OFFICE FOR LEASE

LUMBER EXCHANGE

101 S. REID ST, SUITE 209
SIOUX FALLS, SD 57103



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QUICK FACTS

The Lumber Exchange is located on the East Bank in downtown Sioux Falls, near the intersection of South Reid Street and East 10th Street. The property is adjacent to The Caitlin, an upscale boutique hotel, and CRAVE American Kitchen & Sushi Bar, placing office users within a walkable area surrounded by dining, hospitality, entertainment, and other downtown amenities. The building is accessible from the 10th Street viaduct and East 8th Street, providing convenient connections throughout downtown Sioux Falls.

- **Address:**
  101 S. Reid Street, Suite 209, Sioux Falls, SD 57103
- **Lease Rate:**
  $22.50 / SF NNN
- **Est NNN:**
  $7.16 / SF
- **Suite Size (USF):**
  2,250 SF +/-
- **Rentable Size (RSF):**
  2,723 SF +/-
- **Parking:**
  440 total stalls in an attached, covered parking ramp
- **Signage:**
  Suite and directory signage available
- **Zoning:**
  DTPUD
- **Year Built:**
  2011

- Class A floor plan offers a reception desk and waiting area, 8 private offices (3 executive), conference room, kitchen area, and a storage closet
- Available April 1, 2027
- Common area amenities include a lobby, restrooms, gym, oversized training room/conference room, patio overlooking the Big Sioux River, and a break room
- Elevator access to the second floor
- Large windows provide natural light to the suite
- Covered parking in an attached ramp with nearby overflow parking
- Co-tenants include CNA Surety, Midco, Builder Finance, Zedra, REGUS, Ballard Spahr LLP, and Cookie Jar Eatery
- Direct access to the Greenway Main Bike Trail, a loop that runs along the Big Sioux River, in front of Lumber Exchange
- Professionally managed by Lloyd Companies

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BUILDING COSTS

SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,250	1.21	2,723	$22.50/SF NNN	$7.16/SF	$29.66/SF	$80,764.18	$6,730.35

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	$2.68*
Property Insurance	Paid by LL, Reimbursed by Tenant	$0.40*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	$4.08*
Total	-	**$7.16**
CAM includes the following utilities: Gas, Water & Sewer, and Trash		



UTILITY INFORMATION

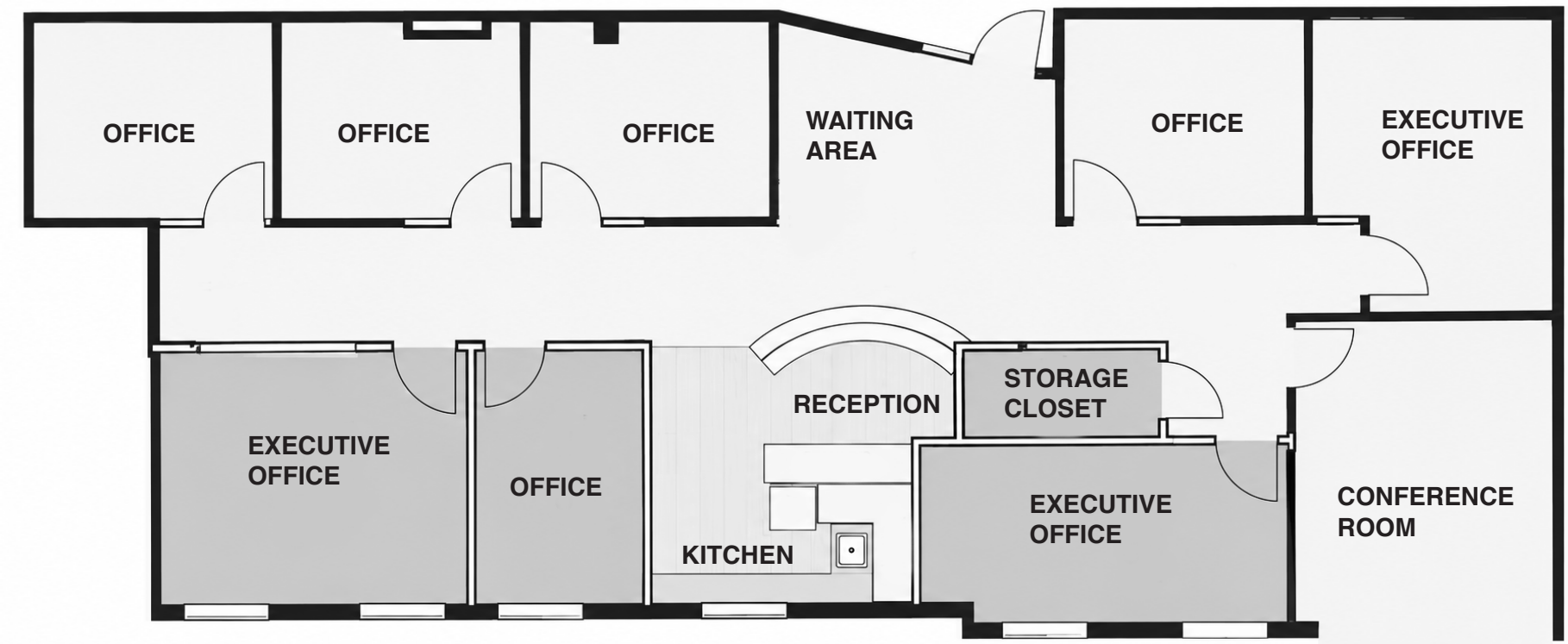
Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	No	Based on Tenant's space size as a pro-rata share of the entire building.
Water & 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	No	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/ Cable/ Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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

