69TH & WESTERN

OFFICE SUITE FOR LEASE

LLOYD

6225 S. Pinnacle Pl., Suite 202,
Sioux Falls, SD 57108

1,540 SF +/-

$21.00 / SF NNN
Est. NNN: $9.87 / SF

LOCATION

Positioned near the intersection of 69th Street and Western Avenue in south Sioux Falls, this professional office suite is situated within an established corridor of office, retail, and service businesses. The location offers convenient access to I-229, surrounding residential neighborhoods, and nearby commercial destinations, including The Bridges at 57th.

DESCRIPTION

- Class A, second-level floor plan offers a reception area, 4 offices, 1 executive office with a balcony, open work space, and a storage closet
- Large exterior windows provide natural light throughout the suite
- Elevator access
- Common area restrooms, first-level training room, and outdoor patio area overlooking a pond
- Available February 1, 2027
- Ample on-site surface parking for employees and visitors
- Co-tenants include UBS and Trane
- Traffic counts of 19,100 VPD along 57th St. and 15,500 VPD along Western Ave.
- Neighboring amenities include Radiance Day Spa, Daily Clean Food and Drink, 22Ten, Form Fitness, Breadico, McNally's Irish Pub, Avera Urgent Care, multiple banks and gas stations
- Supportive area demographics with a MHHI of $150,594 and a median home value of $544,668 within a 1-mile radius

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Professionally managed by: CRESTEN

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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.
1,540 SF +/-	$21.00/SF NNN	$9.87/SF	$30.87/SF	$47,539.80	$3,961.65

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	$3.20*
Property Insurance	Paid by LL, Reimbursed by Tenant	$0.73*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	$5.94*
Total	-	**$9.87**
CAM includes the following utilities: 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 Tenant directly to Provider	Xcel Energy	No	Yes
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

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FLOOR PLAN

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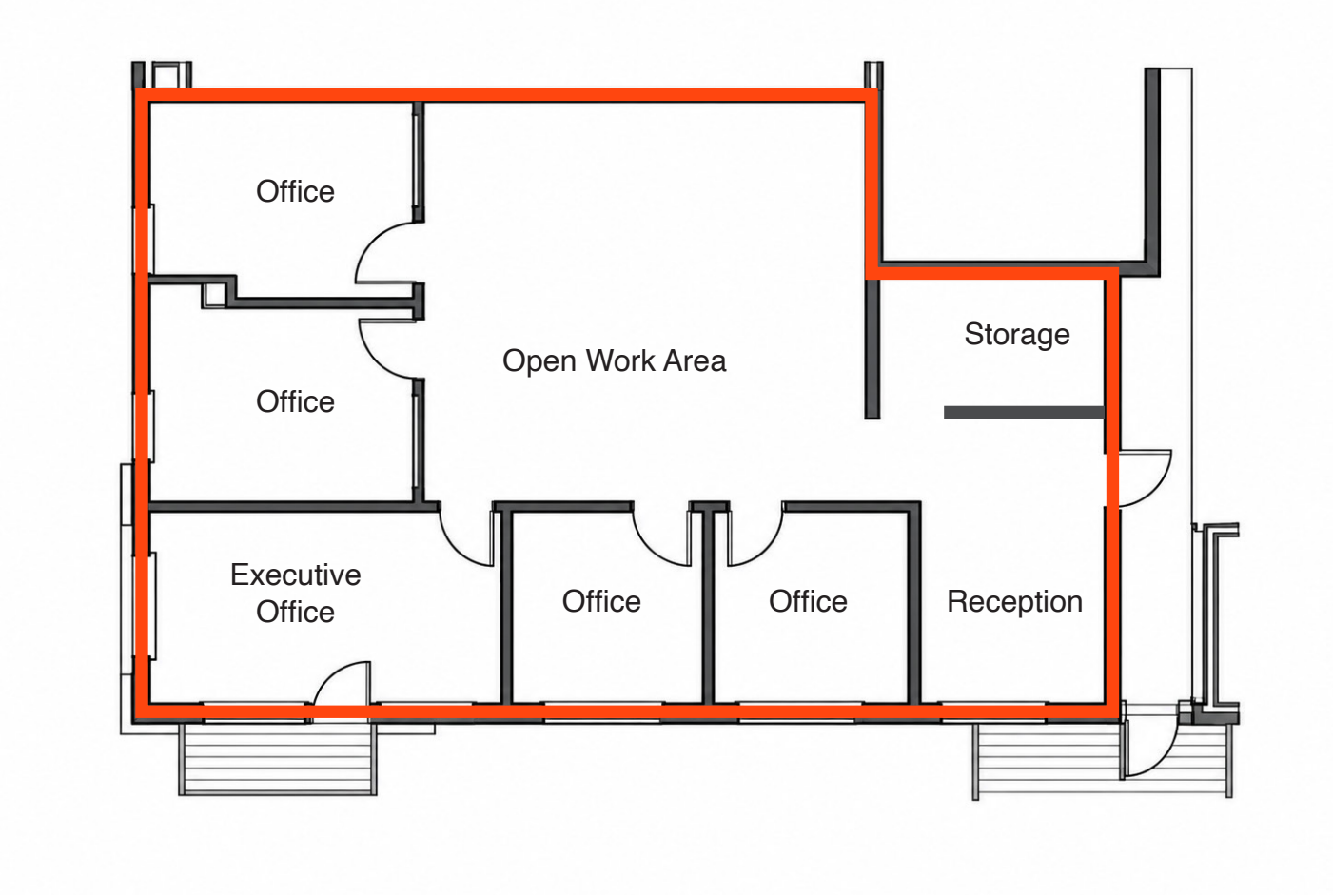

