

BROADBAND OFFICE PORTFOLIO

5002-5010 S Broadband Lane · Sioux Falls, South Dakota



Bender
COMMERCIAL

CLASS A OFFICE PORTFOLIO
100% OCCUPIED · 13,434 SF
\$3,925,000

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INVESTMENT HIGHLIGHTS



PRICE: \$3,925,000

- 6.05% Cap Rate
- 100% Occupied

INVESTMENT HIGHLIGHTS

- NNN lease structure.
- Professional tenant mix.
- Value-add potential with blended average lease rate below market.
- Modern design with conference rooms, private offices, break rooms, and open collaborative areas.
- Located in established Interstate Crossing Business Park in southwest Sioux Falls.

PROPERTY DETAILS

PROPERTY ADDRESS	5002-5010 S Broadband Ln Sioux Falls, SD 57108
COUNTY	Lincoln
YEAR BUILT	2018-2019
ZONING	Office
PARKING	50 spaces
PARKING RATIO	1:275
GROSS BUILDING AREA	13,434 SF
RENTABLE BUILDING AREA	13,434 SF
NUMBER OF TENANTS	6
REAL ESTATE TAXES (PAYABLE 2026)	\$39,557.16



RENT ROLL

UNIT	TENANT	SQ FT	MONTHLY RENT	ANNUAL RENT	PRICE PER SQ FT	LEASE FROM	LEASE TO
5002-100	Swenson Advisory Group	2,486 SF	\$ 3,418.25	\$ 41,019.00	\$ 16.50	12/01/2021	02/29/2028
5002-110	Swenson Wealth Management	2,152 SF	\$ 3,138.33	\$ 37,660.00	\$ 17.50	1/1/2023	12/31/2026
5006-100	1J Homes	2,200 SF	\$ 3,406.33	\$ 40,876.00	\$ 18.58	3/1/2022	2/29/2028
5006-110	Wealth Enhancement Group	2,200 SF	\$ 3,307.33	\$ 40,876.00	\$ 18.04	11/1/2022	10/31/2028
5010-100	Integrative Wellness	2,197 SF	\$ 3,205.79	\$ 38,469.47	\$ 17.51	9/1/2024	9/30/2029
5010-110	Prairie Roots Chiropractic & Functional Medicine	2,199 SF	\$ 3,208.71	\$ 38,504.49 *	\$ 17.51	3/29/2024	5/31/2029
		13,434 SF	\$ 19,684.74	\$ 237,404.96	\$ 17.67 AVG		

*As of 6/1/2026

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



5002 TENANT OVERVIEW



UNIT 100 • 2,486 SF

Based in Sioux Falls, South Dakota, Swenson Advisory Group, Inc. (often operating as Swenson Investments & Commodities) is a specialized financial services firm located on Broadband Lane. The firm provides a dual-focus approach, offering traditional investment advisory and life insurance services alongside a dedicated commodity brokerage.



UNIT 110 • 2,152 SF

Swenson Wealth is an independent firm offering a wide spectrum of insurance services and financial strategies for retirees and those planning for retirement. Their team provides guidance and tailored strategies for clients.

