

PRICE REDUCTION



600 S MAIN AVENUE DOWNTOWN OFFICE SPACE FOR LEASE



600 S. Main Ave, Suite 103,
Sioux Falls, SD 57104



3,220 USF +/-
3,800 RSF +/-



\$20.00 / SF NNN
Est. NNN: \$8.12 / SF

LOCATION

Fantastic location on the southeast corner of 14th Street & Main Avenue. This building is situated just outside of the downtown boundaries, benefiting from direct proximity to desirable amenities, while also enjoying strong connectivity via Minnesota Avenue and 10th Street.

DESCRIPTION

- Beautifully appointed main floor, corner office space with abundant windows (some that open!)
- Floor plan offers 6 large offices, 1 conference room, large open area for reception/ waiting area, workstations, and an open area kitchenette with sink, refrigerator, and space for a dishwasher
- Large meeting/training room available on a limited rental basis
- Furniture in private offices is negotiable - contact Broker
- Space comes with 3 heated garage spaces at \$200/month/stall
- Large shared surface parking lot
- Available now
- Co-tenants include First Dakota Title and Hagen, Wilka, & Archer Law Firm
- Built in 1954; remodeled in 2021 by Lenae Design
- Downtown Sioux Falls is centered around the Big Sioux River, offering a vibrant mix of history, nightlife, shopping, dining, and parks

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BUILDING COSTS

Size (Usable)	Size (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,220 SF +/-	3,800 SF +/-	\$20.00/SF NNN	\$8.12/SF	\$28.12/SF	\$106,856.00	\$8,904.67

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.96*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.49*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.67*
Total	-	\$8.12
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

Subject to change and will be further defined in the lease.

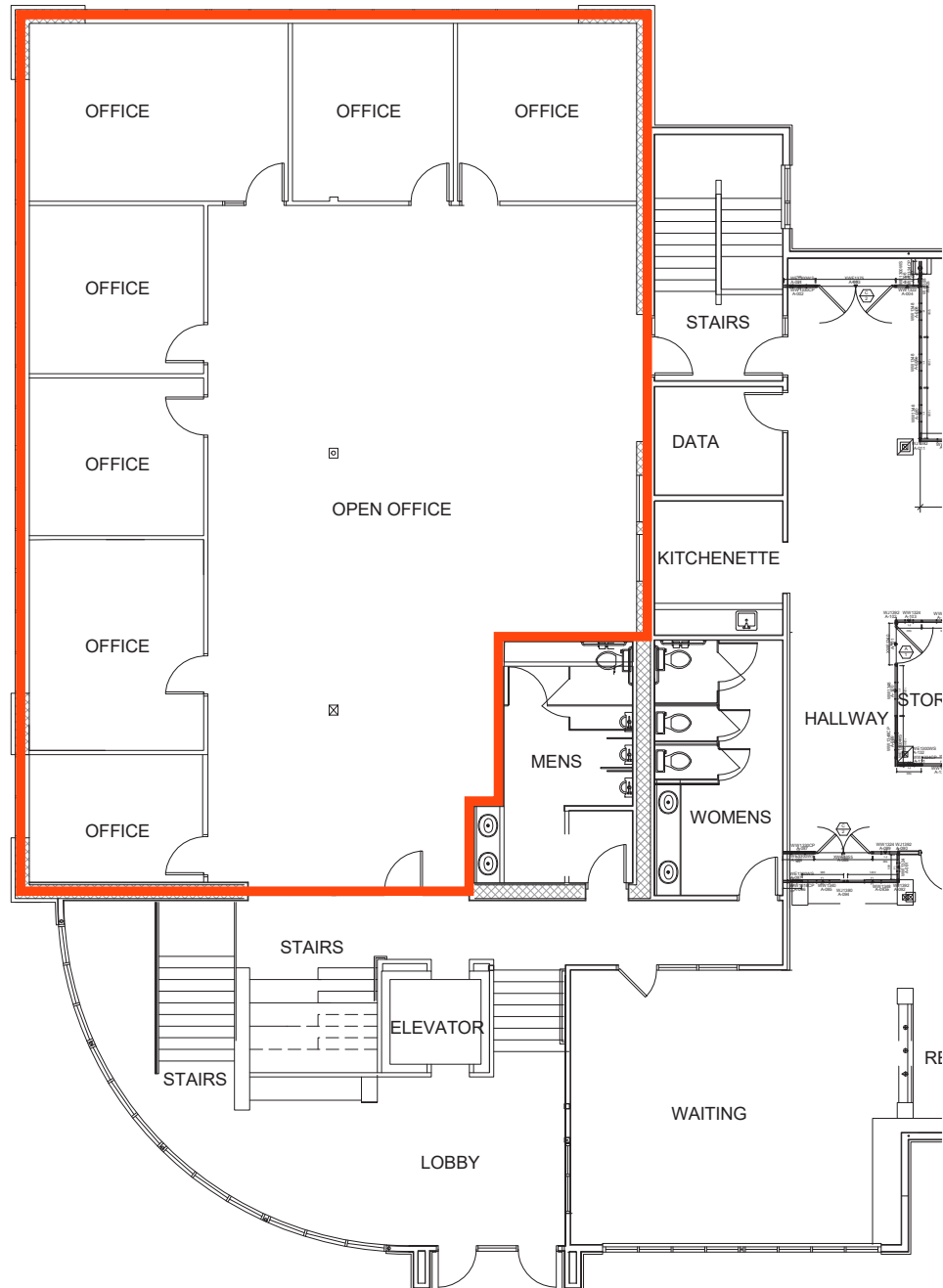
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
In- Suite Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
In-Suite Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
In-Suite Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
In-Suite Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Common Area Utilities	Paid by LL, Reimbursed by Tenant	Same as above	Yes	No
In-Suite Phone/ Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

