

A modern office interior featuring a large, bright orange sectional sofa positioned against a wall of floor-to-ceiling windows. The windows offer a view of a city skyline under a blue sky with scattered clouds. Several large, circular, industrial-style pendant lights hang from the ceiling, casting a warm glow. In the foreground, there are modern, dark-colored armchairs and small, dark side tables. The floor is covered with a grey, textured carpet. In the background, there are more office desks, chairs, and a wall with several circular portholes. The overall atmosphere is professional and contemporary.

ELEVATED OFFICE. ICONIC ADDRESS.

150 E. 4TH PLACE
Sioux Falls, SD 57104

EXCLUSIVE REPRESENTATION
 **LLOYD**

EIGHTH FLOOR SPACE

Elevated, Refined Workspace. Exceptional Opportunity.

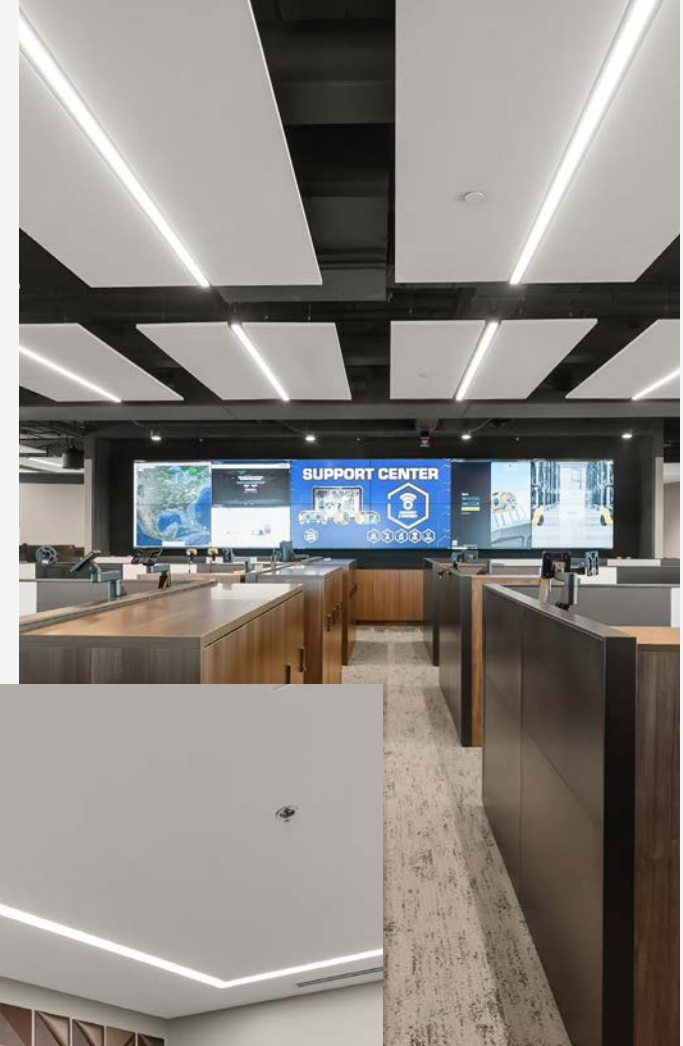
Positioned on the eighth floor, this exceptional office opportunity delivers a sophisticated blend of private offices, collaborative workspaces, and executive-level amenities. Thoughtfully designed to support today's evolving workplace needs, the space offers a professional environment that balances productivity, flexibility, and employee experience.

Extraordinary views and abundant natural light enhance a collection of perimeter offices, while additional interior offices provide ample space for leadership teams, focused work, and growing organizations. Expansive open work areas accommodate a variety of workplace strategies, from team pods and dedicated workstations to flexible seating arrangements that can adapt as business needs evolve.

A series of conference rooms, meeting spaces, and collaboration areas are integrated throughout the floor, creating seamless opportunities for teamwork, client engagement, training sessions, and hybrid meetings. At the center of the workplace, a beautifully appointed breakroom serves as a natural gathering place, offering employees stunning views and convenient access to the floor's largest training and conference facility.

Designed with efficiency in mind, the layout also includes dedicated storage, IT and mechanical support areas, and intuitive circulation that creates a clear distinction between client-facing and employee-only spaces.

Whether occupied in its entirety or reconfigured to accommodate a partial-floor user, this Class A office environment provides a rare combination of immediate functionality, long-term flexibility, and a prestigious downtown address within Sioux Falls' most dynamic mixed-use destination.



PREMIER DOWNTOWN SETTING

Situated along the Big Sioux River adjacent to Falls Park, offering unmatched access to the energy and amenities of downtown Sioux Falls.

SEAMLESS DAILY ACCESS

Connected parking provides convenient, weather-protected access for employees, clients, and guests.

FLEXIBLE GATHERING VENUES

Immediate access to convention, meeting, and event spaces ideal for conferences, training, and client engagements.

INTEGRATED HOSPITALITY EXPERIENCE

Direct connection to Canopy by Hilton and event facilities accommodating gatherings from intimate meetings to large-scale events.

EMPLOYEE WELLNESS

On-site fitness center and locker facilities overlooking the Upper Falls.