FLOOR PLAN

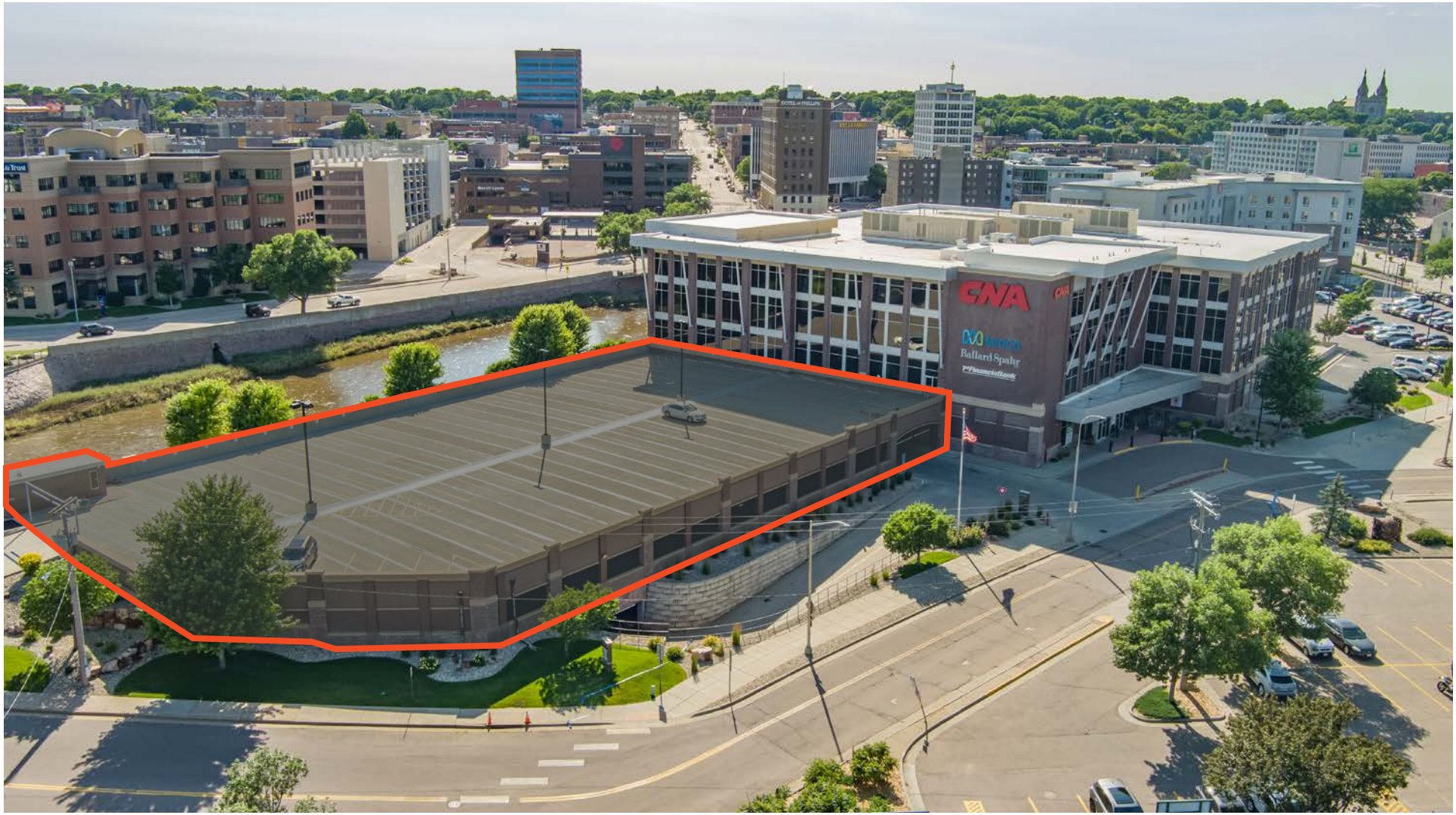
Floor plan is for illustrative purposes only and is not drawn to scale. Layout and configurations are approximate and subject to verification. Actual conditions may vary.



