

EDGES II

OFFICE SPACE AVAILABLE FOR SUBLEASE



5109 S Broadband Lane,
Sioux Falls, SD 57108



USF: 23,312 SF +/-
RSF: 25,542 SF +/-
Load Factor: 1.096



\$15.00 / SF NNN
Estimated NNN: \$6.56 / RSF
*CAM includes ALL utilities

LOCATION

Located at the Edges Development on South Broadband Lane with prime exposure to Interstate 29! The Edges Development is an office community located at the gateway to Sioux Falls. Close to many services, restaurants, and retail.

DESCRIPTION

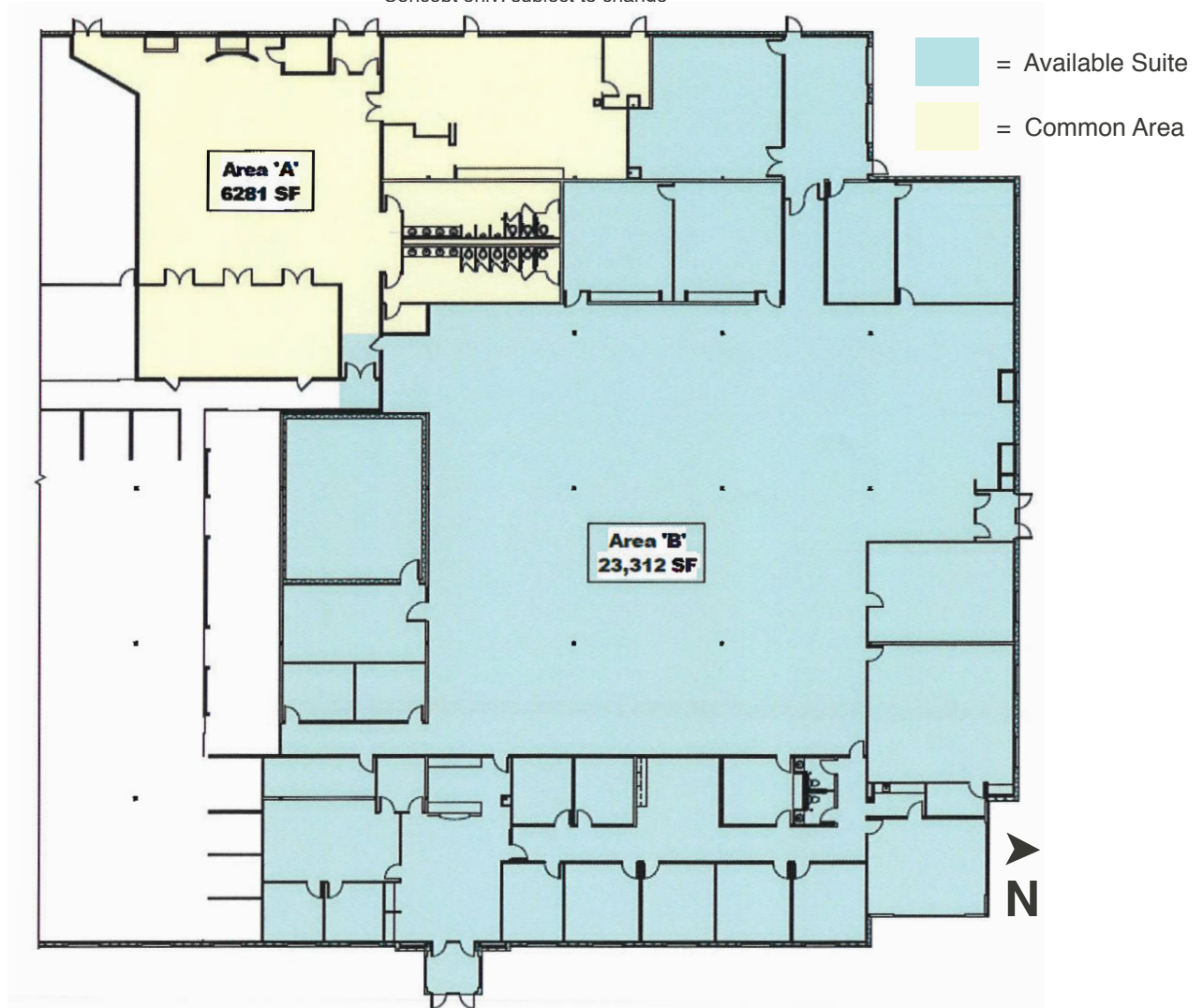
- Floor plan includes 16 private offices, 2 conference rooms, 2 break rooms, mailroom, storage, 2 overhead doors with loading docks, private bathrooms, open area for cubicles, and three rooms with open area for cubicles
- Shared common area breakroom, patio and bathrooms
- Highly visible from I-29
- Development has 2 daycares within 2 miles
- Easy access to I-29 & I-229
- Area businesses include Pathward Payment Systems, Ulteig, Journey Construction, Omnitech, Farm Credit Services of America, Sammons Financial, Citi Bank, and more
- Contact Broker for for additional information

