

# Simpson Building

102 N Krohn Pl, Sioux Falls, SD 57103

FOR LEASE

Property Summary



## Property Description

Four single office space available. With ample parking, gross lease, and suites of various sizes, tenants can create the perfect workspace tailored to their unique needs. Common space includes reception area, conference room, kitchen and large gathering area. The building is equipped with an elevator. The property's central location provides convenient access to I-229, downtown Sioux Falls, and the airport, positioning businesses for success.

## Property Highlights

- Suite 110 - \$375/mth Gross 122 sq ft
- Suite 205 - \$350/mth Gross 142 sq ft
- Suite 210 - \$350/mth Gross 132 sq ft
- Suite 211 - \$350/mth Gross 139 sq ft

## Offering Summary

|                |                               |
|----------------|-------------------------------|
| Lease Rate:    | \$350 - 375 per month (Gross) |
| Available SF:  | 122 - 142 SF                  |
| Lot Size:      | 32,208 SF                     |
| Building Size: | 15,224 SF                     |
| NOI:           | \$0.00                        |
| Cap Rate:      | 0%                            |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile   |
|-------------------|-----------|-----------|----------|
| Total Households  | 609       | 1,646     | 6,740    |
| Total Population  | 1,421     | 3,839     | 15,601   |
| Average HH Income | \$74,162  | \$72,347  | \$73,543 |

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**BERKSHIRE  
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HOMESERVICES

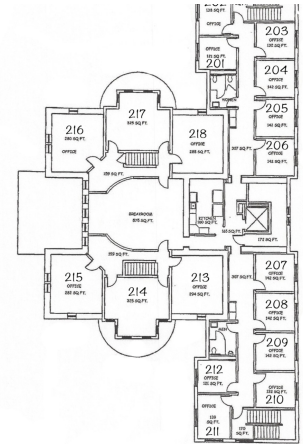
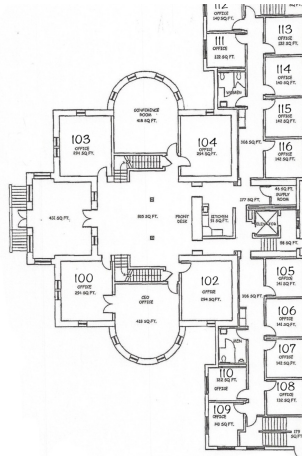
**MIDWEST  
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Additional Photos



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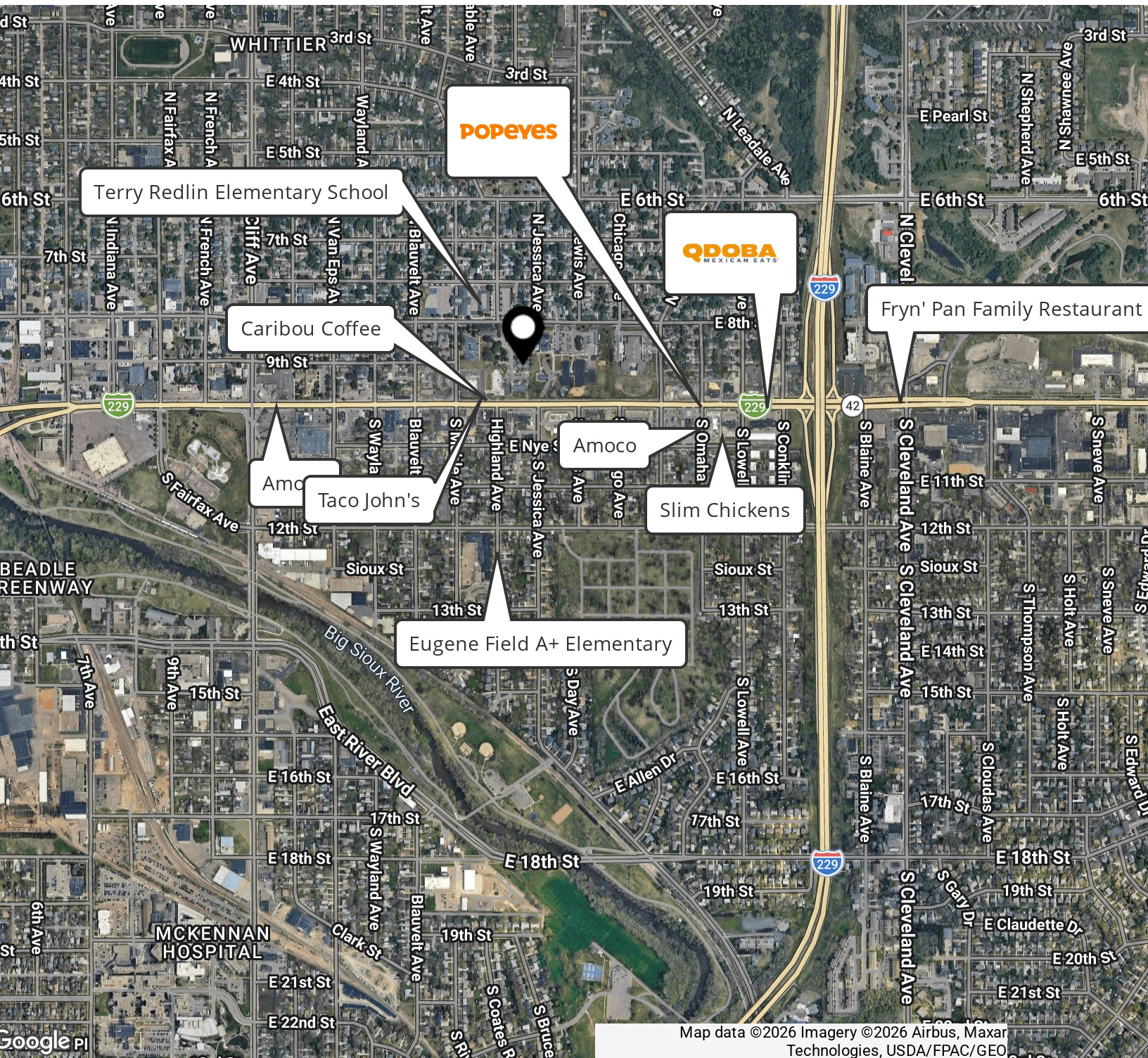
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Retailer Map