FOOD & BEVERAGE AT YOUR DOORSTEP

Six dining destinations and two coffee shops create convenient options for meetings, networking, and everyday enjoyment.



THE OPPORTUNITY

Rarely does a **turnkey office opportunity** combine Class A construction, premier amenities, riverfront views, and long-term lease flexibility in one location. The eighth floor at The Steel District offers a workplace experience unmatched in the Sioux Falls market.

■ Headquarters-Caliber Workplace

Move-in ready suite designed for executive leadership, collaborative teams, and future growth.

■ Exceptional Natural Light

Abundant glass provides expansive city and river views.

■ Built for Collaboration

22 private offices, multiple meeting rooms, training facilities, and flexible open workspaces.

■ Unmatched Amenity Access

Dining, hospitality, fitness, parking, trails, and gathering spaces are just steps away.

THE NUMBERS

- **Available Area**
19,611 RSF +/-
- **Rate**
\$32.00 / SF NNN
- **Estimated NNN**
\$7.50 / SF
- **Availability**
Immediate
- **Lease Term**
Through August 2034 | Two renewal options of 6 years each
- **Parking**
Attached covered ramp
- **Building Completion**
2024





Designed for Productivity

The efficient floor plan delivers a balanced blend of focused workspaces and collaborative environments.

Suite Features

- 22 private offices
- 48 workstations and open collaboration spaces
- Multiple conference rooms
- Large training room
- Central employee breakroom
- Dedicated support and administrative areas
- Generous natural light
- Direct elevator access to the suite
- Immediate availability
- Negotiable FF&E

Building Amenities

- 24/7 Fitness Center
- Covered Parking Ramp
- Enclosed Skyway Access
- Connected Canopy by Hilton Hotel
- Outdoor Gathering Areas
- On-Site Dining & Retail
- Professional On-Site Management
- Access to Riverfront Recreation
- Adjacent to Falls Park and Jacobson Plaza

SUBLEASE COSTS



Unit	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	Sublease Expiration	Options to Renew
800	19,611 RSF	\$32.00	\$7.50 / SF	\$39.50 / SF	\$774,634.50	\$64,552.88	Through 08/31/2034	2 options, 6 years each

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.55*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.65*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.30*
Total	-	\$7.50
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

*These numbers are based on estimates and are not guaranteed. Current NNN expenses are \$7.50/SF through August 31, 2027; thereafter, increases in controllable operating expenses are subject to a cap per the lease.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Other
Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on Tenant's space size as a pro-rata share of floor level.
Water	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Trash	Paid by Tenant through CAM	Novak	Yes	N/A	Based on Tenant's space size as a pro-rata share of the entire building.
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	N/A







EIGHTH FLOOR



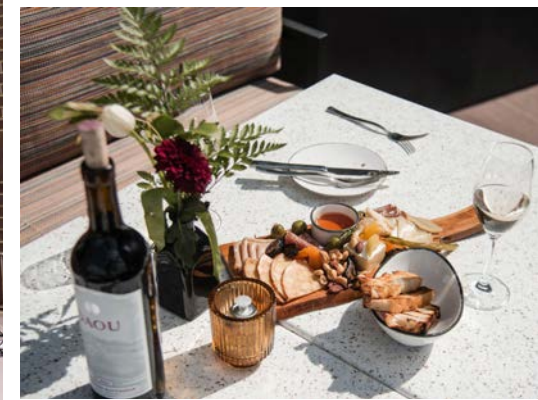
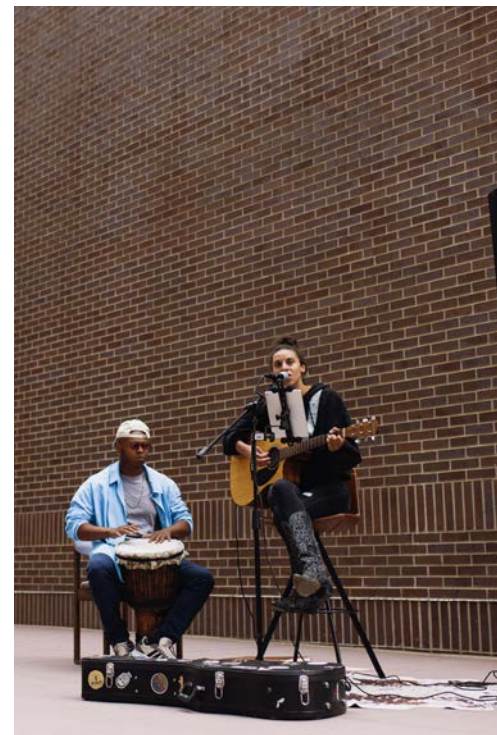


Where Business, Lifestyle, and Innovation Meet

The Steel District is Sioux Falls' premier mixed-use destination, seamlessly blending Class A office space, upscale dining, hospitality, residential living, and entertainment along the scenic Big Sioux River. Ideally situated adjacent to Falls Park in the heart of downtown, this vibrant riverfront development offers businesses an unparalleled location within one of the city's most dynamic and connected environments.