RAQUEL BLOUNT SIOR

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FLOOR PLAN

Concept only: subject to change



2024 ESTIMATED NNN INFORMATION

NNN	Cost (\$/RSF)
Real Estate Taxes	\$2.41
Property Insurance	\$0.27
Common Area Maintenance	\$3.88*
Total	\$6.56
*CAM includes all utilities	

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INTERIOR



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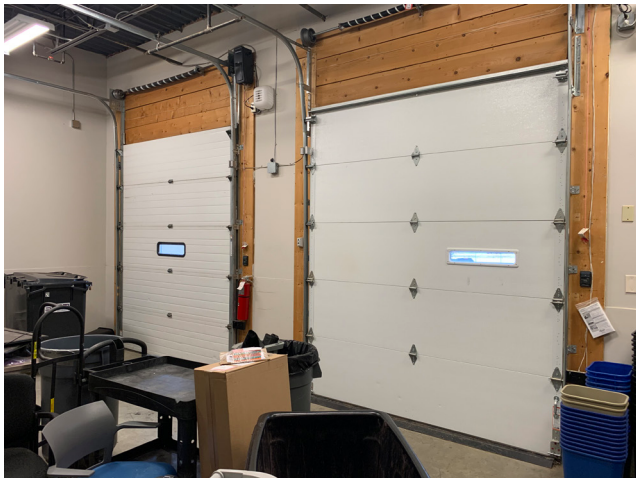
