

FOR LEASE | 5800 S CORPORATE PLACE, SIOUX FALLS, SD, 57108

# 5800

SOUTH CORPORATE  

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PLACE

# SCALE WITH CONFIDENCE

5800 South Corporate Place offers a rare opportunity for companies to establish a presence in Sioux Falls' most sought-after submarket. With over 85,000 SF of move-in ready space, the property features high-quality finishes, advanced systems and premium amenities, delivering a plug-and-play solution for tenants ready to scale with confidence.

## Property Highlights

Move-in ready with 2019 build-out	Plug and Play Opportunity
Floor-to-ceiling windows and open core layout	Furniture Included
Adjustable desks	Quick access to the airport
Parking ratio: 6.33/1,000	Fully Secured Building
Building signage opportunity	24/7 UPS/Generator Back Up
Use of the Fitness Center, Cafeteria, and Loading Dock area	On-Site parking included
Premium infrastructure including automatic lighting systems	



## LEASE TERMS

Available Space: +/- 83,332 RSF

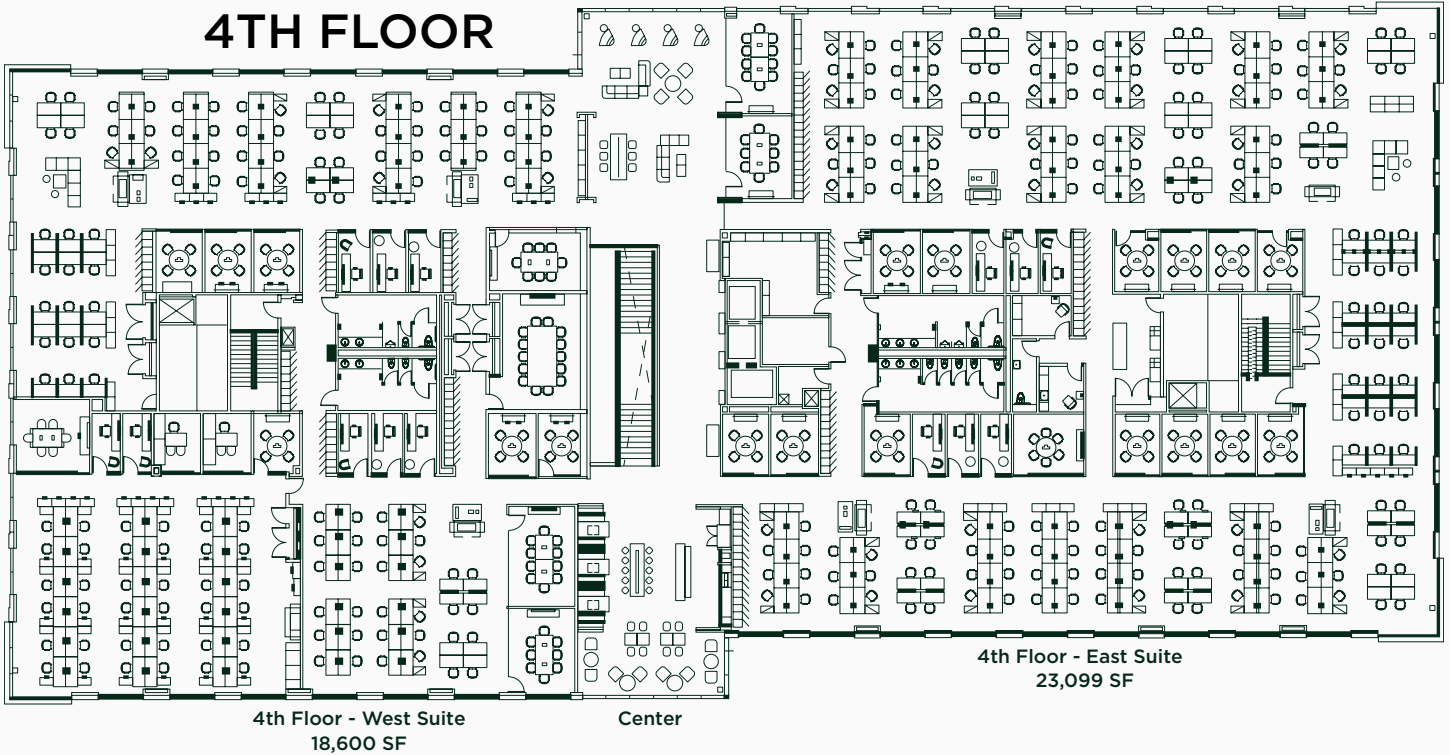
Rate: \$29.50/RSF - Full-Service Gross Lease

