

LARSON SQUARE

DOWNTOWN OFFICE SPACE FOR LEASE

LLOYD

600 N. Main Ave, Suite 100,
Sioux Falls, SD 57104

2,087 USF +/-
2,184 RSF +/-

$15.00 / SF NNN
Estimated NNN: $9.14 / SF

LOCATION

Office space located within Larson Square at the intersection of 4th Street & Main Avenue. Anchored by Bread and Circus and surrounded by coffee shops, restaurants, and trails, this location offers excellent amenities in a vibrant downtown setting.

DESCRIPTION

- Floor plan offers a reception area & desk, 3 large offices or conference space, and a large open area; built-in cabinetry with a sink
- Common area restrooms & vestibule entrance
- Co-tenants at Larson Square include Bread & Circus, Cspeed, and more
- Available December 1, 2026
- Entrance off Main Avenue or an entrance through common area hallway from the parking lot
- Parking includes limited 2 hour street parking and 24 shared surface stalls
- Historic mixed-use building containing 18 loft units above the commercial space
- Desirable location with direct proximity to The Steel District, The Cascade, Falls Park, Levitt at the Falls, and Jones421
- Daytime population of 28,457 within a 1-mile radius of DTSF

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BUILDING COSTS

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

Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Suite 100	2,087	1.05	2,184	$15.00/SF NNN	$9.14/SF	$24.14/SF	$52,721.76	$4,393.48

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	$2.23*
Property Insurance	Paid by LL, Reimbursed by Tenant	$0.36*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	$6.55*
Total	-	**$9.14**
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	No	No
Electricity	Paid by Tenant directly to Provider	City of Sioux Falls	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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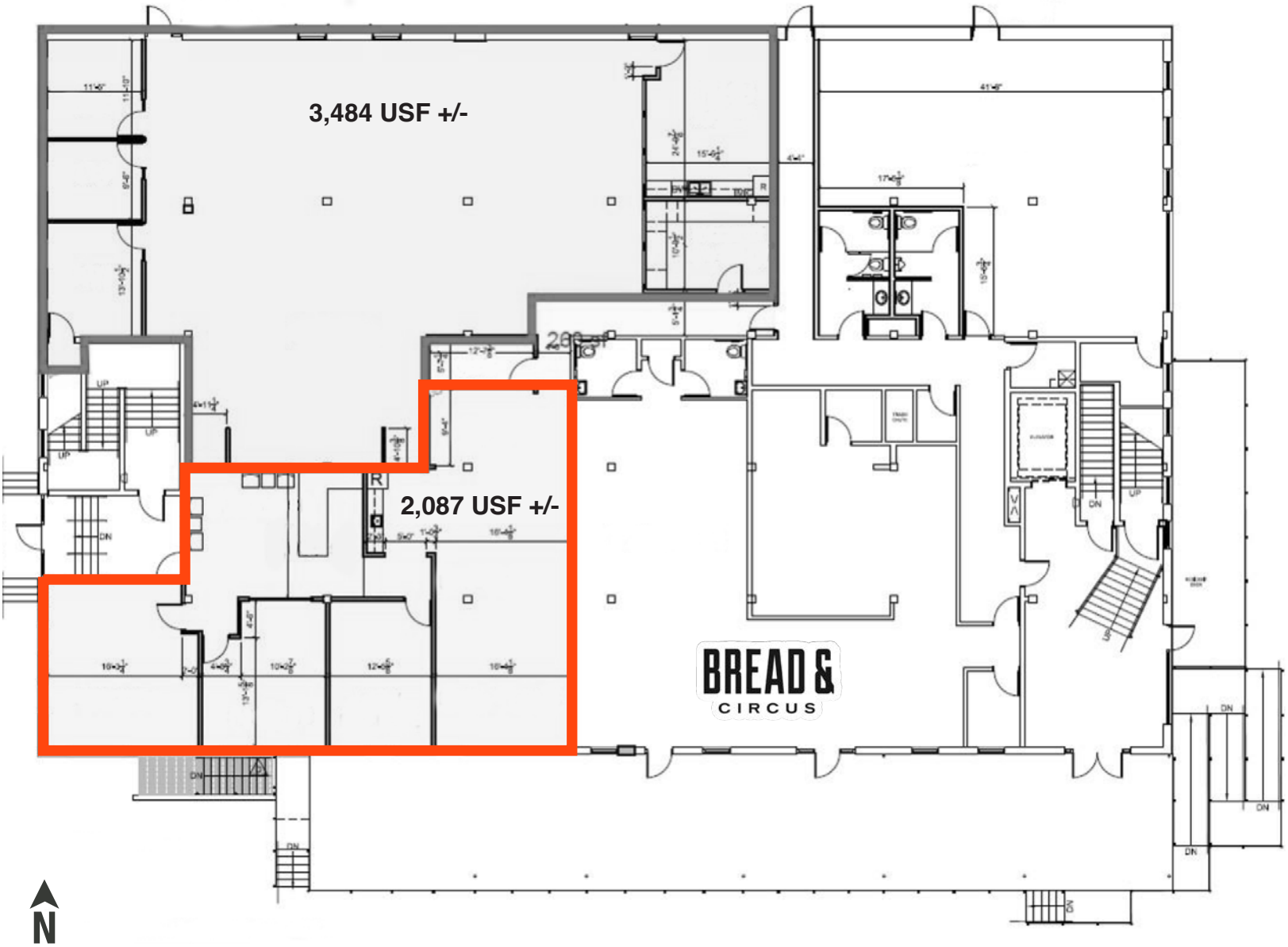
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FLOOR PLAN