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PARKING

The Lumber Exchange offers potential for covered parking in an attached parking ramp with additional overflow parking nearby. Covered parking spaces are dependent on availability and lease terms. Contact Broker for additional information and parking rates.



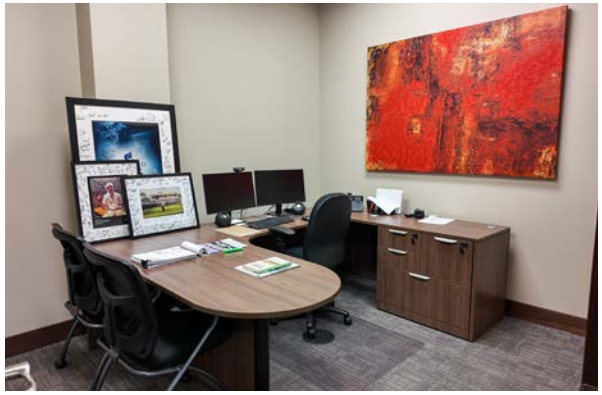
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INTERIOR



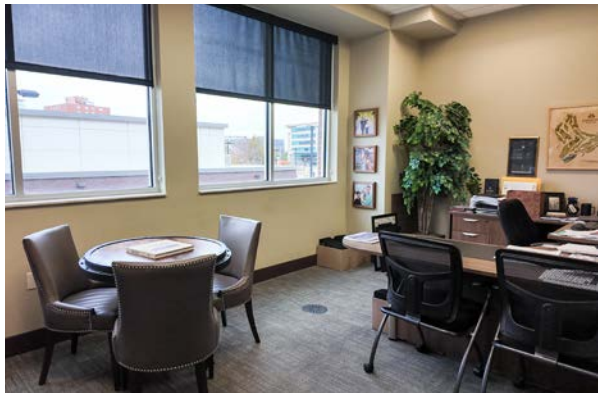
















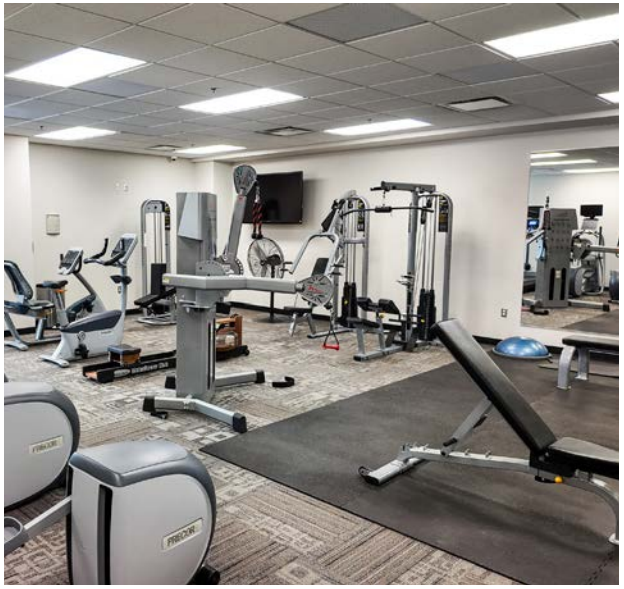
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COMMON AREAS











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EXTERIOR







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OFFICE CO-TENANTS

1st Financial Bank USA
COMMUNITY BANKING

aveanna healthcare

Ballard Spahr LLP

CNA

MIDCO

Regus

U.S. Citizenship and Immigration Services

ZEDRA
DO MORE. ACHIEVE MORE.