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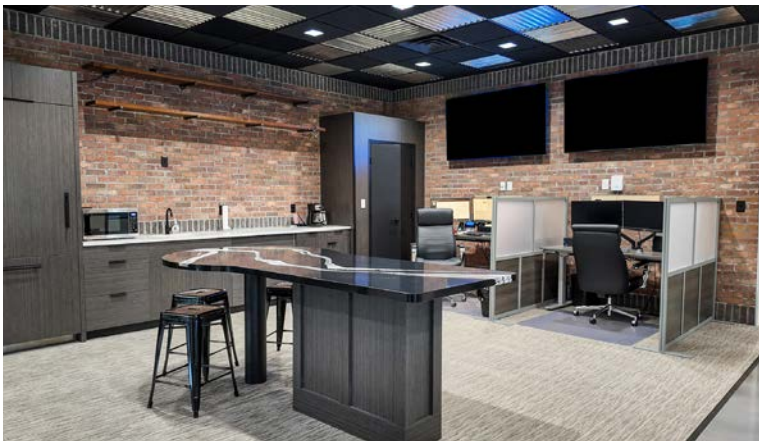
INTERIOR PHOTOS



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EXTERIOR PHOTOS

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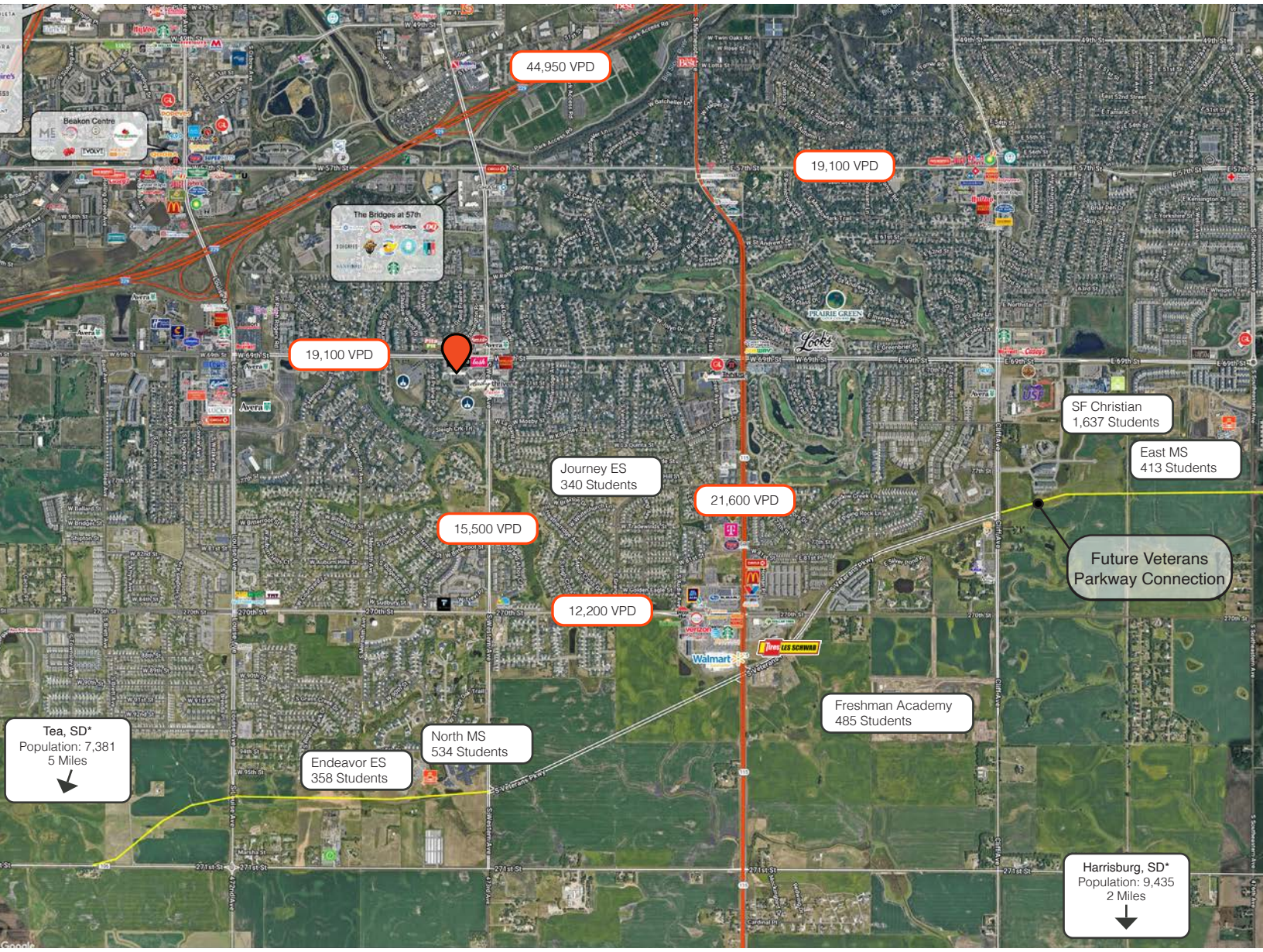
AREA MAP