Concept only; subject to change



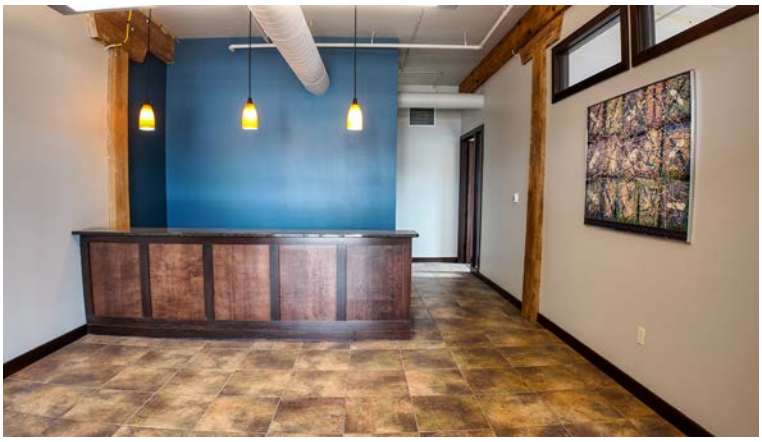
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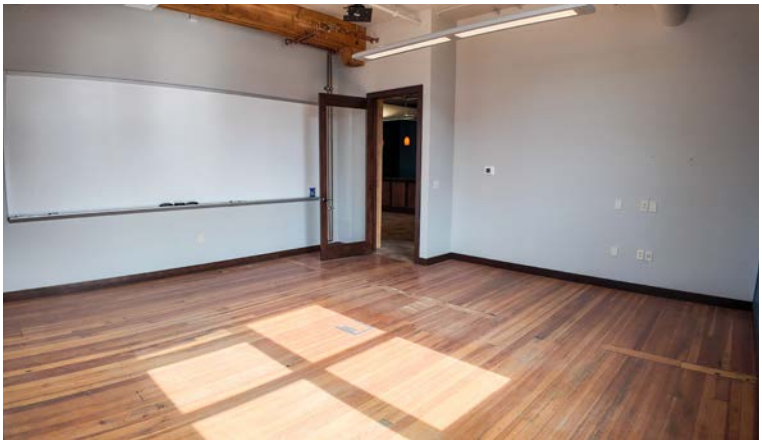
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INTERIOR PHOTOS













