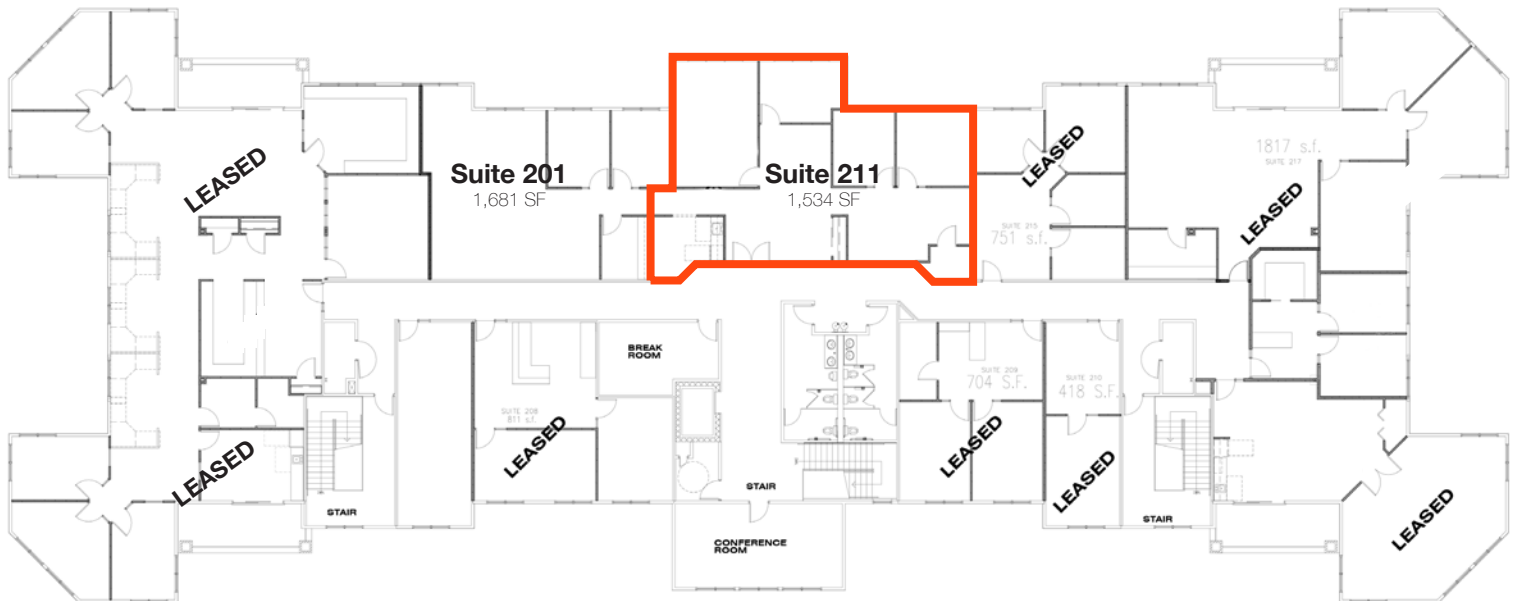
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SITE PLAN

Concept only; subject to change



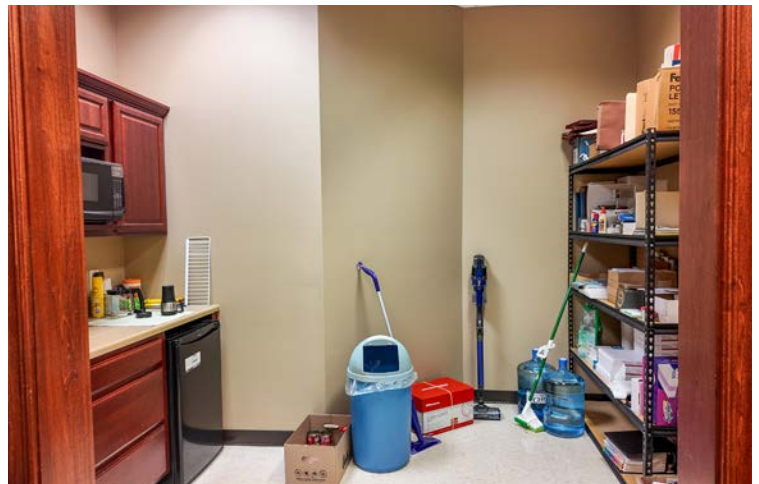
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INTERIOR PHOTOS