NEIGHBORING AMENITIES & SERVICES

Country Inn & Suites by Radisson

CRAVE
FOOD & DRINK

DeWitt Designs
INTERIOR DESIGN & FURNITURE SHOWROOM

HIGHBALL

Hilton Garden Inn

EST. 1990
JERRY'S
Barber Shop

MONKS
House Of Ale Repute

ODE
to food and drinks

ESTABLISHED 1987
PLUM'S COOKING COMPANY
by SIMPLY PERFECT

QUEEN CITY
Bakery

R

Remedy
BREWING CO
SIOUX FALLS SD

ROOTS OF BRASIL
RESTAURANTE

Sanaa's
Gourmet Mediterranean

Simply Perfect

SIRCO.

TM

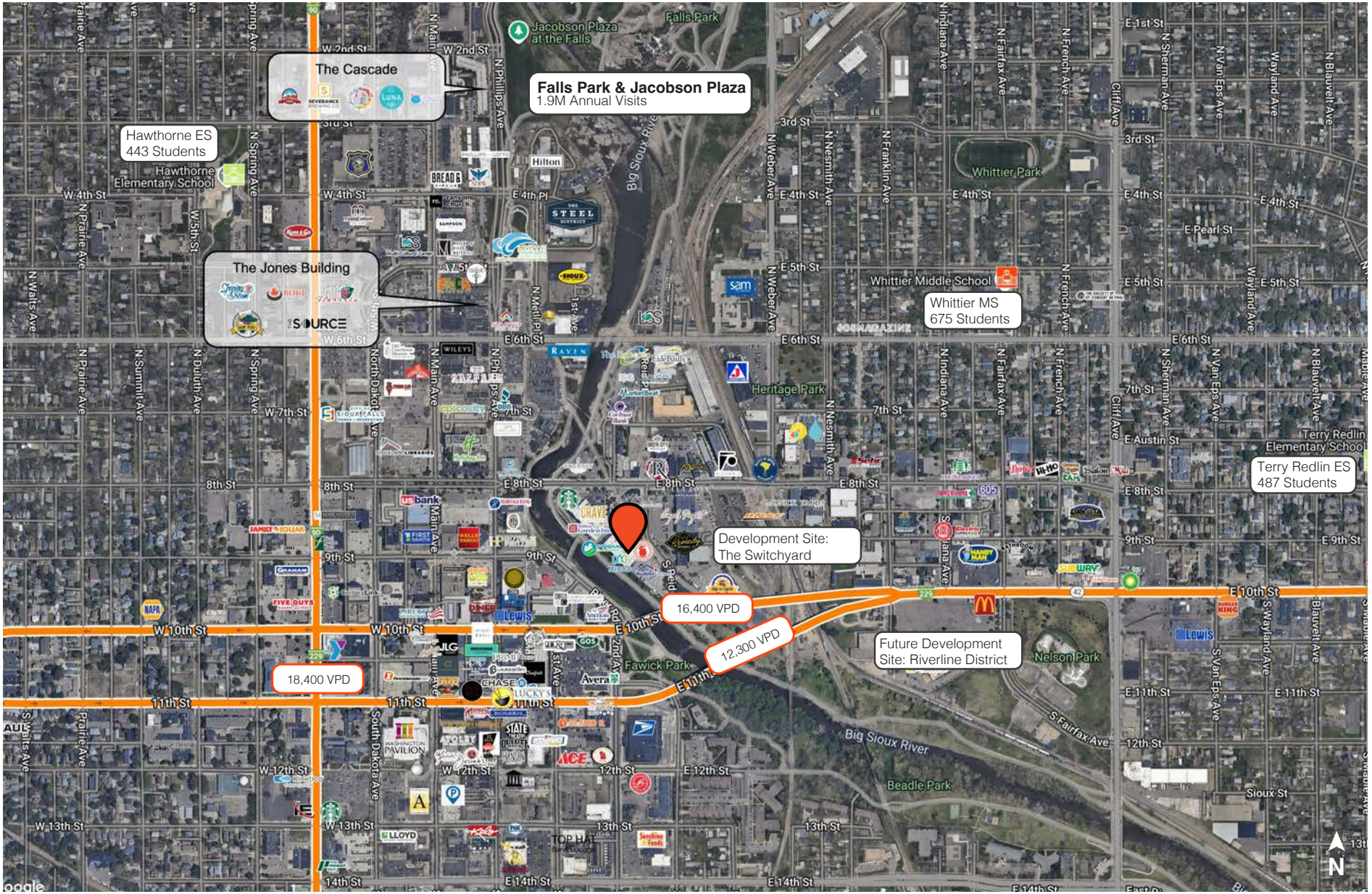
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SITE MAP