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EXTERIOR PHOTOS









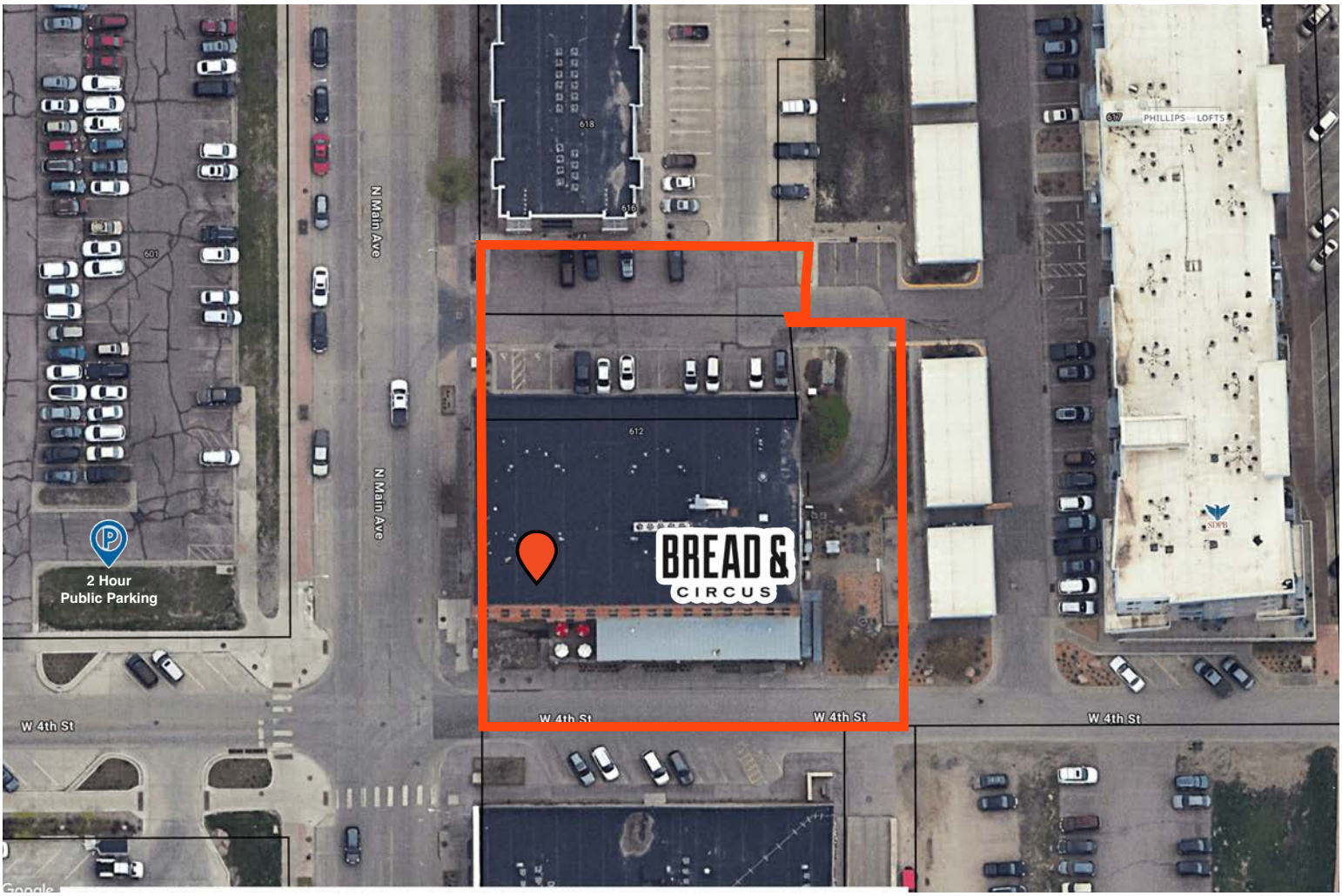
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PARCEL



