



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 for a proposed daycare facility on Lot 10B. The plan shows a building footprint of 5,994 square feet, a fenced play area, a parking lot with 10 spaces, and a detention pond. The site is bounded by S. Broadband Lane to the north and a proposed sidewalk to the south. A north arrow is located in the upper right corner.

Key features and dimensions:

- Lot 10B:** 48,327 SF±
- Proposed Daycare Building:** 5,994 SQUARE FEET, ONE STORY BUILDING, BUILDING ELEV. 1482.0', BUILDING ELEV. 1482.1'
- 100 CHILDREN / 26 STAFF**
- FENCED PLAY AREA:** 105.8' x 10.08'
- Parking Lot:** 10 spaces, 134.2' x 27'
- Detention Pond / BMP:** 4+00, 5+00, 5+08.1, 5+61.12, 25' BF-BF, TOP OF POND ELEV = 1479.0'
- Proposed Sidewalk:** 12" W, 12" W, 33' W
- Existing Sidewalk:** 12" W
- Section Line:** S. BROADBAND LANE
- North Arrow:** 156'

FLOOR PLAN

