

Start Up Sioux Falls

2329 N. Career Avenue, Sioux Falls, SD 57107

Lease Rate: Varies Per Suite



2500 W 49th Street Suite 100
Sioux Falls, SD 57105
605 357 7100
naisiouxfalls.com



Gregg Brown
MBA, SIOR
605 444 7103
605 906 0394
gbrown@naisiouxfalls.com



Marcus Mahlen
CCIM
605 444 7116
605 228 9744
mmahlen@naisiouxfalls.com

NAI Sioux Falls

FEATURES

Start Up Sioux Falls
Office Suites

- **LANDLORD IS OPEN TO SHORT TERM LEASES**
- Month-to-month, 3 months, 6 months
- Various suite sizes available
- Gross lease rates
- Zeal covers all utilities/ overhead/ meeting rooms
- Shared conference rooms
- Shared break area
- Co-working space
- Co-tenants include: Alternative HRD, SD Development Corporation, Unify, Governor's Office of Economic Development, Start Up Sioux Falls, Analysts International, Advanced Remote Sensing, Inc., The Funding Farm, Nano Pareil, Inanovate, MTS, SD BioTech Association
- Area neighbors include: Southeast Tech, Interstates, CTE Academy, Sonifi



Available Space

Main Level Office Space

- Suite 217B 972 sq. ft. \$1,259.38/ month + \$200 network services
- Suite 211B 775 sq. ft. \$1,033.33/ month + \$200 network services

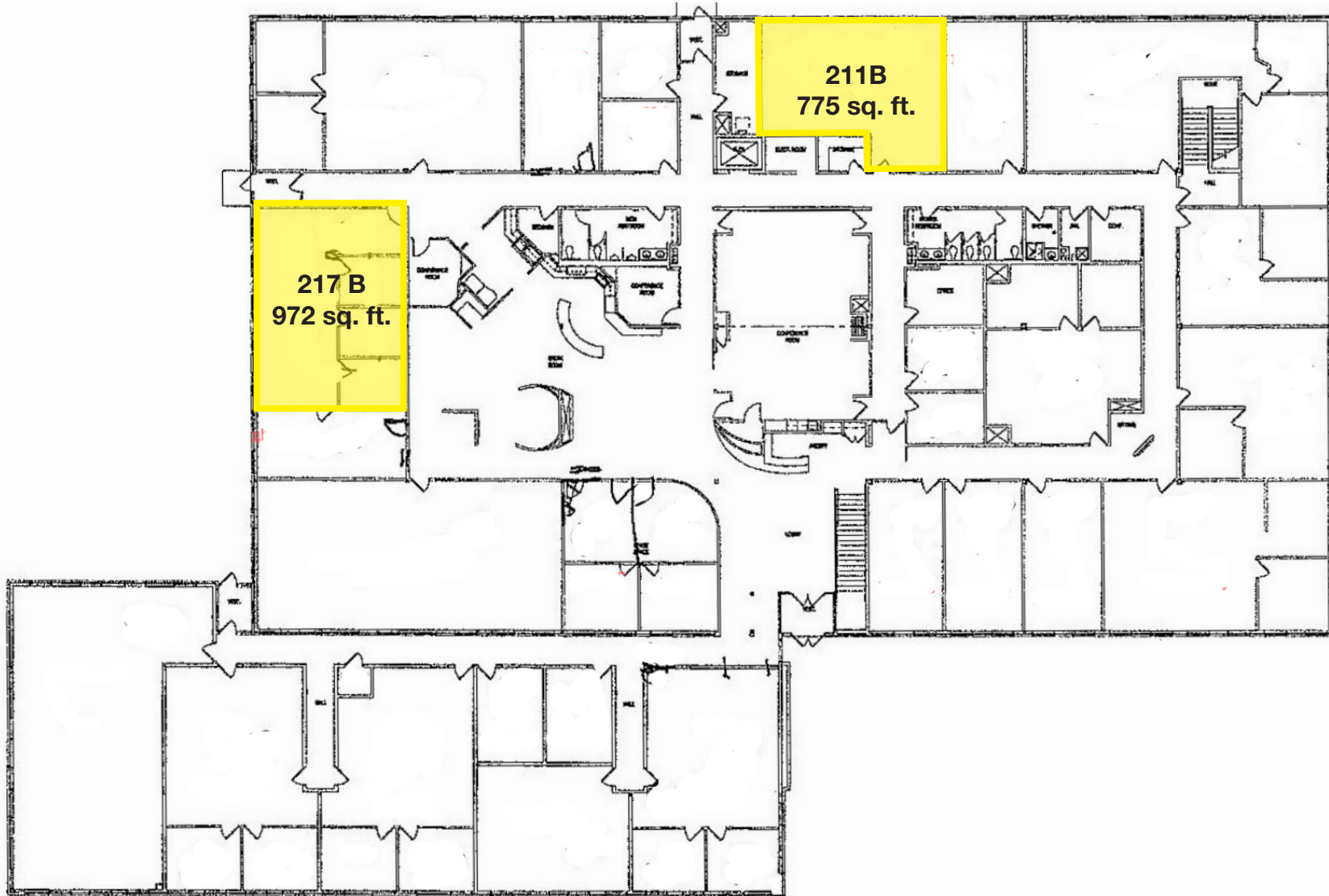
Lower Level Lab Space

- Suite 116 138 sq. ft. \$ 265.65/ month
- Lab 110 429 sq. ft. \$ 883.03/ month + \$200 network services
- Lab 118 429 sq. ft. \$ 883.03/ month + \$200 network services