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SITE MAP



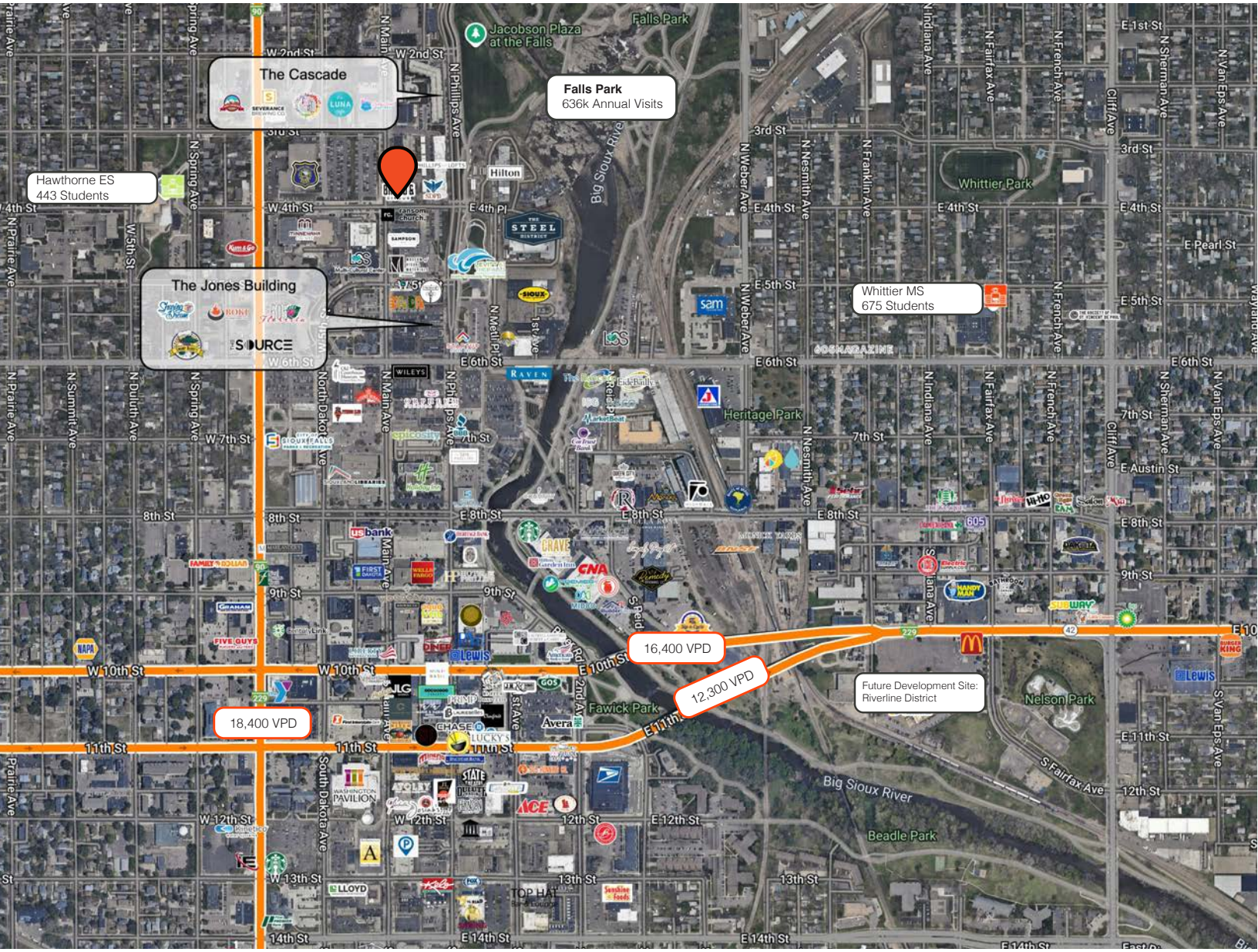
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DOWNTOWN MAP



