



# BROADBAND BUILDING

## SOUTHWEST SIOUX FALLS

### DAYCARE / OFFICE BUILDING FOR SALE

5310 South Broadband Lane | Sioux Falls, SD 57108



#### SIZE

Building: 5,999 sqft  
Land: 0.78 acre



#### PRICE

\$1,820,000



#### LOCATION

Property is located in Southwest Sioux Falls in the Interstate Crossing Business Park, near Citi HQ at the intersection of Interstate 29 and 229.



#### CURRENT TENANT

DISCOVERY LEARNING CENTER  
The tenant is currently paying below-market rent with a lease expiration of July 2026. Opportunities for Buyer include negotiating an extension with current tenant, leasing to a new tenant or re-configuring the building for Buyer's own use.



#### LAYOUT

The building is currently built out as a childcare center.



#### AREA TENANTS

Citi, Bluepeak, Pathward, Windsor Mortgage, Sky Zone Trampoline Park, Sammons Financial Group, Midland National Life Insurance, Ulteig Engineering, Expansion Capital Group

Information deemed reliable but not guaranteed.



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# AREA MAP

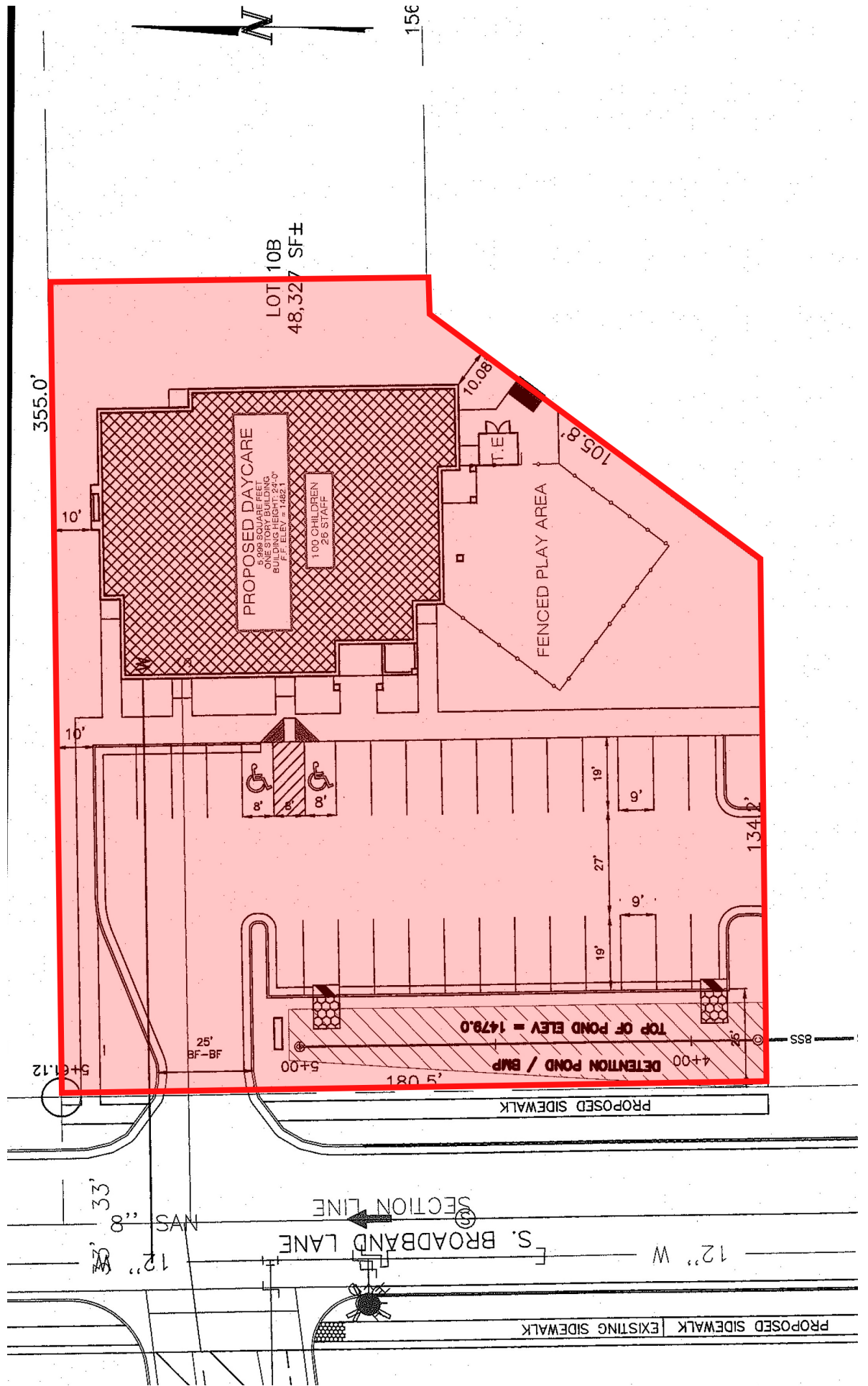


# PARCEL MAP

BROADBAND LANE



# SITE PLAN



# FLOOR PLAN

