

FOR LEASE: WESTLAKE OFFICE BUILDING

2571 Westlake Drive, Suite 120
Sioux Falls, SD 57106

AVAILABLE:

Suite 120: 1,282 USF/1,481 RSF

PRICE: \$18.75 PSF

TERMS: NNN

ZONING: PO-PUD/RE-3 Form

OCCUPANCY: Immediate

ESTIMATED NNN: \$5.75 PSF



**For more information,
please contact:**

Mike Van Buskirk

p: 605.361.8211

c: 605.366.0936

e: Mike@VBCLink.com

PROPERTY INFORMATION

- This truly unique location will add prestige to any business and is perfect for a any professional user.
- Suite 120 is conveniently located on the ground floor immediately to the right as you enter the building.
- This 25,666 square foot, 2-story building design includes expansive windows which take advantage of unparalleled views.
- Building elevator.
- Many new and thriving retail, restaurant, and personal services are within walking distance.
- Easy access to the Sioux Falls Bike Trail and the Lake Lorraine Walking Path.
- Conveniently located near I-29, Marion Road, 41st Street, and 26th Street.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | **o:** 605.361.8211 | **f:** 605.361.8052 | **w:** VBCLink.com

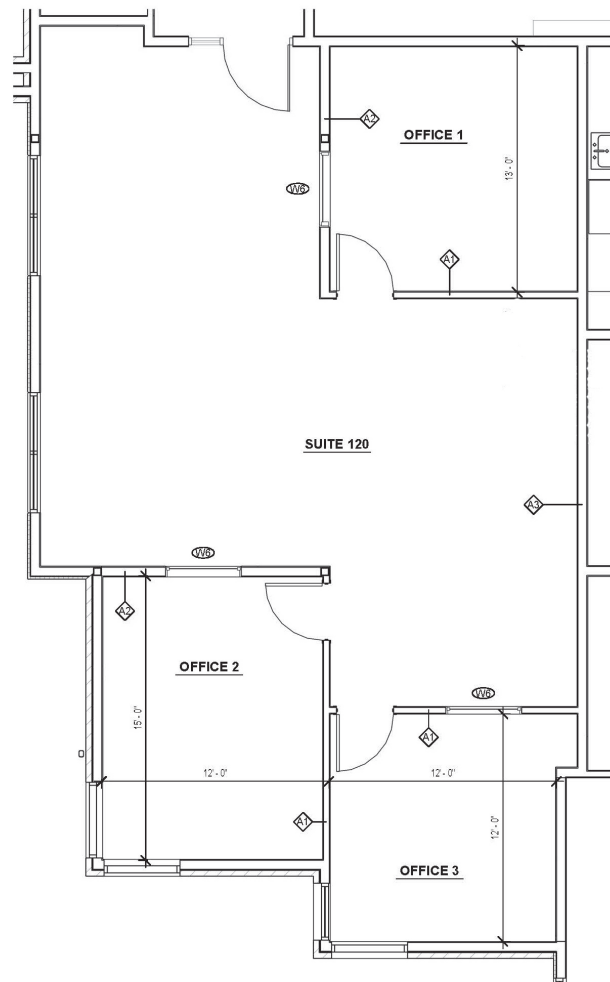


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FLOOR PLAN



Fantastic opportunity to locate your office in a unique location within walking distance from thriving retailers and restaurants.