# FLEXIBLE SOLUTIONS

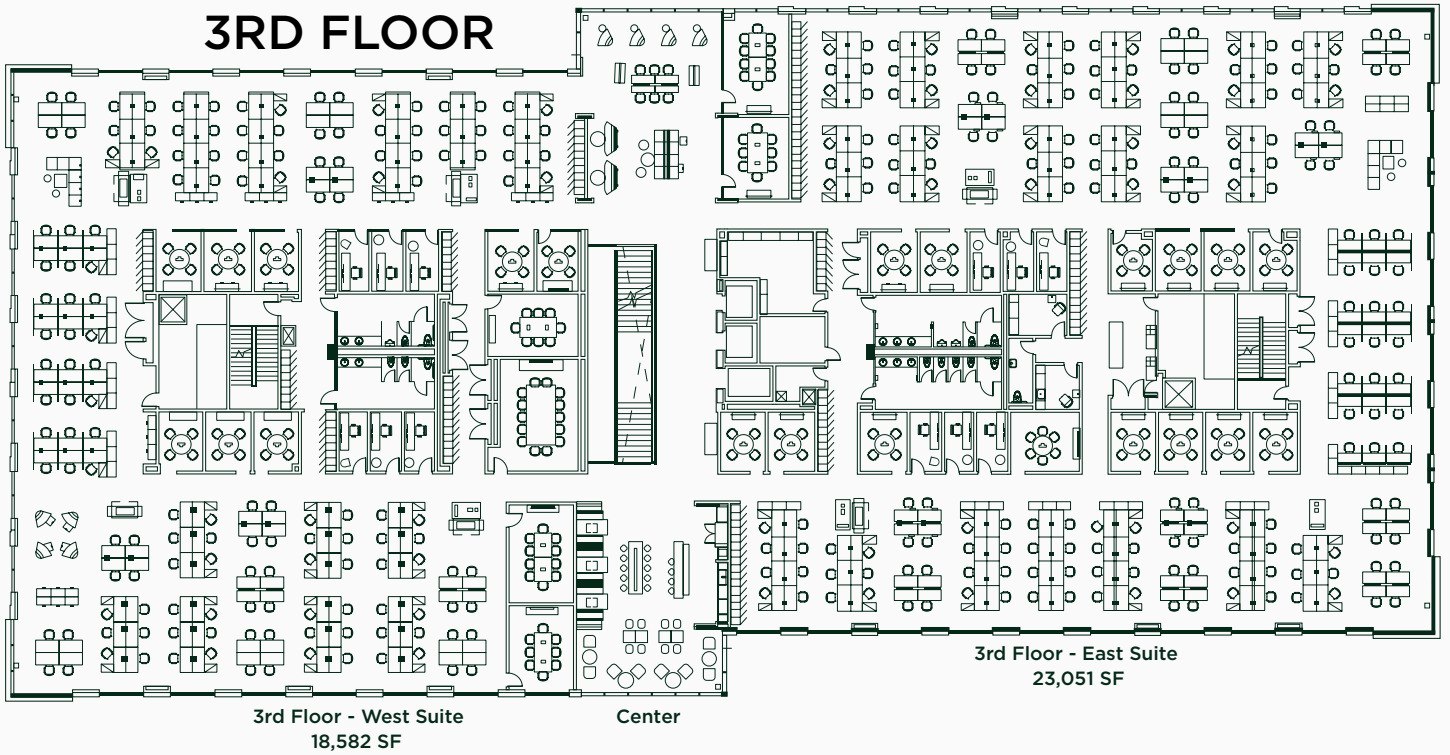


With up to 83,332 RSF of premier office space available, 5800 Corporate Center offers flexible configurations ranging from 18,582 RSF to full-floor contiguous opportunities.