5006 TENANT OVERVIEW



UNIT 100 • 2,200 SF

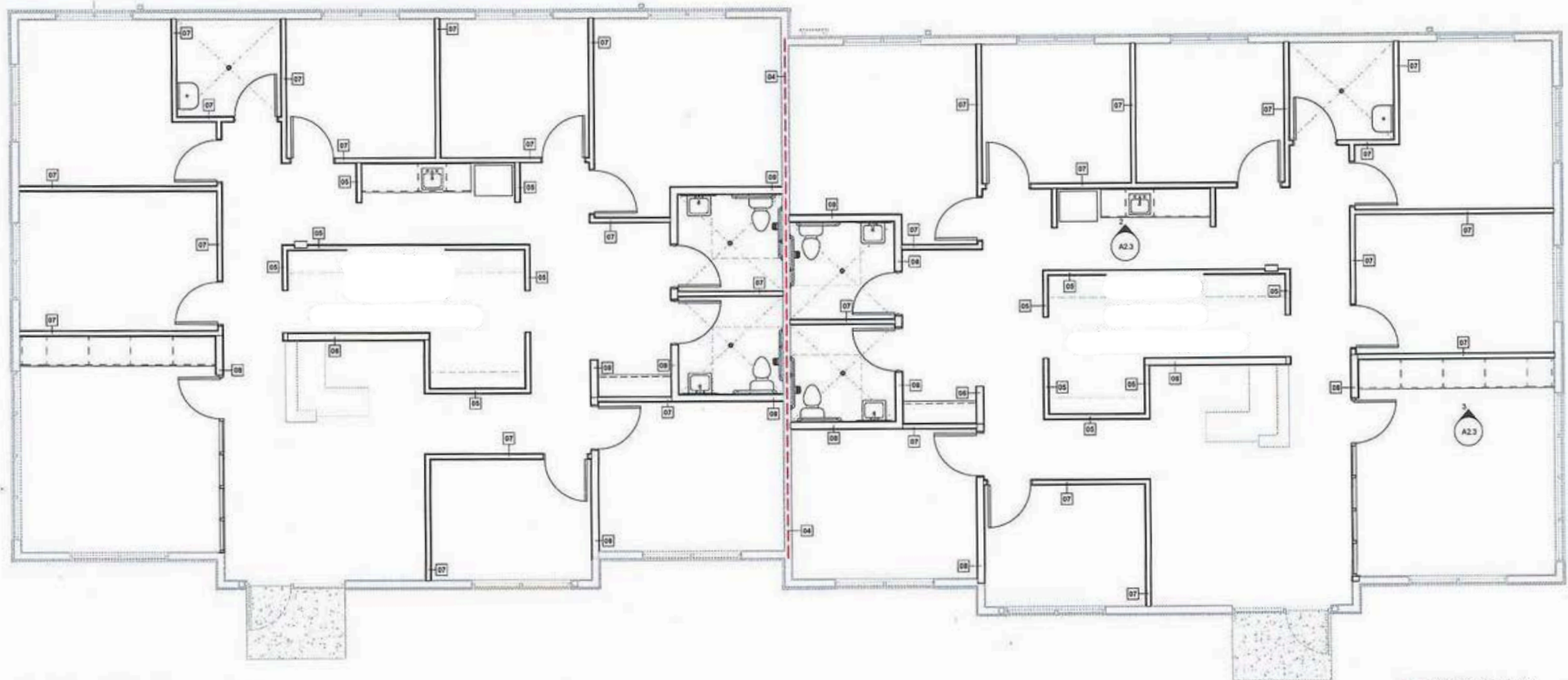
1J Homes is a premier residential construction company based in Sioux Falls and North Sioux City, South Dakota. Formerly known as Brown Wegher Residential, the company rebranded after being acquired by the Journey Group in 2021. They leverage Journey Group’s commercial construction expertise to provide a professional approach to home building.



UNIT 110 • 2,152 SF

Wealth Enhancement Group is a national, independent wealth management firm with a significant presence in Sioux Falls, South Dakota. The firm is known for its “roundtable” approach, where local advisors are supported by a centralized team of specialists in tax, estate planning, and retirement strategies to provide holistic financial care.

5006 FLOORPLAN



5010 TENANT OVERVIEW



UNIT 100 • 2,197 SF

Integrative Wellness is a mental health practice located in the Broadband Lane area of Sioux Falls, South Dakota. It functions as an association of independent mental health professionals who provide holistic and personalized therapy for individuals and families dealing with a wide range of life challenges.