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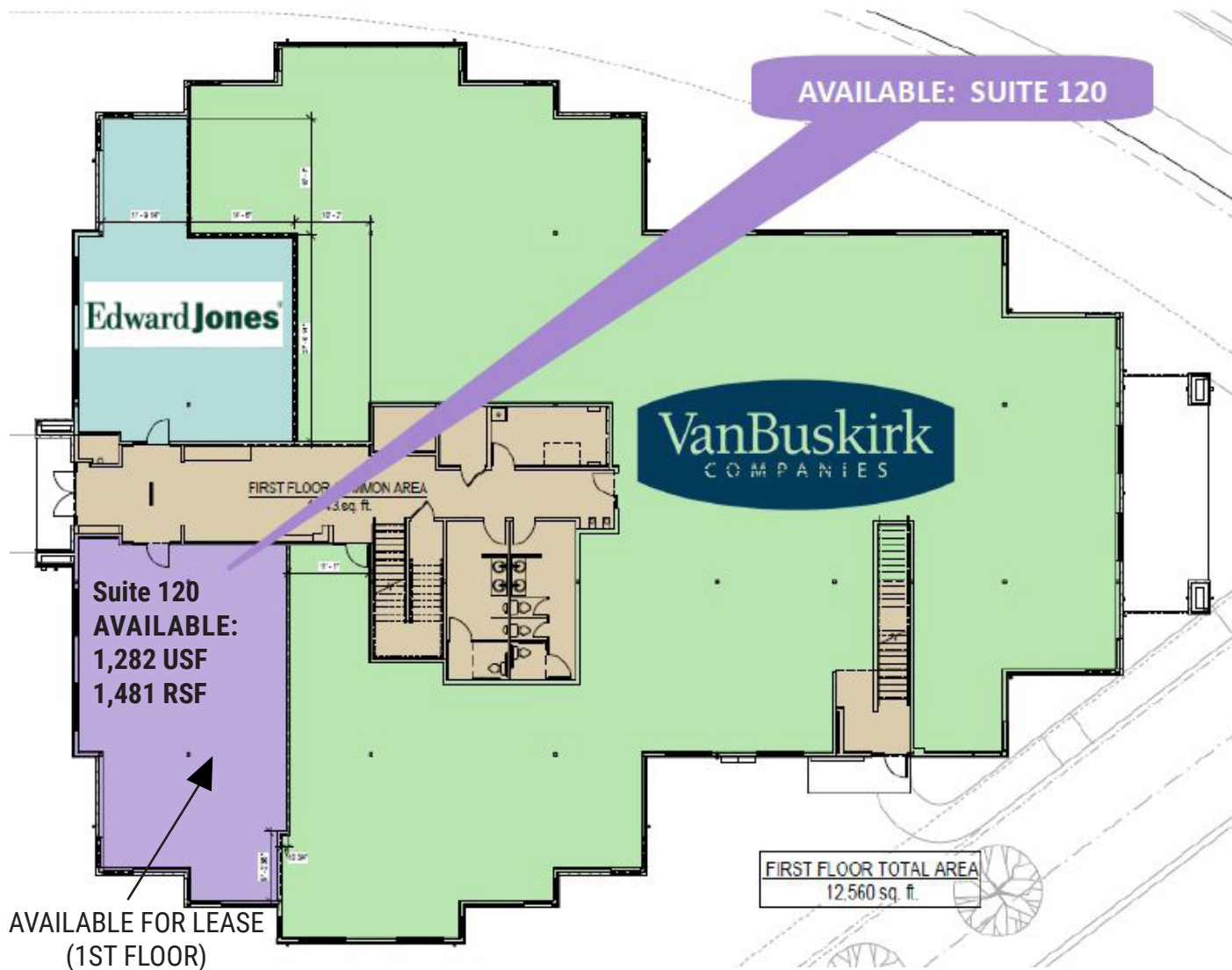
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1ST FLOOR PLAN



