FOR SALE

Pinnacle Place Building

6245 South Pinnacle Place | Sioux Falls, SD 57108

TROPHY NNN INVESTMENT

Van Buskirk

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Van Buskirk Autumn KAUFHOLD

Property Highlights

6245 South Pinnacle Place | Sioux Falls, SD 57108

COUNTY
Lincoln County

ZONING
Office

PRICE
$4,700,000
(5.76% cap rate)

BUILDING SIZE
12,763 sqft

YEAR BUILT
2021

SITE SIZE
.84 acre

PARKING
45 shared surface spaces, including 2 ADA spaces and 3 spaces in the adjacent parking lot.

BUILDING TENANTS
Kaufhold & Dix Law, Allen Edge Real Estate Team, Dakota Financial Services, Stencil Group LLC, Elation Property Management

Information deemed reliable, but not guaranteed.
An owner is a licensed real estate broker of South Dakota.

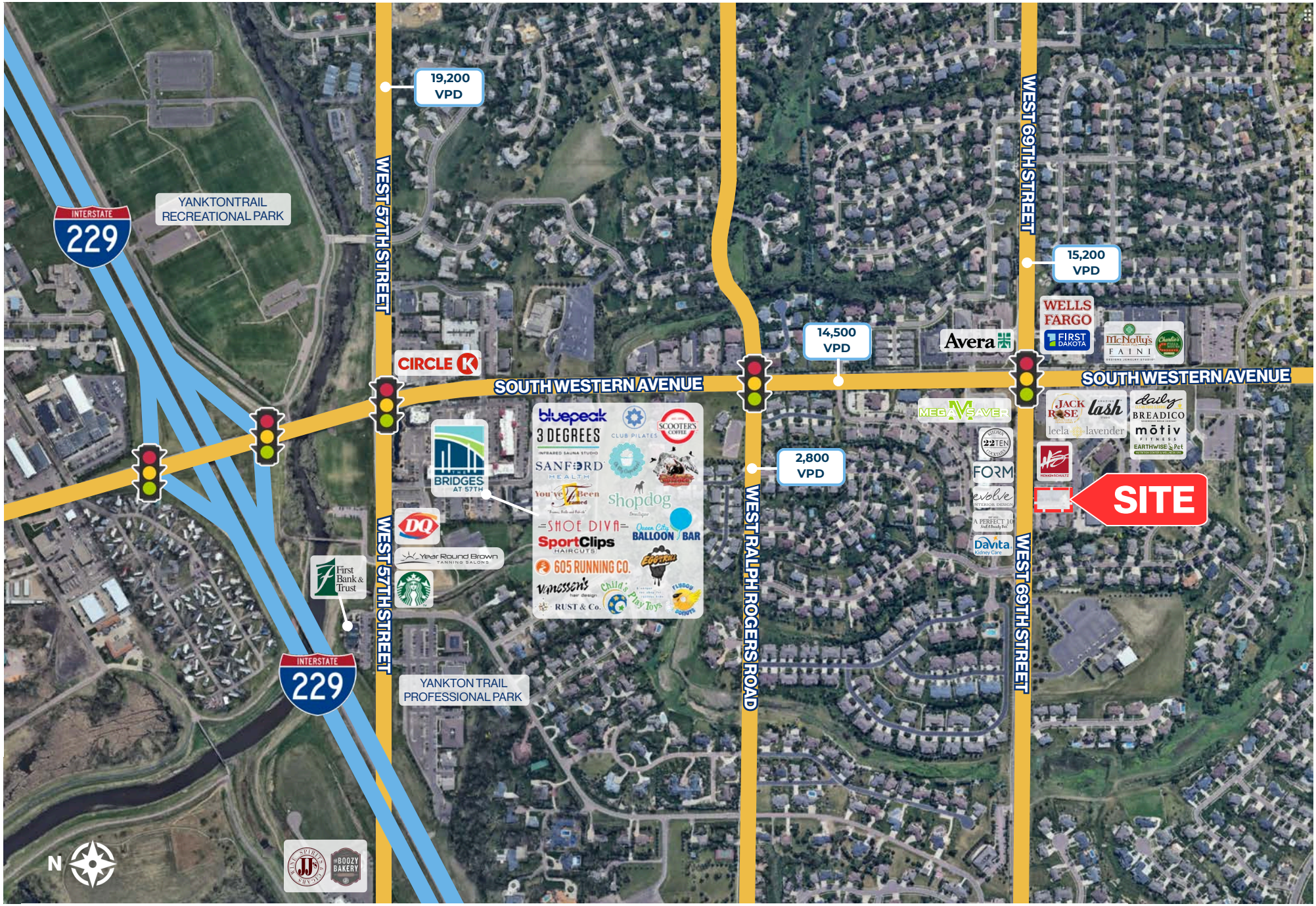
Fully-Leased Investment Opportunity

Own an exceptional commercial office building where modern design meets everyday functionality. The exterior showcases sharp contemporary lines, expansive glass, and durable, low-maintenance materials that deliver strong curb appeal and lasting value.

Inside, floor-to-ceiling windows flood offices with natural light, while exposed timber beams and upscale finishes create a warm, professional atmosphere that sets this property apart from typical office inventory.

Fully leased to established professional tenants who plan to remain in place, this property provides immediate and stable cash flow. Well-maintained, on-site parking and strong visibility in one of Sioux Falls' most desirable business corridors further enhance this investment profile.