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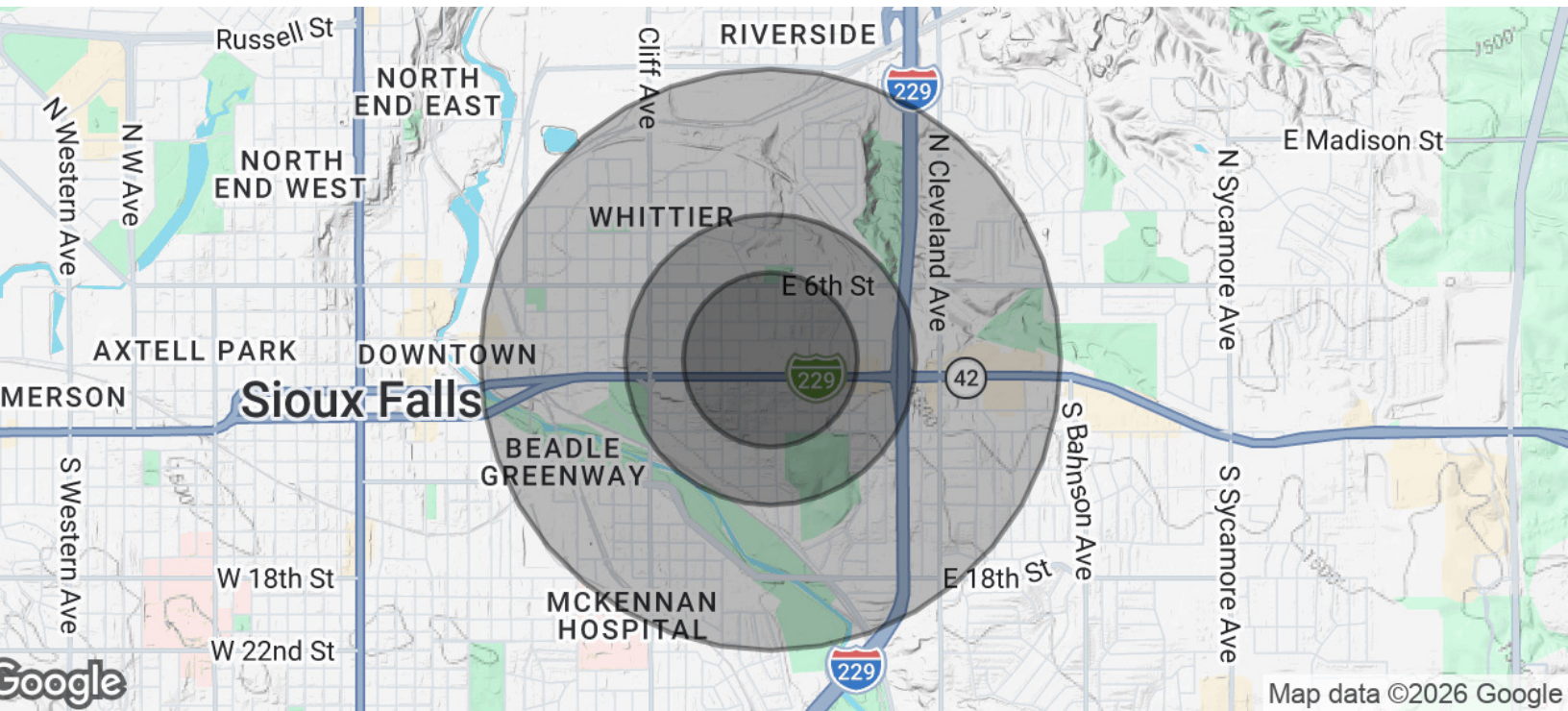
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Demographics Map & Report



| Population           | 0.3 Miles | 0.5 Miles | 1 Mile    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,421     | 3,839     | 15,601    |
| Average Age          | 38        | 38        | 38        |
| Average Age (Male)   | 38        | 38        | 37        |
| Average Age (Female) | 39        | 39        | 39        |
| Households & Income  | 0.3 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 609       | 1,646     | 6,740     |
| # of Persons per HH  | 2.3       | 2.3       | 2.3       |
| Average HH Income    | \$74,162  | \$72,347  | \$73,543  |
| Average House Value  | \$254,663 | \$245,590 | \$282,959 |

2020 American Community Survey (ACS)

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