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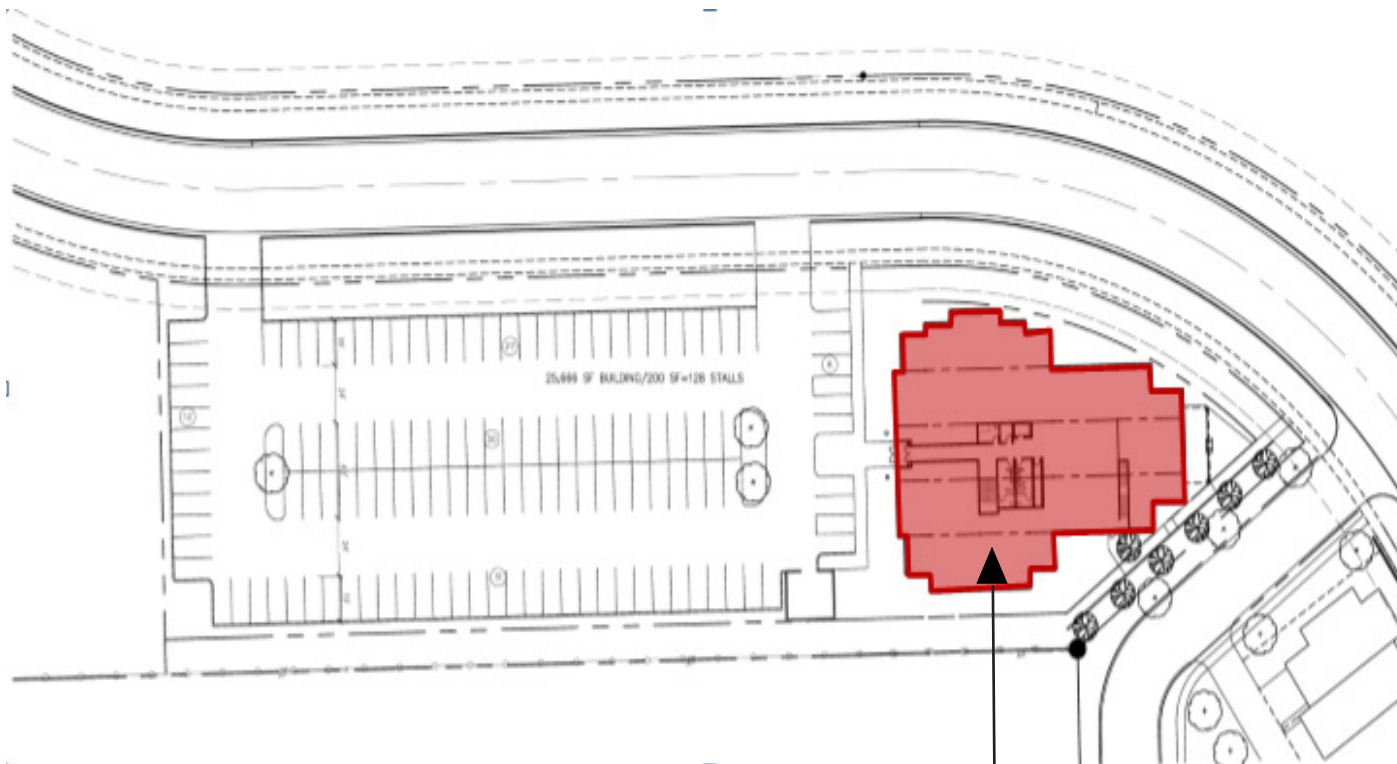
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SITE PLAN



SUBJECT SITE

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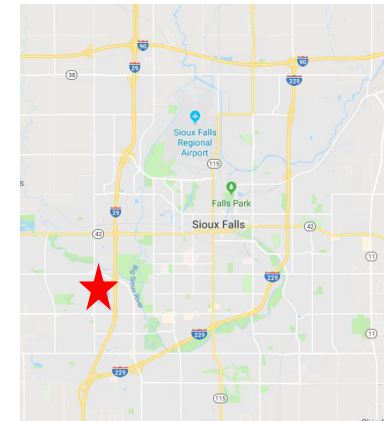
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Subject	3-Mile Radius		5-Mile Radius		10-Mile Radius	
	Number	Percent	Number	Percent	Number	Percent
AGE						
Universe:						
Total population	73,496		129,832		181,997	
Under 5 years	6,644	9	10,862	8.4	14,941	8.2
5 to 9 years	4,876	6.6	8,729	6.7	12,927	7.1
10 to 14 years	3,756	5.1	7,608	5.9	11,695	6.4
15 to 19 years	4,202	5.7	7,165	5.5	11,020	6.1
20 to 24 years	6,316	8.6	9,803	7.5	13,067	7.2
25 to 34 years	13,681	18.6	22,819	17.6	30,566	16.8
35 to 44 years	9,092	12.4	15,901	12.3	23,408	12.9
45 to 54 years	8,361	11.4	16,280	12.5	24,002	13.2
55 to 59 years	3,909	5.3	8,358	6.4	11,175	6.1
60 to 64 years	3,930	5.4	6,887	5.3	9,225	5.1
65 to 74 years	4,202	5.7	8,025	6.2	10,843	6
75 to 84 years	2,901	3.9	4,896	3.8	6,196	3.4
85 years and over	1,626	2.2	2,499	1.9	2,932	1.6