Area Map


19,200 VPD
WEST 57TH STREET
YANKTONTRAIL RECREATIONAL PARK
INTERSTATE 229
CIRCLE K
SOUTH WESTERN AVENUE
14,500 VPD
WEST 69TH STREET
15,200 VPD
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22TEN
FORM
evolve INTERIOR DESIGN
A PERFECT 10
DaVita Kidney Care
HENNINGSCHULTZ
SITE
BRIDGES AT 57TH
bluepeak
3 DEGREES
SCOOTER'S COFFEE
CLUB PILATES
SANFORD HEALTH
You've Been Framed
shopdog
SHOE DIVA
Queen City BALLOON BAR
SportClips HAIRCUTS
605 RUNNING CO.
EGGTRUCK
Vanessen's
Child's Play Toys
FLYBOY POPCORN
RUST & Co.
DQ
Year Round Brown TANNING SALONS
First Bank & Trust
2,800 VPD
WEST RALPH ROGERS ROAD
WEST 57TH STREET
INTERSTATE 229
YANKTON TRAIL PROFESSIONAL PARK
JJ's
BOOZY BAKERY
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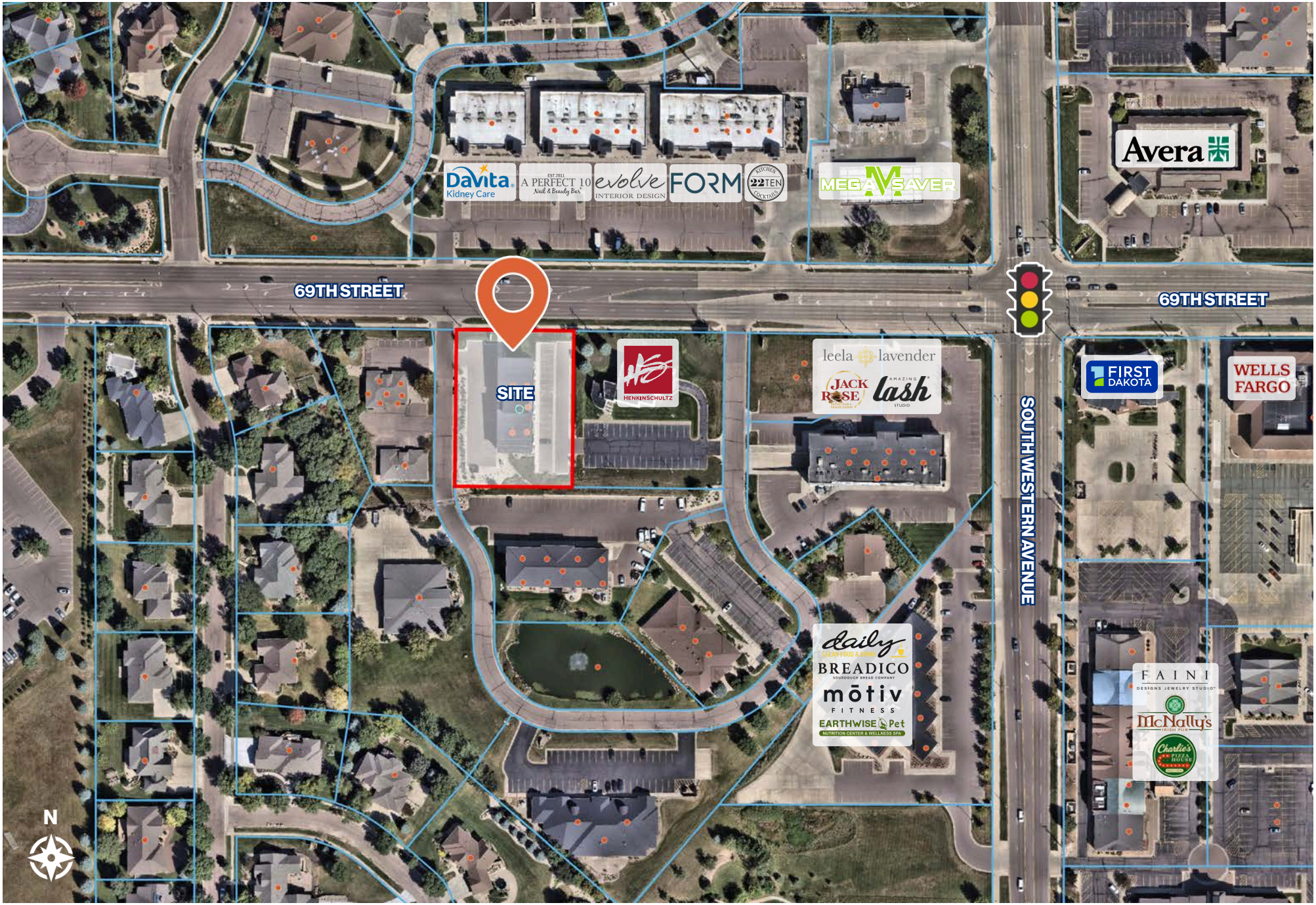
Parcel Map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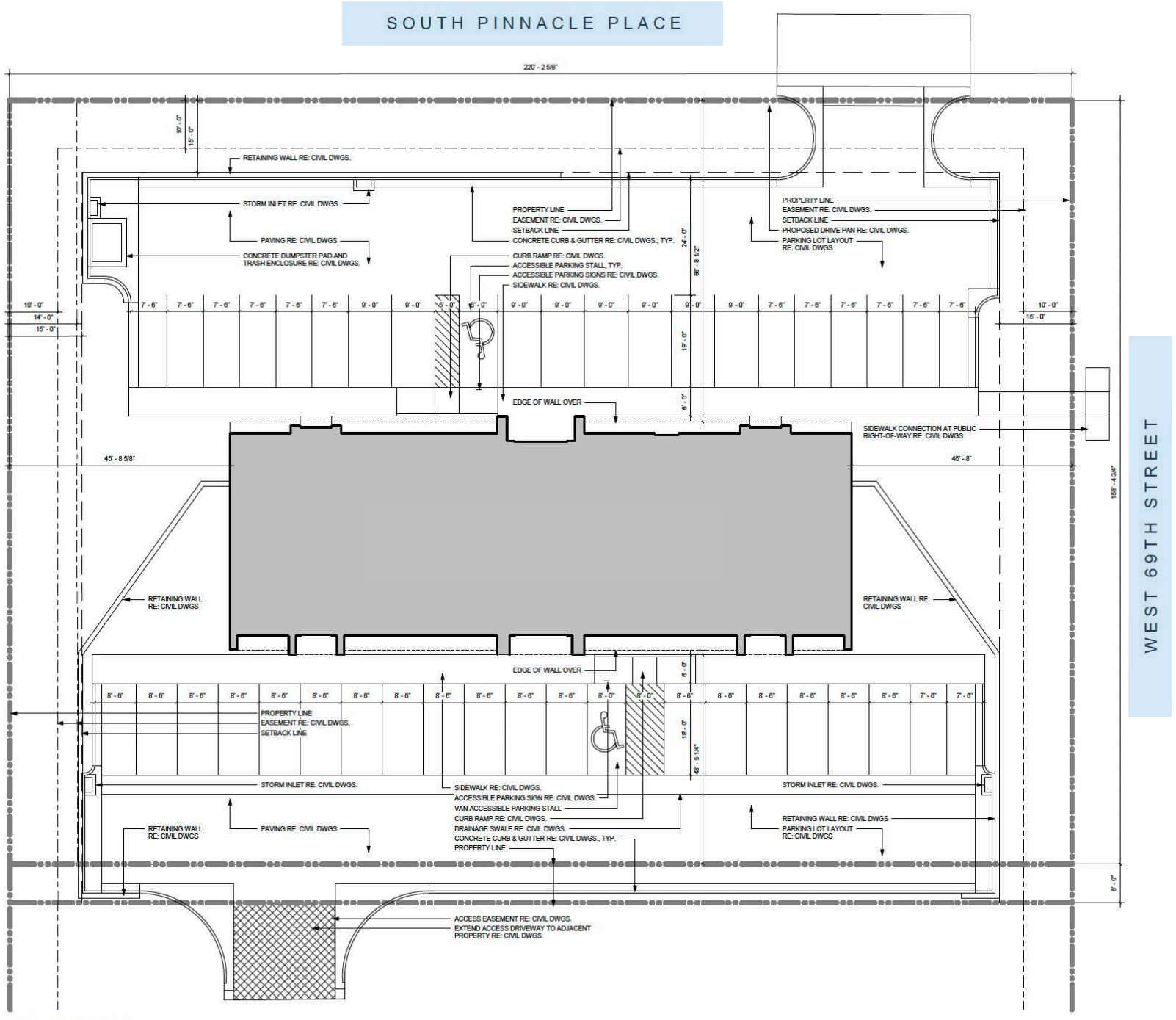
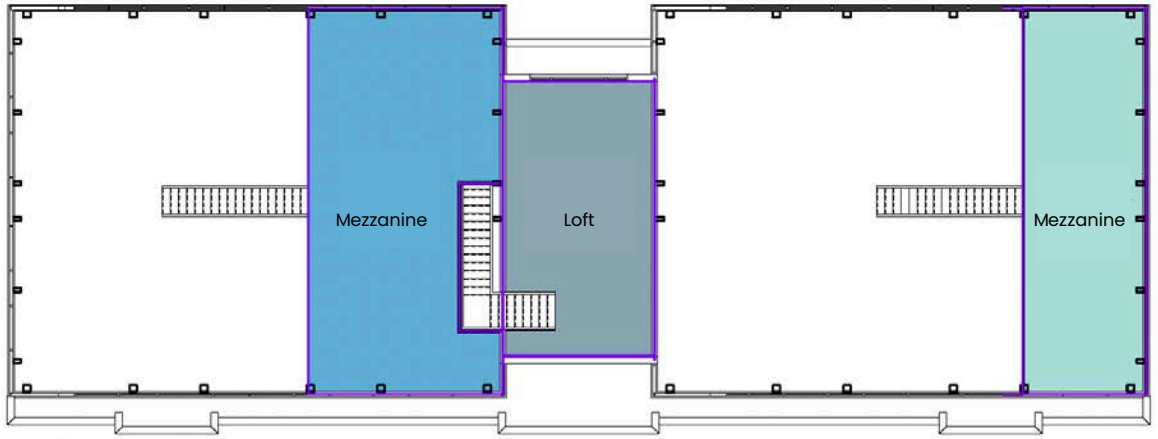
Site Overview