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FLOOR PLAN



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INTERIOR PHOTOS



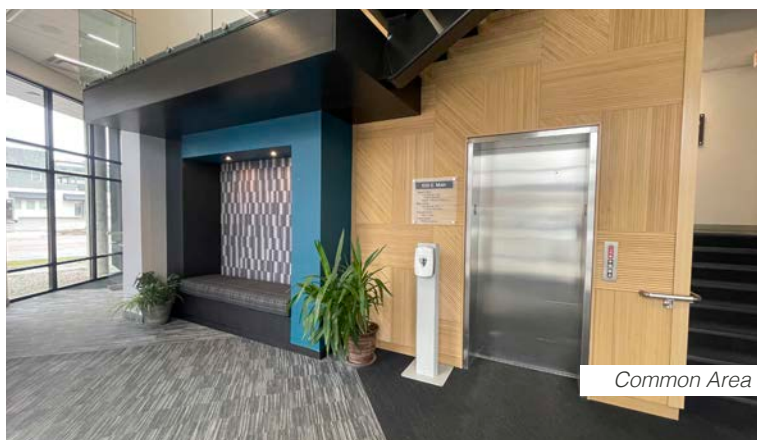
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PHOTOS



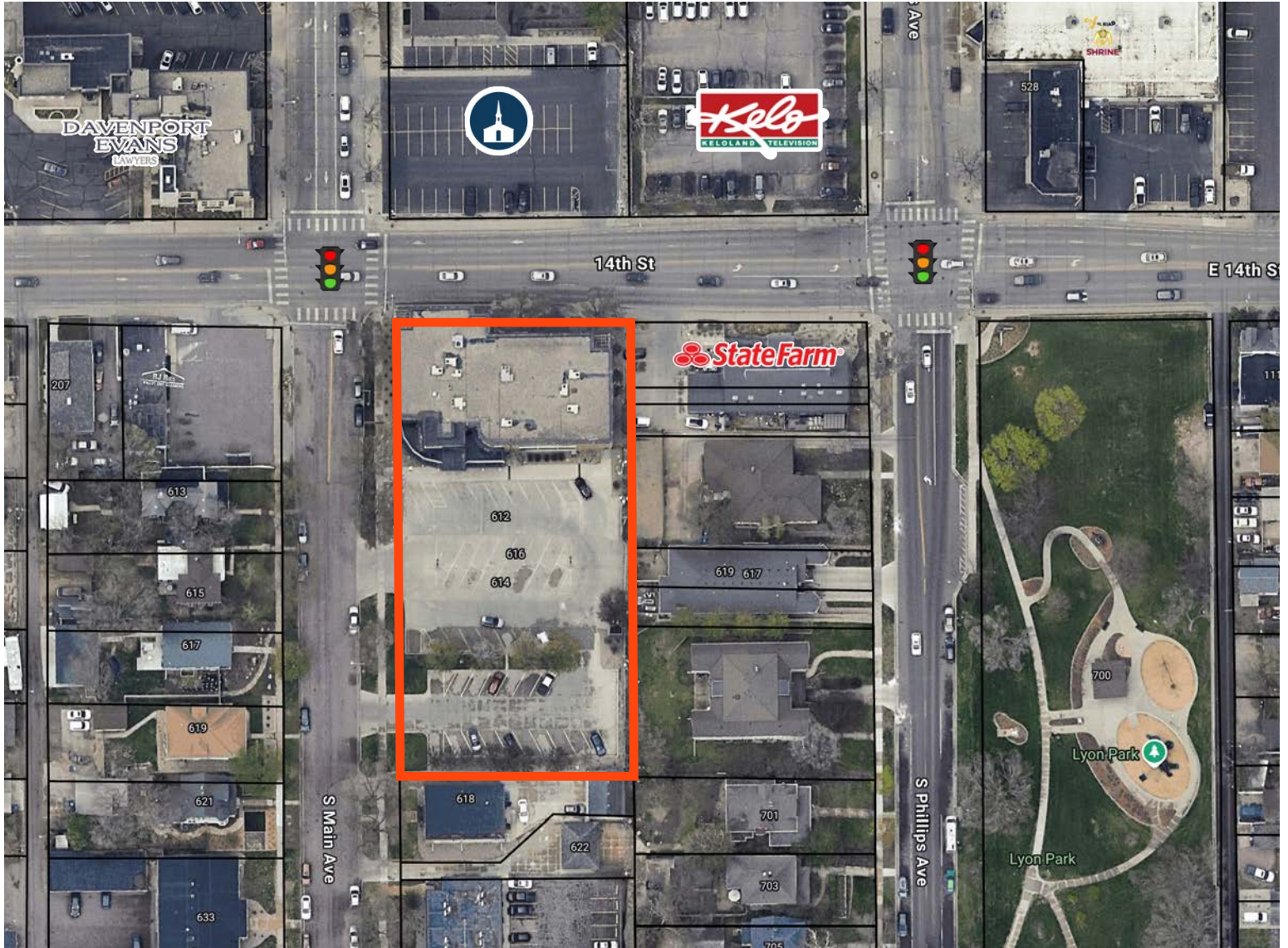
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SITE MAP