Subject	3-Mile Radius		5-Mile Radius		10-Mile Radius	
	Number	Percent	Number	Percent	Number	Percent
HOUSEHOLD INCOME AND BENEFITS						
Universe:						
Total households	29,853		53,224		71,305	
Less than \$10,000	1,321	4.4	2,857	5.4	3,859	5.4
\$10,000 to \$14,999	1,463	4.9	2,549	4.8	3,130	4.4
\$15,000 to \$24,999	2,869	9.6	4,927	9.2	6,197	8.7
\$25,000 to \$34,999	3,807	12.7	6,836	12.8	8,610	12.1
\$35,000 to \$49,999	4,734	15.9	8,101	15.2	10,656	14.9
\$50,000 to \$74,999	6,330	21.2	10,248	19.2	13,784	19.3
\$75,000 to \$99,999	4,367	14.6	7,524	14.1	10,688	15
\$100,000 to \$149,999	3,278	11	6,118	11.5	8,969	12.6
\$150,000 to \$199,999	1,029	3.5	2,174	4.1	2,899	4.1
\$200,000 or more	655	2.2	1,890	3.6	2,513	3.5

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	Number	Percent	Number	Percent	Number	Percent
EDUCATIONAL ATTAINMENT						
Universe:						
Population 25 years and over	47,702		85,665		118,347	
Less than 9th grade	1,565	3.3	3,090	3.6	4,719	4
9th to 12th grade, no diploma	1,754	3.7	3,774	4.4	5,548	4.7
High school graduate (includes equivalency)	13,503	28.3	22,775	26.6	31,986	27
Some college, no degree	9,772	20.5	17,064	19.9	24,672	20.8
Associates degree	5,552	11.6	9,198	10.7	12,836	10.8
Bachelors degree	10,556	22.1	19,793	23.1	26,222	22.2
Graduate or professional degree	5,000	10.5	9,971	11.6	12,364	10.4
High school graduate or higher	44,383	93	78,801	92	108,080	91.3
Bachelor degree or higher	15,556	32.6	29,764	34.7	38,586	32.6

Subject	3-Mile Radius		5-Mile Radius		10-Mile Radius	
	Number	Percent	Number	Percent	Number	Percent
HOME VALUES						
Universe:						
Owner-occupied units	17,163		32,080		45,152	
Less than \$50,000	1,608	9.4	2,343	7.3	3,120	6.9
\$50,000 to \$99,999	1,777	10.4	3,921	12.2	4,767	10.6
\$100,000 to \$149,999	4,746	27.6	8,851	27.6	11,912	26.4
\$150,000 to \$199,999	4,808	28	7,752	24.2	11,498	25.5
\$200,000 to \$299,999	2,625	15.3	5,329	16.6	8,122	18
\$300,000 to \$499,999	1,243	7.2	2,928	9.1	4,349	9.6
\$500,000 to \$999,999	253	1.5	747	2.3	1,014	2.3
\$1,000,000 or more	103	0.6	209	0.7	370	0.8
Median home value	\$157,494		\$164,998		\$170,199	
Average home value	\$169,865		\$183,075		\$188,135	

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