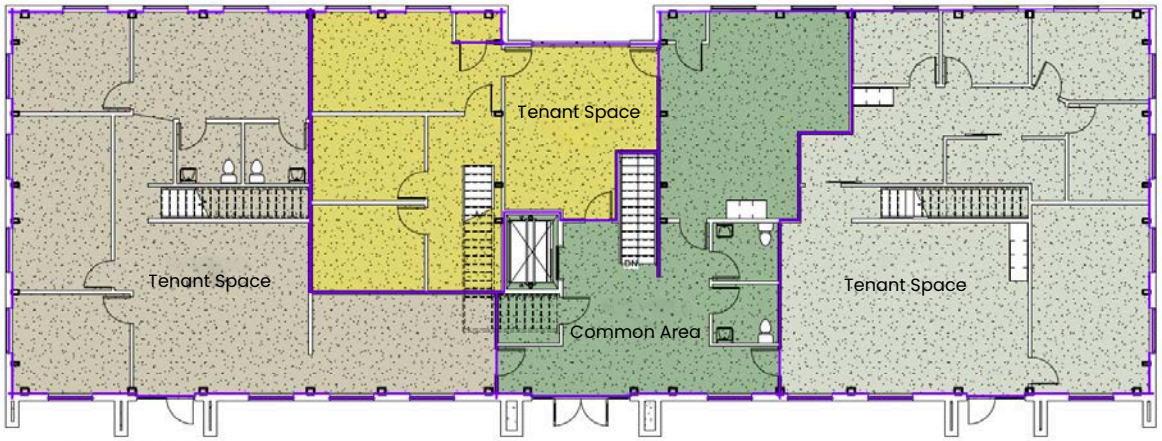
Architectural Site Plan



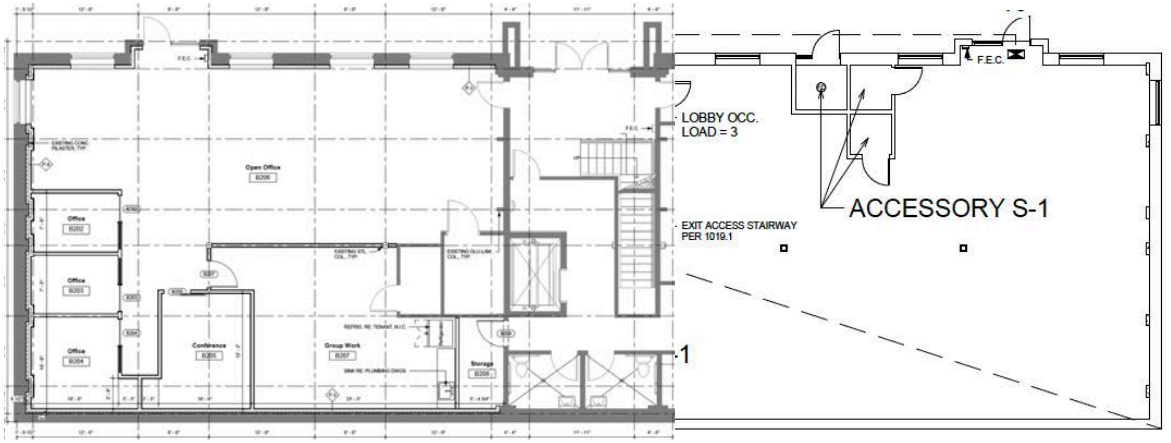
Floor Plan



2 Mezzanine Area Plan
1/8" = 1'-0"



1 Main Level Area Plan
1/8" = 1'-0"



1 Basement Area Plan
1/8" = 1'-0"

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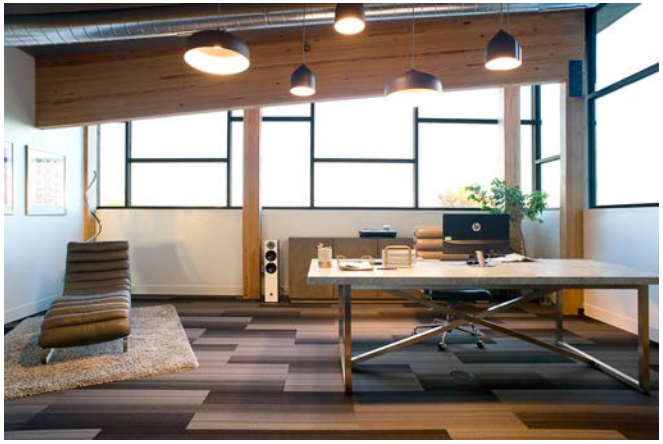
Exterior Photos

Interior Photos



Interior Photos