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AREA 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)

1.8%

Sioux Falls MSA Unemployment Rate
(May 2026)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,503	76,325	141,363
2020 Total Population	16,562	78,184	167,549
2020 Group Quarters	909	3,880	4,860
2026 Total Population	17,745	81,197	185,072
2026 Group Quarters	920	3,905	4,888
2031 Total Population	19,139	85,763	200,718
2024-2029 Annual Rate	1.52%	1.10%	1.64%
2026 Total Daytime Population	29,710	117,272	218,325
Workers	22,366	82,894	138,989
Residents	7,344	34,378	79,336
Household Summary			
2010 Households	7,163	31,308	56,988
2010 Average Household Size	2.12	2.27	2.37
2020 Total Households	7,652	32,742	69,159
2020 Average Household Size	2.05	2.27	2.35
2026 Households	8,405	34,806	77,574
2026 Average Household Size	2.00	2.22	2.32
2031 Households	9,186	37,186	85,068
2031 Average Household Size	1.98	2.20	2.30
2024-2029 Annual Rate	1.79%	1.33%	1.86%
2010 Families	3,165	17,206	34,148
2010 Average Family Size	3.07	2.96	3.01
2026 Families	3,377	17,845	44,043
2026 Average Family Size	3.05	3.04	3.06
2031 Families	3,654	18,881	47,940
2031 Average Family Size	3.04	3.03	3.05
2024-2029 Annual Rate	1.59%	1.14%	1.71%
2026 Housing Units	9,784	38,330	84,742
Owner Occupied Housing Units	28.8%	47.8%	50.6%
Renter Occupied Housing Units	57.2%	43.0%	41.0%
Vacant Housing Units	14.1%	9.2%	8.5%
2026 Population 25+ by Educational Attainment			
Total	12,849	55,270	125,493
Less than 9th Grade	1.3%	2.2%	1.7%
9th - 12th Grade, No Diploma	5.8%	5.2%	3.9%
High School Graduate	22.5%	23.3%	20.2%
GED/Alternative Credential	5.0%	4.7%	3.6%
Some College, No Degree	14.7%	16.9%	16.0%
Associate Degree	14.7%	13.1%	13.5%
Bachelor's Degree	24.9%	23.0%	27.8%
Graduate/Professional Degree	11.1%	11.6%	13.4%
Median Household Income			
2026	\$62,170	\$66,223	\$77,901
2031	\$67,156	\$74,108	\$91,091
Median Age			
2010	33.9	34.2	34.6
2020	36.6	35.7	36.2
2026	38.3	37.0	37.0
2031	39.7	38.2	38.1
2026 Population by Sex			
Males	9,278	42,122	93,097
Females	8,467	39,075	91,975
2031 Population by Sex			
Males	9,900	44,164	100,481
Females	9,239	41,599	100,237

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