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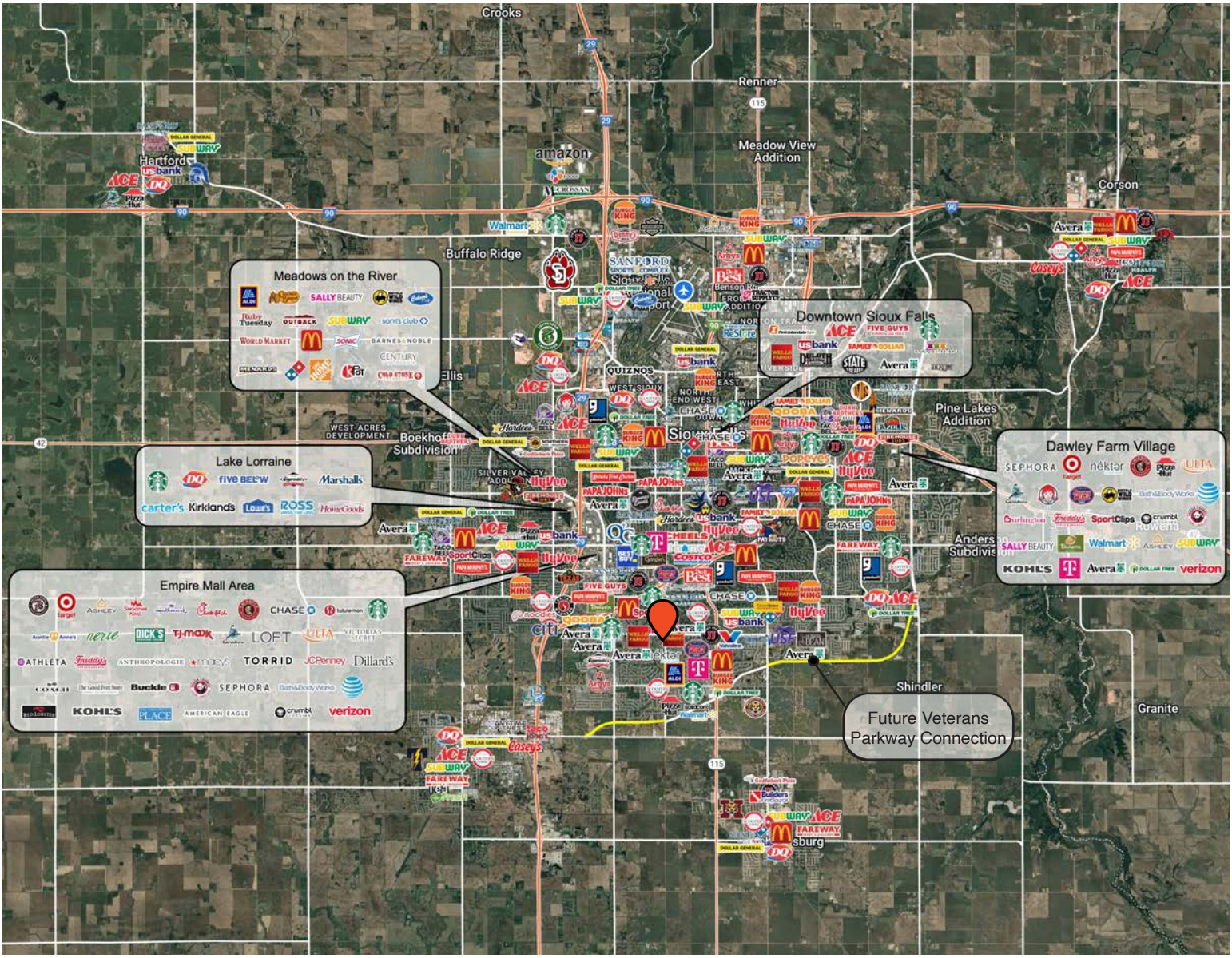
CITY MAP