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COMMON AREA PHOTOS



2ND FLOOR LOBBY



2ND FLOOR CONFERENCE



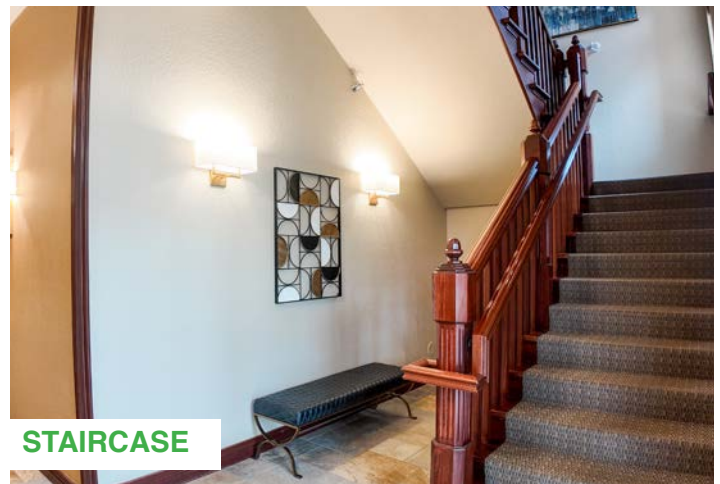
2ND FLOOR RESTROOMS



2ND FLOOR BREAK ROOM



1ST FLOOR LOBBY



STAIRCASE

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EXTERIOR PHOTOS



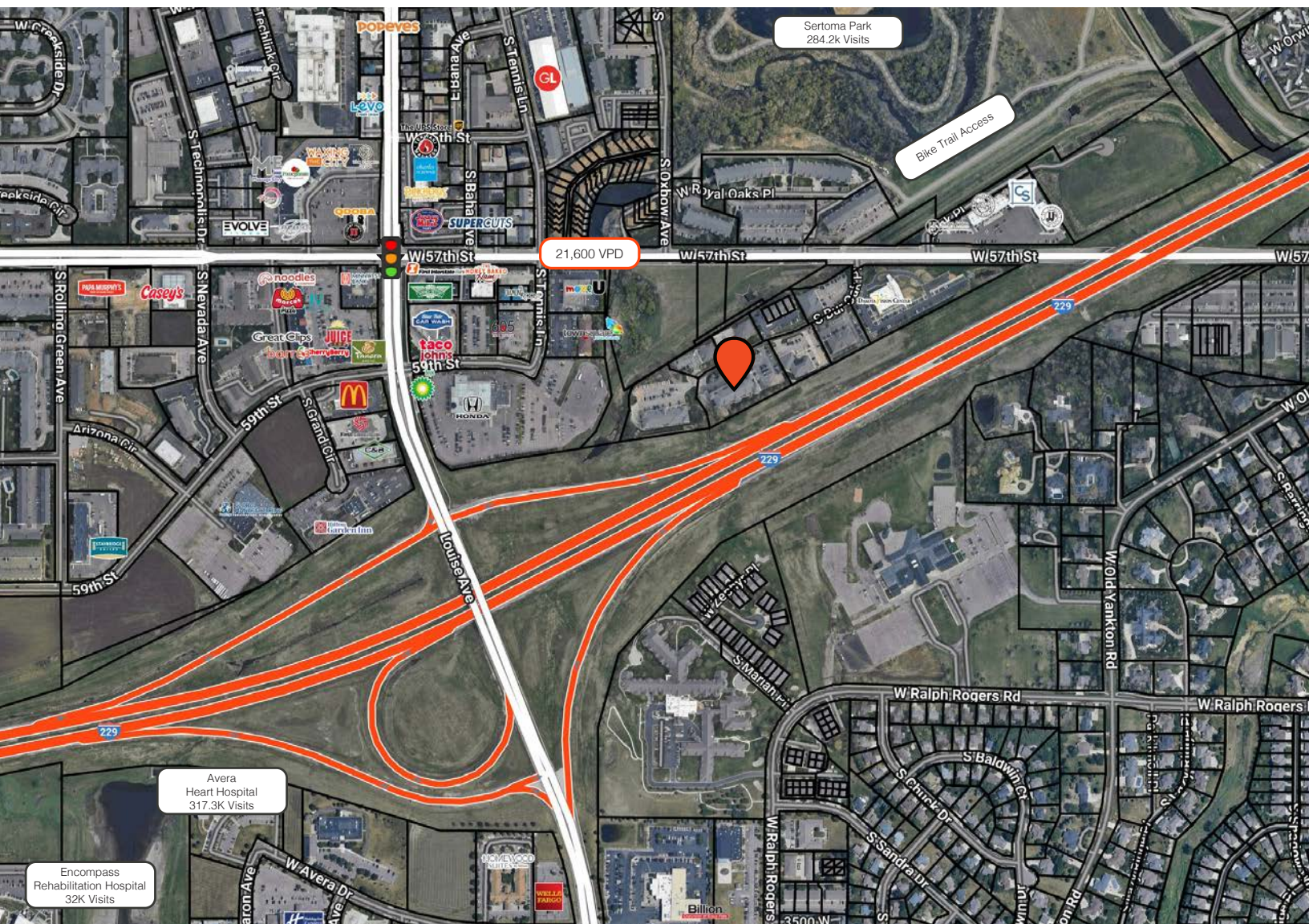
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SITE MAP