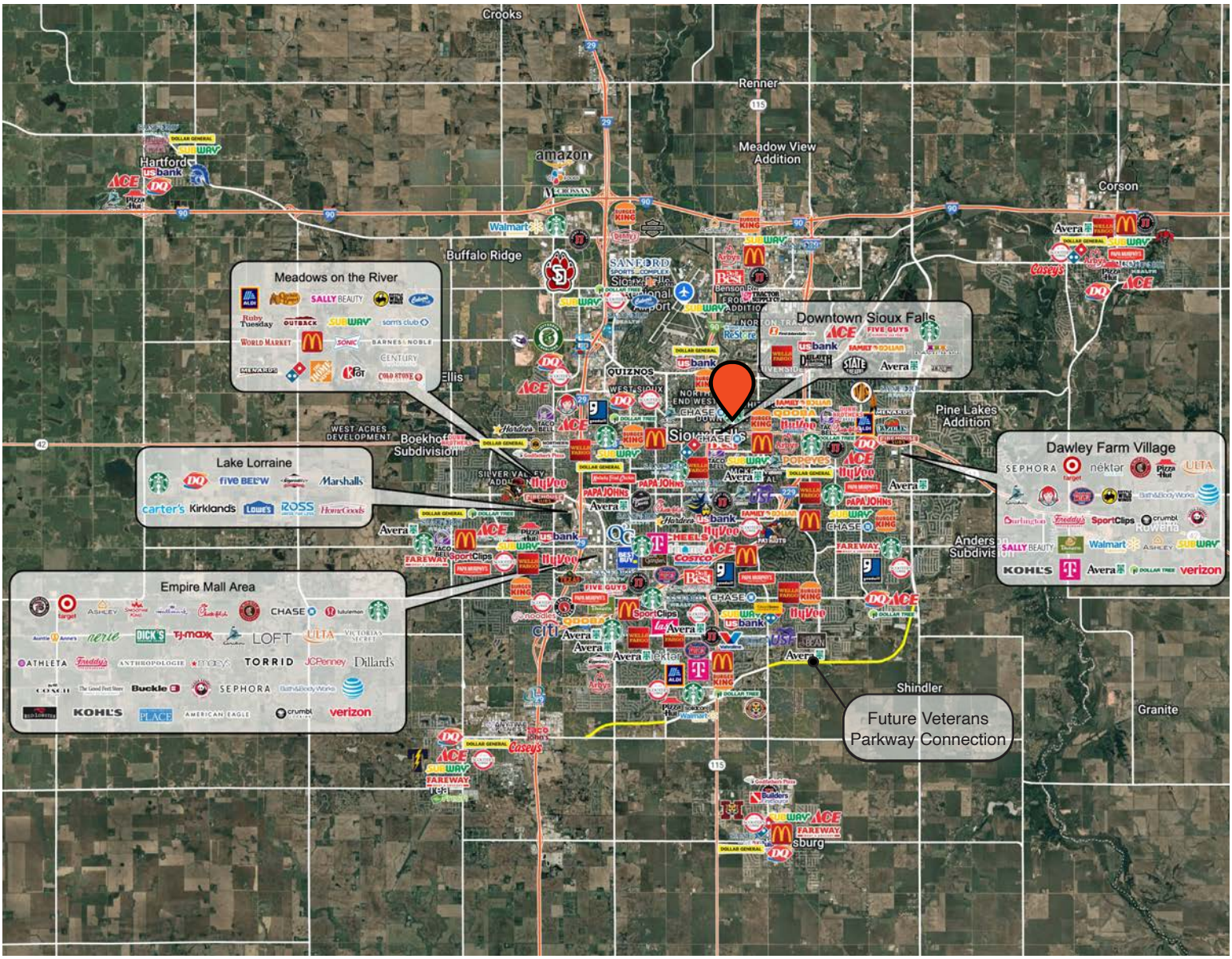
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CITY MAP



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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)

#3 Hottest Job Market
(ZipRecruiter 2023)

Top 25 Safest Cities in America
(WalletHub 2025)

4M

# of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 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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