Designed to elevate the workplace experience, The Steel District features an exceptional collection of on-site amenities, including a state-of-the-art fitness center, specialty coffee shops, six distinctive restaurants, the Canopy by Hilton, and convenient attached parking. Expansive outdoor gathering spaces, direct riverfront access, and proximity to the region's leading convention and event venues create an atmosphere that supports productivity, collaboration, and work-life balance.

Experience a workplace destination that combines accessibility, convenience, and energy in the center of downtown Sioux Falls.



AARP[®]

**alcove**

 **Bankers
Trust.**

Brioux
Falls

B
BURWELL
ENTERPRISES


C.R. LLOYD INVESTMENT
SERVICES

canopy
by Hilton™

Cascata
ITALIAN CUISINE

 **Cytion**

Dahlia
KITCHEN + BAR

EXIT 156
CAPITAL

Final Drive
MAKE GOLF AFFORDABLE AGAIN


HOLMES
MURPHY.

 **IRAR**
TRUST COMPANY

IRONWOOD
STEAKHOUSE

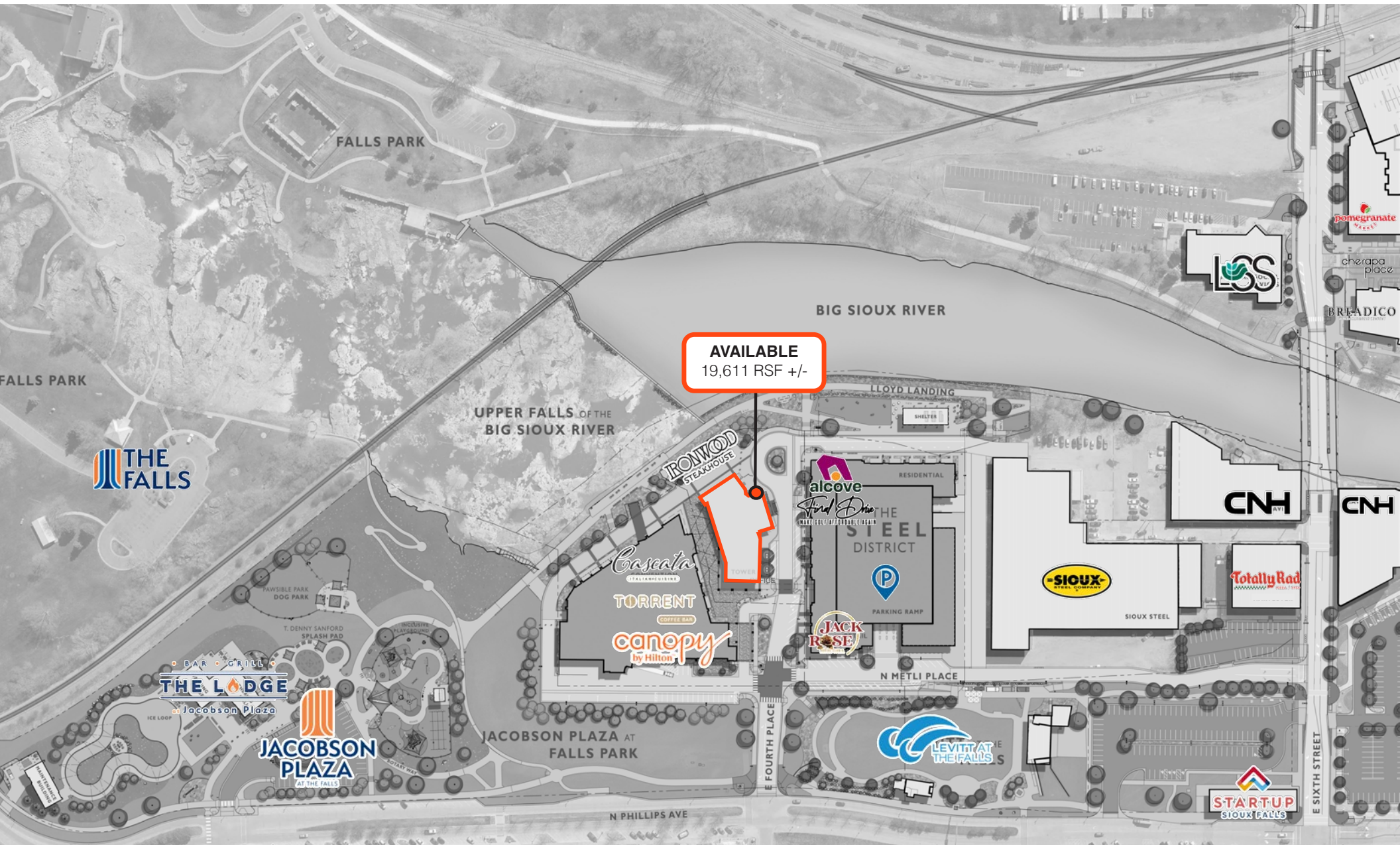
 **JACK
ROSE**
SOCIAL CLUB &
BAR

 **LLOYD**

**ROBINS
KAPLAN**

 **SAINT JOSEPH**
INTERNATIONAL

TORRENT
COFFEE BAR





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