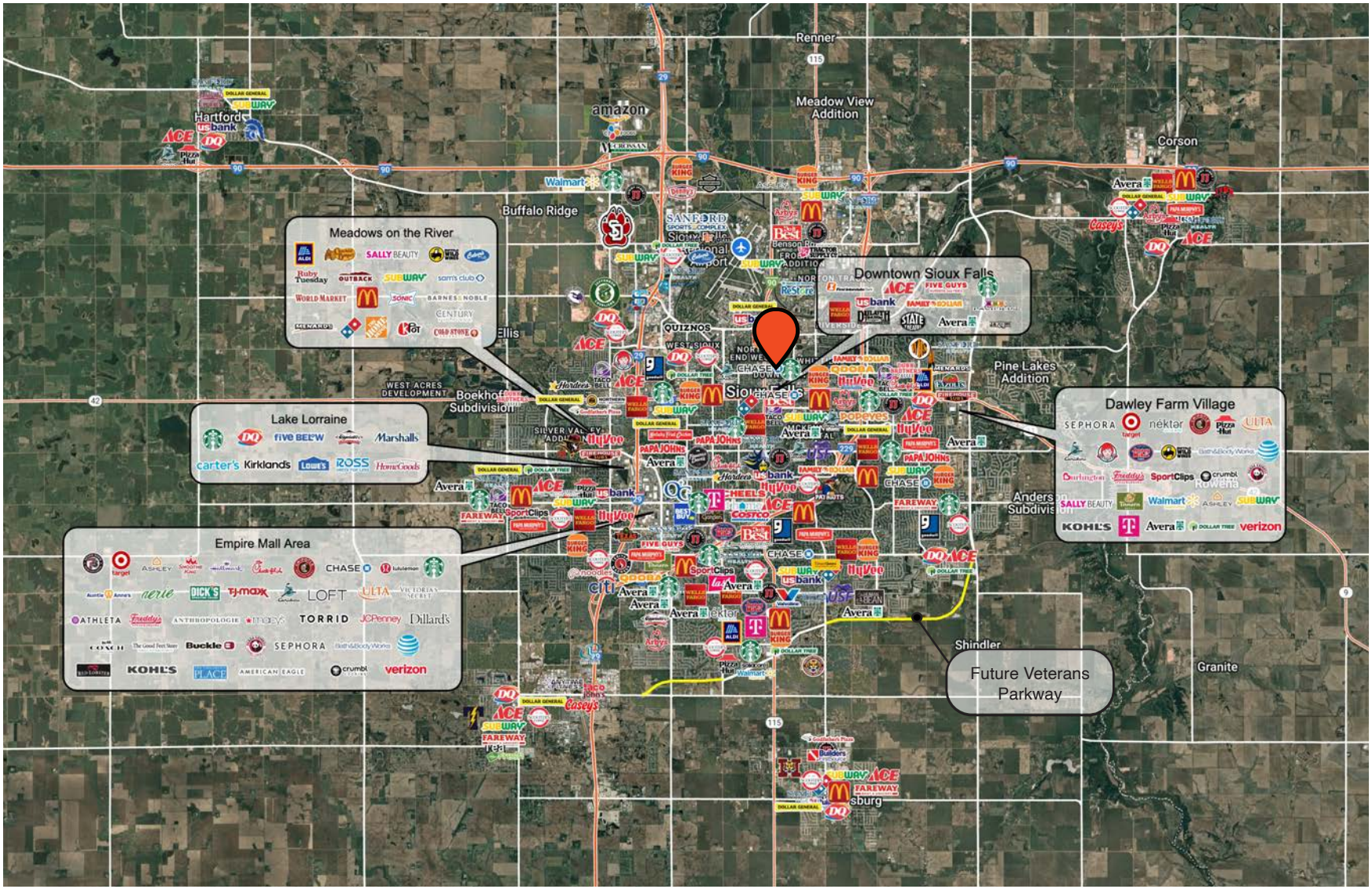
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DOWNTOWN MAP



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SIOUX FALLS MAP



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SIOUX FALLS DEMOGRAPHICS

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,319

Source: The City of Sioux Falls

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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LUMBER EXCHANGE OFFICE FOR LEASE

101 S. REID STREET
SUITE 209

LLOYD



RAQUEL BLOUNT

VP of Commercial Real Estate

605.728.9092 | raquel@lloydccompanies.com

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104

605.323.2820 | LloydCompanies.com

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