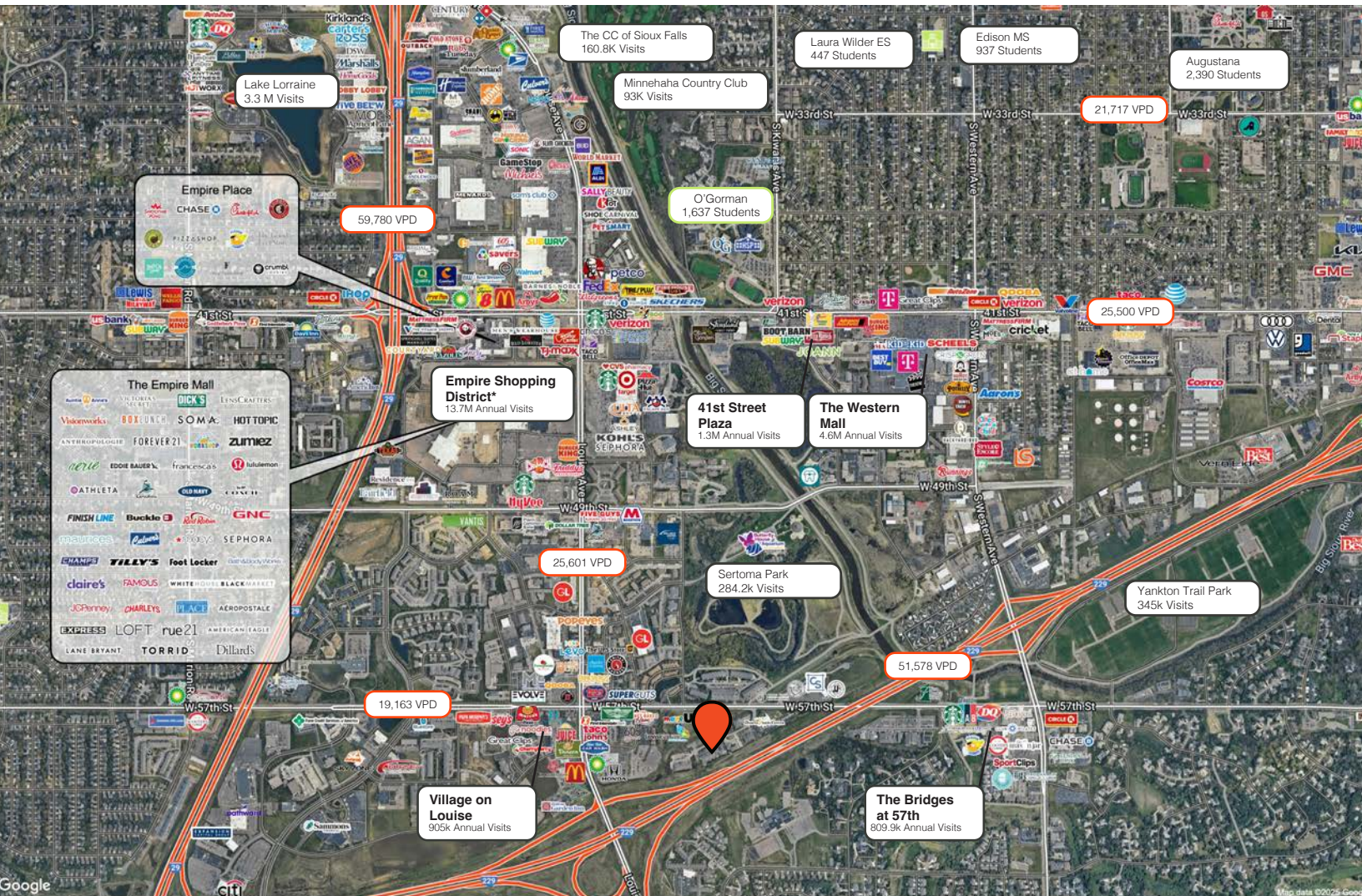
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AREA MAP