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SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	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

SANFORD HEALTH

10,929

Avera

8,200

SIOUX FALLS SCHOOL DISTRICT

3,627

Smithfield

3,239

HyVee EMPLOYEE OWNED

2,390

amazon

1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,777	49,793	133,552
2020 Total Population	8,173	61,376	158,636
2020 Group Quarters	25	1,569	2,946
2025 Total Population	8,791	67,150	174,259
2025 Group Quarters	24	1,575	2,943
2030 Total Population	10,095	74,764	190,443
2024-2029 Annual Rate	2.80%	2.17%	1.79%
2025 Total Daytime Population	9,488	77,343	187,780
Workers	4,940	45,824	110,558
Residents	4,548	31,519	77,222
Household Summary			
2010 Households	2,124	20,467	54,524
2010 Average Household Size	2.72	2.31	2.38
2020 Total Households	3,163	25,775	65,498
2020 Average Household Size	2.58	2.32	2.38
2025 Households	3,360	28,097	72,002
2025 Average Household Size	2.61	2.33	2.38
2030 Households	3,830	31,206	78,720
2030 Average Household Size	2.63	2.35	2.38
2024-2029 Annual Rate	2.65%	2.12%	1.80%
2010 Families	1,611	12,364	33,045
2010 Average Family Size	3.17	2.91	3.00
2025 Families	2,302	16,126	41,789
2025 Average Family Size	3.20	3.06	3.10
2030 Families	2,607	17,808	45,361
2030 Average Family Size	3.24	3.08	3.12
2024-2029 Annual Rate	2.52%	2.00%	1.65%
2025 Housing Units	3,441	29,879	77,029
Owner Occupied Housing Units	71.8%	55.1%	55.0%
Renter Occupied Housing Units	25.9%	38.9%	38.5%
Vacant Housing Units	2.4%	6.0%	6.5%
2025 Population 25+ by Educational Attainment			
Total	5,962	45,430	116,454
Less than 9th Grade	0.2%	1.3%	1.6%
9th - 12th Grade, No Diploma	1.2%	2.0%	2.8%
High School Graduate	11.4%	16.9%	18.6%
GED/Alternative Credential	1.2%	2.5%	3.2%
Some College, No Degree	14.0%	18.1%	18.9%
Associate Degree	6.2%	11.3%	12.3%
Bachelor's Degree	39.0%	29.9%	28.7%
Graduate/Professional Degree	26.8%	18.1%	14.0%
Median Household Income			
2025	$150,594	$83,785	$78,646
2030	$168,331	$99,196	$90,724
Median Age			
2010	38.2	35.0	33.9
2020	41.6	37.0	35.8
2025	42.2	37.8	36.7
2030	42.5	38.8	37.8
2025 Population by Sex			
Males	4,270	32,568	86,499
Females	4,521	34,582	87,760
2030 Population by Sex			
Males	4,868	36,170	94,091
Females	5,228	38,594	96,352
Data for all businesses in area	**1 mile**	**3 miles**	**5 miles**
Total Businesses:	532	3,611	7,831
Total Employees:	4,837	44,101	105,231

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