150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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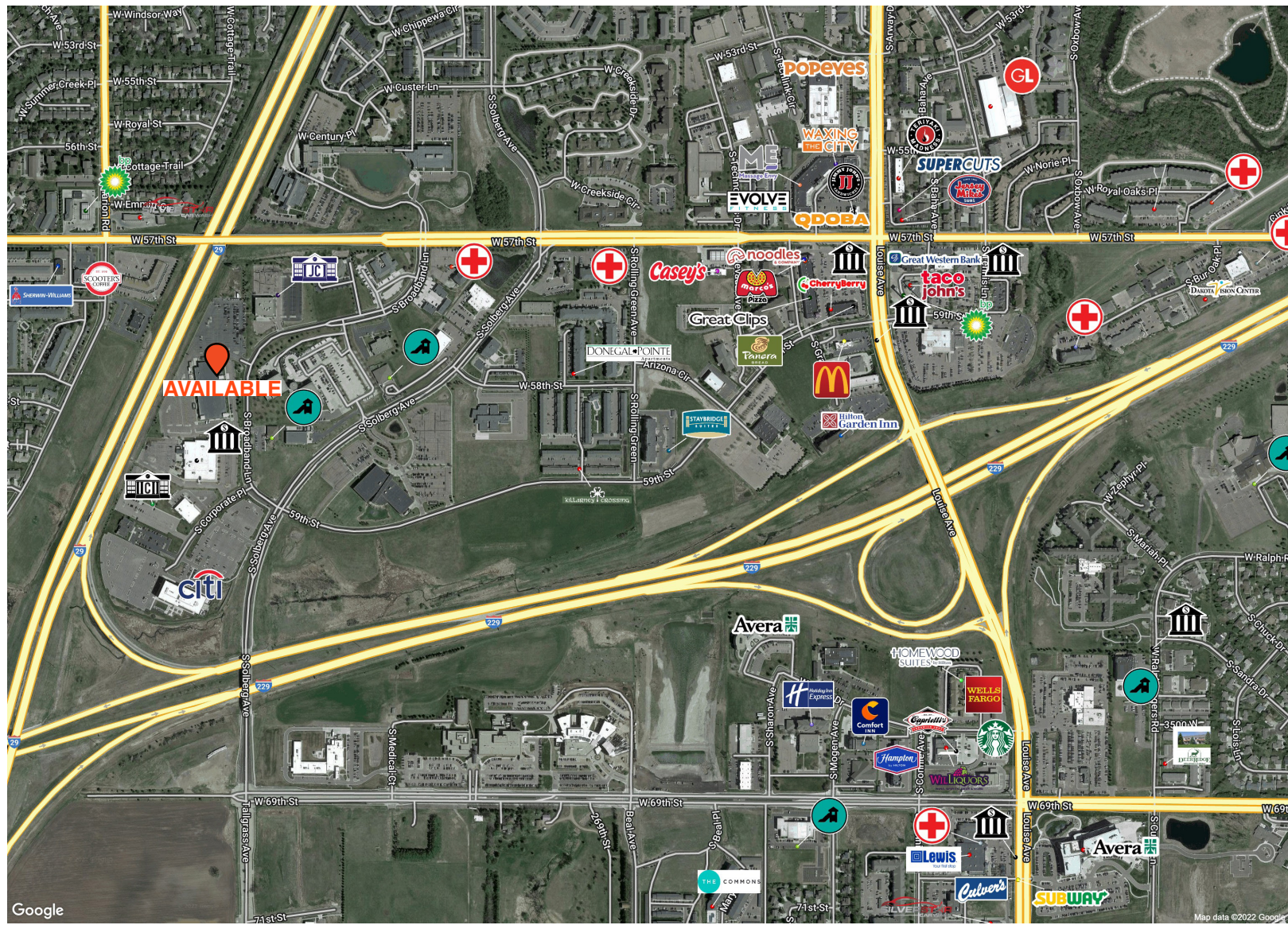
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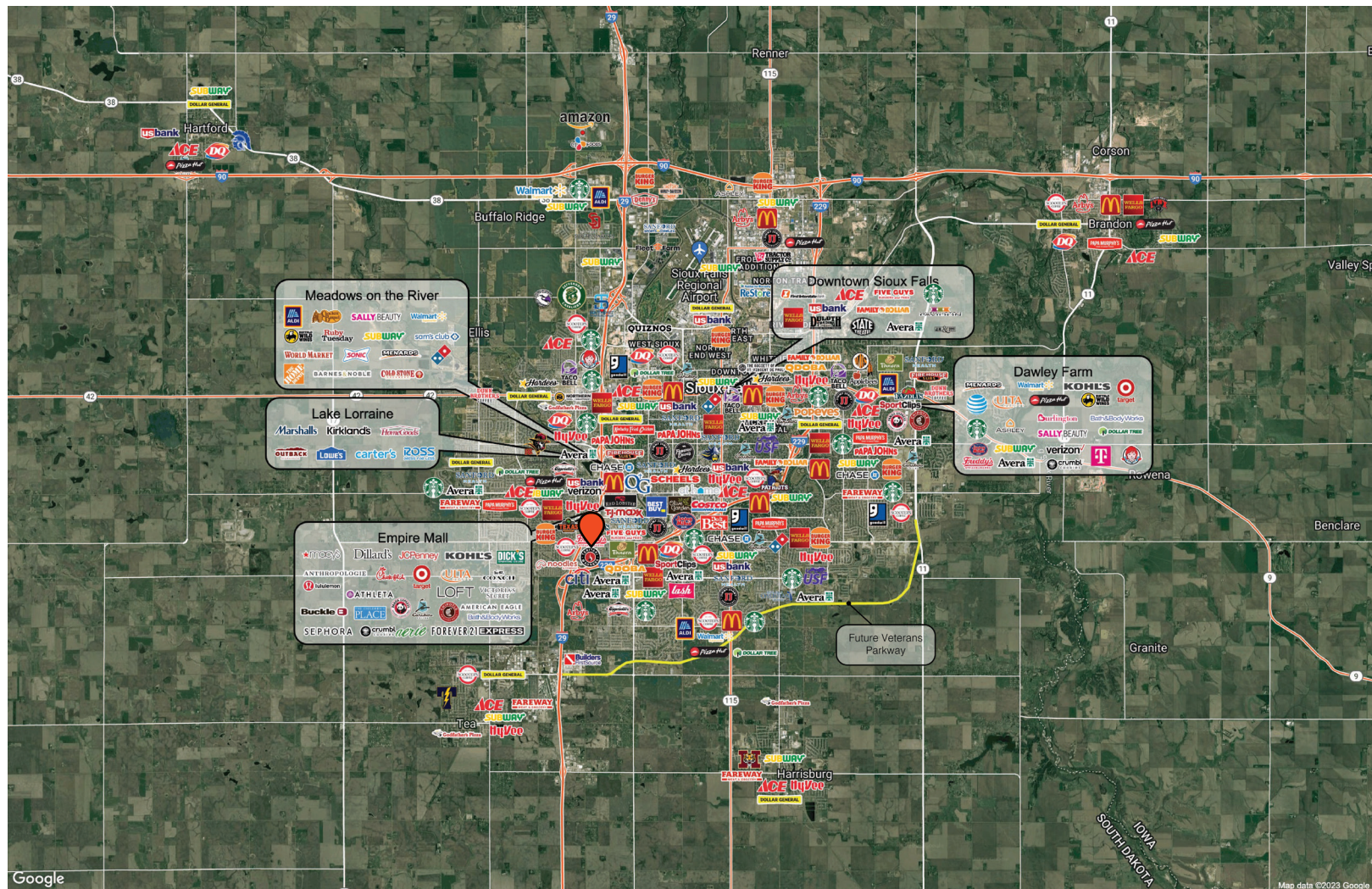
AREA MAP



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CITY MAP



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