### 4TH FLOOR



### 3RD FLOOR



# A STANDOUT IN THE MIDWEST

*As the largest city in South Dakota, Sioux Falls has emerged as a premier destination where opportunity and quality of life converge. Anchored by a strong economy, affordable cost of living, and a pro-business climate with favorable tax advantages, competitive costs, and robust infrastructure, the city continues to be one of the fastest-growing regions in the Midwest.*

## Demographics within 15 miles

Population	269,553
Median Age	36
Median Household Income	\$82,978
Bachelor's Degree or higher	40%
White Collar	63%
Unemployment rate	1.6%



Minneapolis ●  
4 hours

MN

WI

SD



IA

NE

Omaha ●  
3 hours

Des Moines ●  
4 hours

MO

KS

Kansas City ●  
5 hours

# EVERYTHING WITHIN REACH

Within 4 Miles

195

Dining Options

41

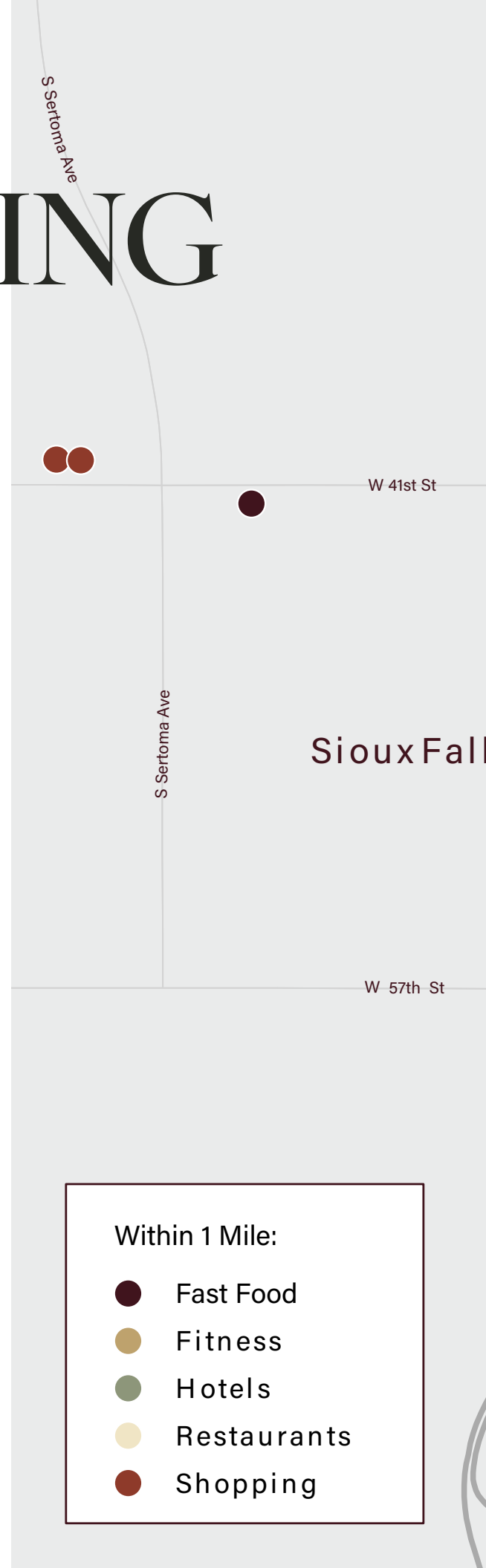
Hotels

735

Retail Locations

135

Entertainment



8

S Marion Rd

W 49th St



W 57th St



S Solberg Ave

S Louise Ave



69th St

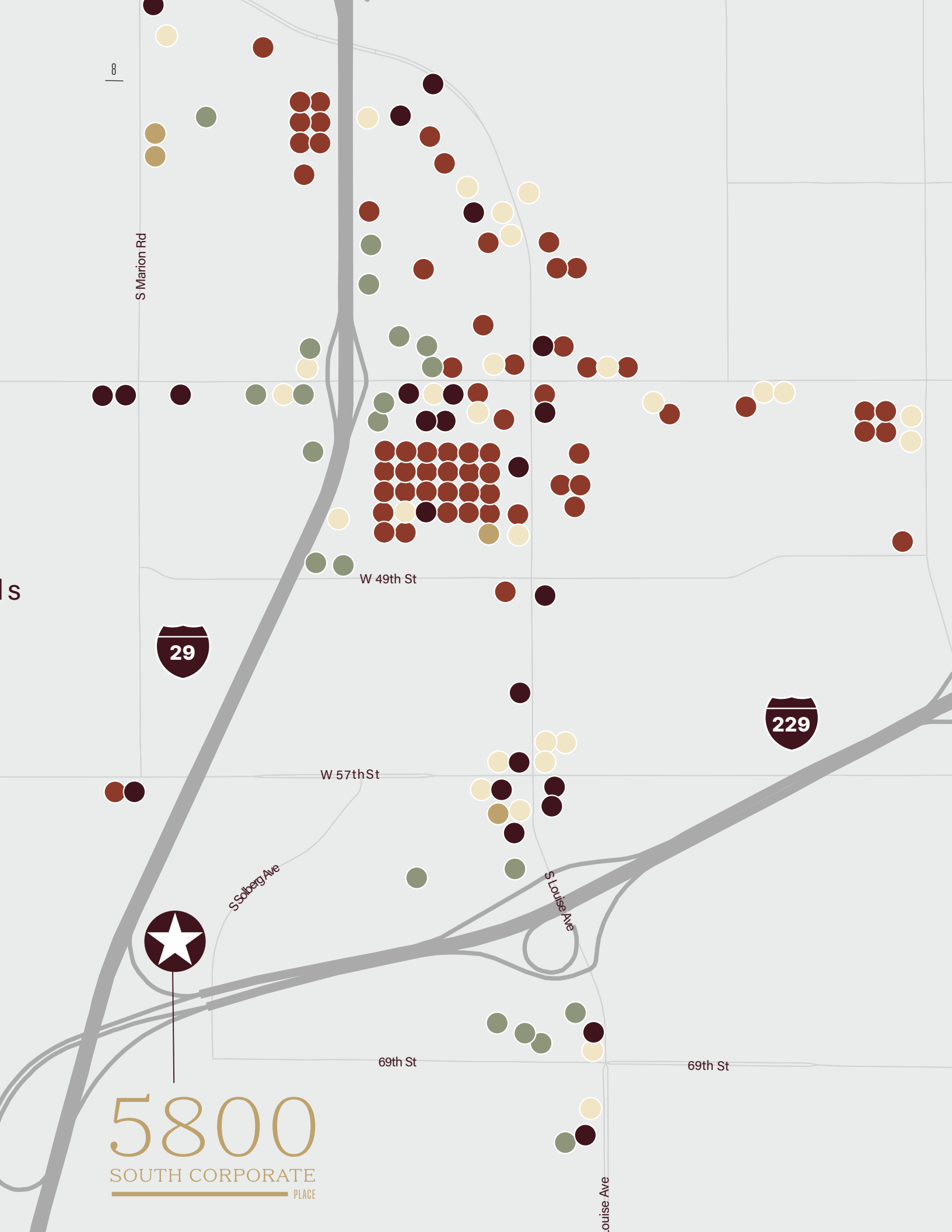
69th St

# 5800

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Louise Ave

s



Ground Floor Staircase



Fitness Center



# Communal Work Areas

10



# Individual Work Stations



# 5800

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