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

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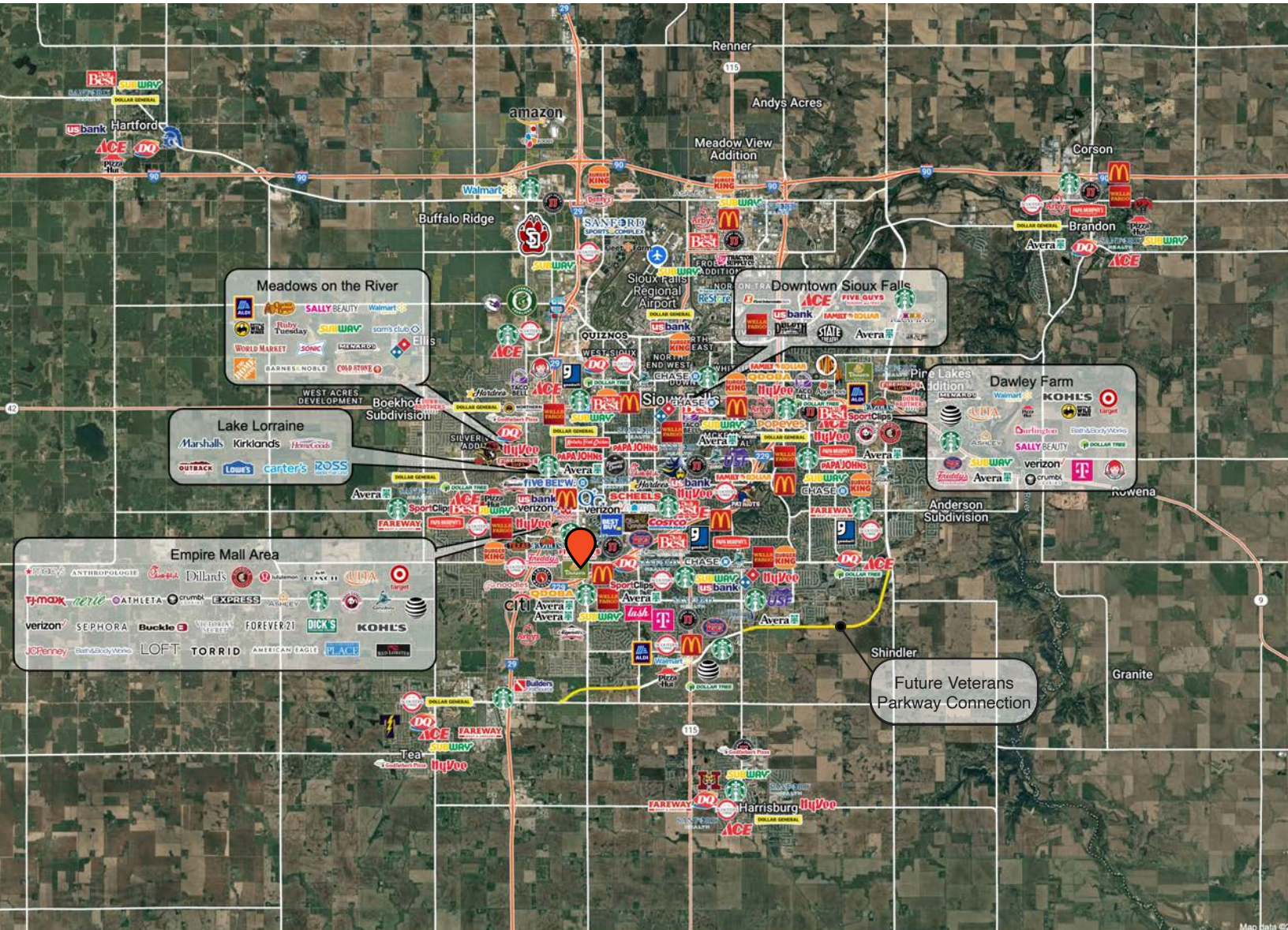
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,354	63,616	133,408
2020 Total Population	7,887	74,713	161,267
2020 Group Quarters	103	1,653	3,204
2025 Total Population	8,669	80,369	176,754
2025 Group Quarters	103	1,657	3,161
2030 Total Population	9,440	87,741	192,875
2024-2029 Annual Rate	1.72%	1.77%	1.76%
2025 Total Daytime Population	18,654	94,363	190,287
Workers	14,529	58,080	112,360
Residents	4,125	36,283	77,927
Household Summary			
2010 Households	3,389	26,311	54,499
2010 Average Household Size	1.87	2.32	2.37
2020 Total Households	4,175	31,282	66,788
2020 Average Household Size	1.86	2.34	2.37
2025 Households	4,403	33,546	73,519
2025 Average Household Size	1.95	2.35	2.36
2030 Households	4,772	36,525	80,401
2030 Average Household Size	1.96	2.36	2.36
2024-2029 Annual Rate	1.62%	1.72%	1.81%
2010 Families	1,336	15,739	32,883
2010 Average Family Size	2.69	2.93	2.99
2025 Families	1,731	19,264	42,361
2025 Average Family Size	2.99	3.07	3.09