FLOOR PLAN

First Floor

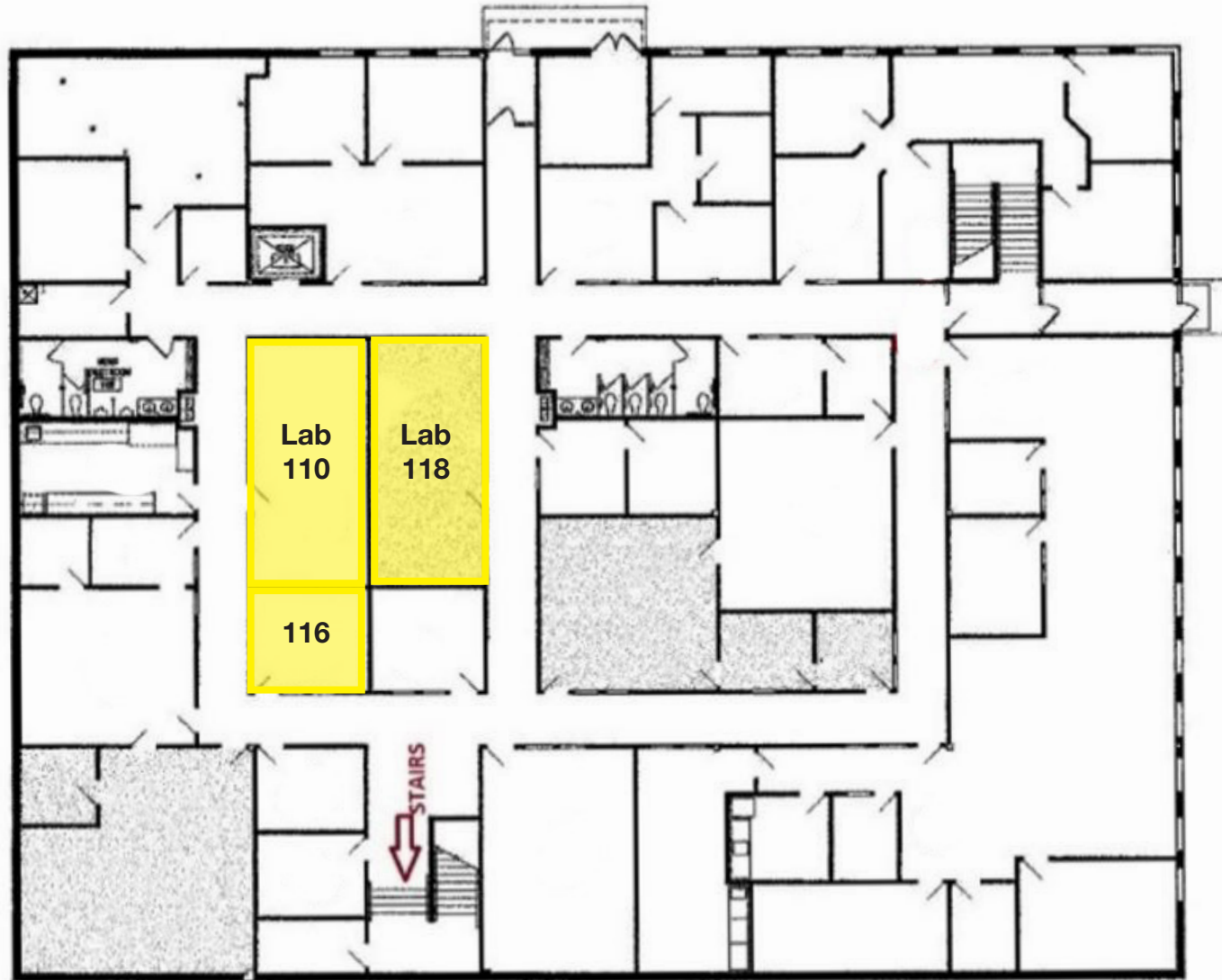
Start Up Sioux Falls
Office Suites



FLOOR PLAN

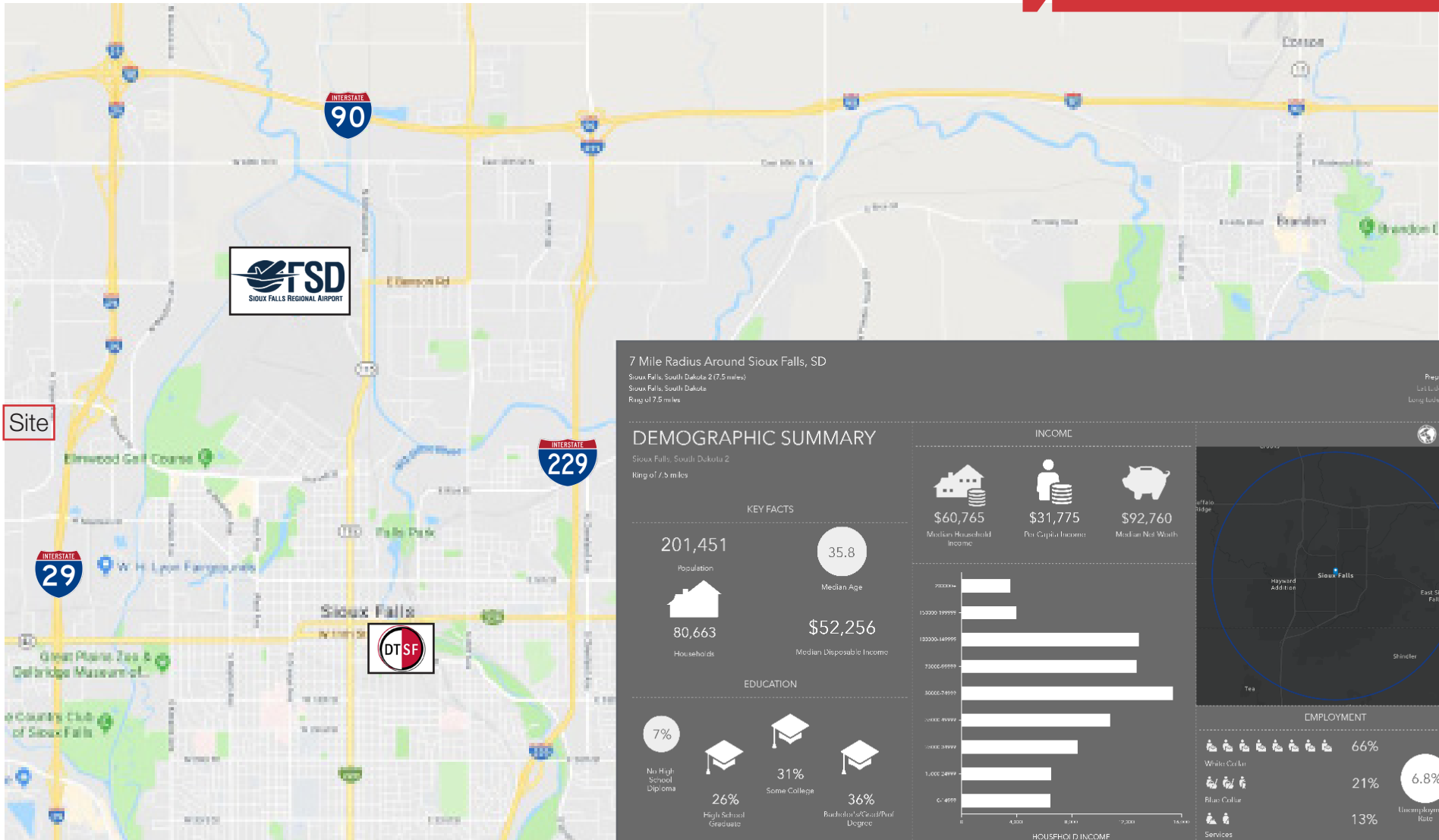
Lower Level

Start Up Sioux Falls
Office Suites



AREA MAP

Start Up Sioux Falls Office Suites



7 Mile Radius Around Sioux Falls, SD
 Sioux Falls, South Dakota 2 (7.5 miles)
 Sioux Falls, South Dakota
 Ring of 7.5 miles

Prepared by Esri
 List Index: 43.34577
 Long Index: -96.73128

DEMOGRAPHIC SUMMARY

Sioux Falls, South Dakota 2
 Ring of 7.5 miles

KEY FACTS

201,451
Population

80,663
Households

35.8
Median Age

\$52,256
Median Disposable Income

EDUCATION

7%
No High School Diploma

26%
High School Graduate

31%
Some College

36%
Bachelor's/Grad/Prof Degree

INCOME

\$60,765
Median Household Income

\$31,775
Per Capita Income

\$92,760
Median Net Worth

EMPLOYMENT

66%
White Collar

21%
Blue Collar

13%
Services

6.8%
Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2015.

© 2020 Esri

AERIAL

Start Up Sioux Falls
Office Suites