2030 Families	1,865	20,848	45,913
2030 Average Family Size	3.02	3.09	3.10
2024-2029 Annual Rate	1.50%	1.59%	1.62%
2025 Housing Units	4,777	35,518	78,419
Owner Occupied Housing Units	23.4%	55.1%	55.0%
Renter Occupied Housing Units	68.7%	39.3%	38.8%
Vacant Housing Units	7.8%	5.6%	6.2%
2025 Population 25+ by Educational Attainment			
Total	6,351	53,921	118,174
Less than 9th Grade	1.4%	1.4%	1.6%
9th - 12th Grade, No Diploma	3.2%	2.5%	3.0%
High School Graduate	22.8%	17.7%	18.5%
GED/Alternative Credential	2.3%	2.4%	3.2%
Some College, No Degree	15.6%	19.1%	18.7%
Associate Degree	10.0%	12.4%	12.9%
Bachelor's Degree	30.3%	28.9%	28.3%
Graduate/Professional Degree	14.4%	15.6%	13.9%
Median Household Income			
2025	\$56,959	\$80,116	\$78,156
2030	\$62,163	\$92,087	\$90,055
Median Age			
2010	33.6	33.5	33.7
2020	37.6	35.9	35.6
2025	37.6	36.9	36.6
2030	39.1	38.1	37.7
2025 Population by Sex			
Males	4,179	39,416	87,712
Females	4,490	40,953	89,042
2030 Population by Sex			
Males	4,541	42,869	95,224
Females	4,899	44,873	97,651
Data for all businesses in area			
Total Businesses:	1,076	4,076	7,920
Total Employees:	15,158	55,538	109,857