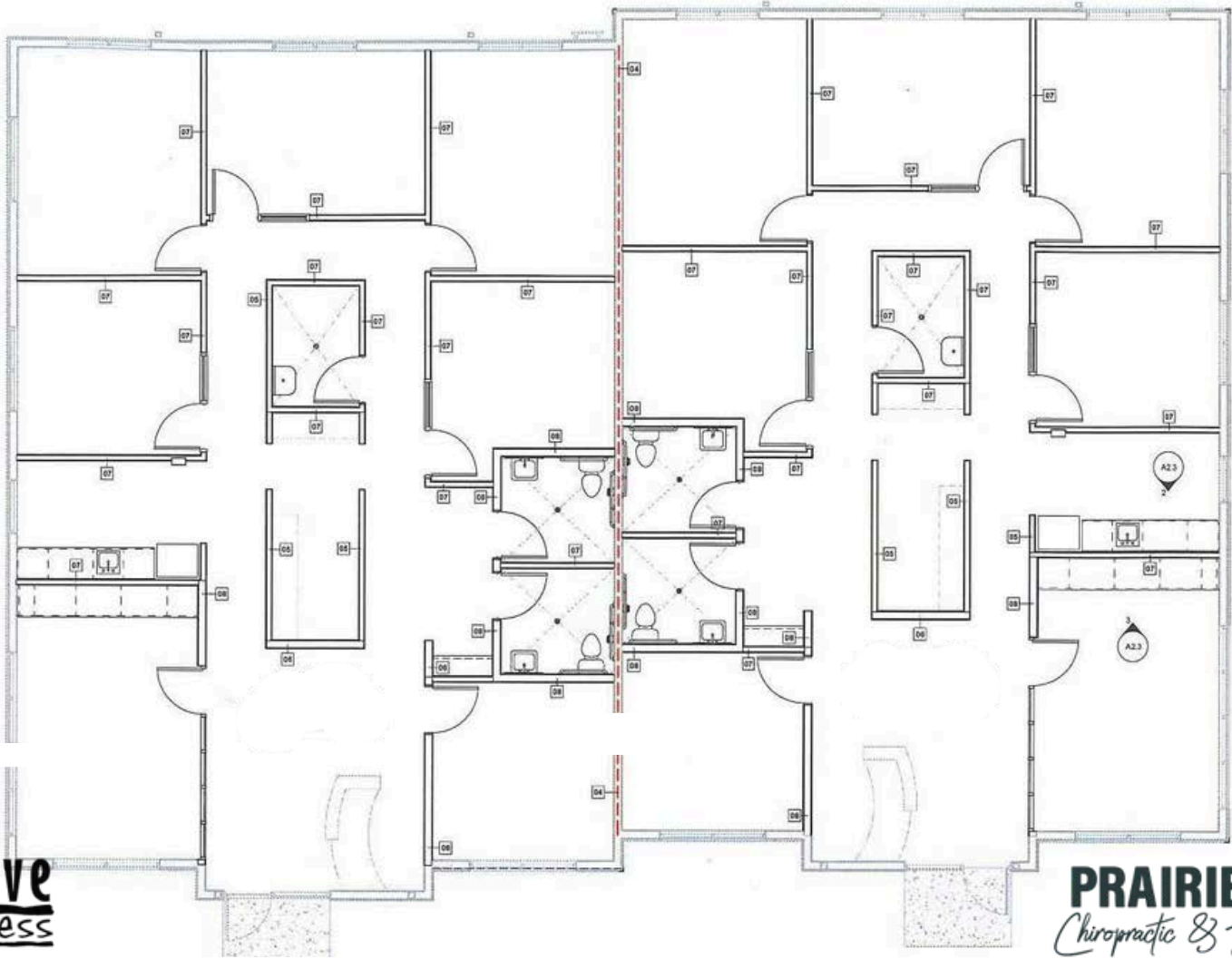


UNIT 110 • 2,199 SF

Prairie Roots Health is a holistic wellness clinic in Sioux Falls, South Dakota, that integrates traditional chiropractic care with the principles of functional medicine. The practice is dedicated to "empowering wellness from the ground up" by moving beyond symptom management to identify and treat the underlying root causes of illness.



5010 FLOORPLAN



integrative
wellness

PRAIRIE ROOTS
Chiropractic & Functional Medicine

5 MILE DEMOGRAPHICS

KEY FACTS



BUSINESS



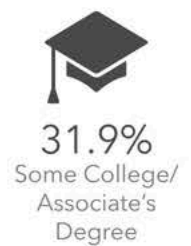
EMPLOYMENT



INCOME



EDUCATION



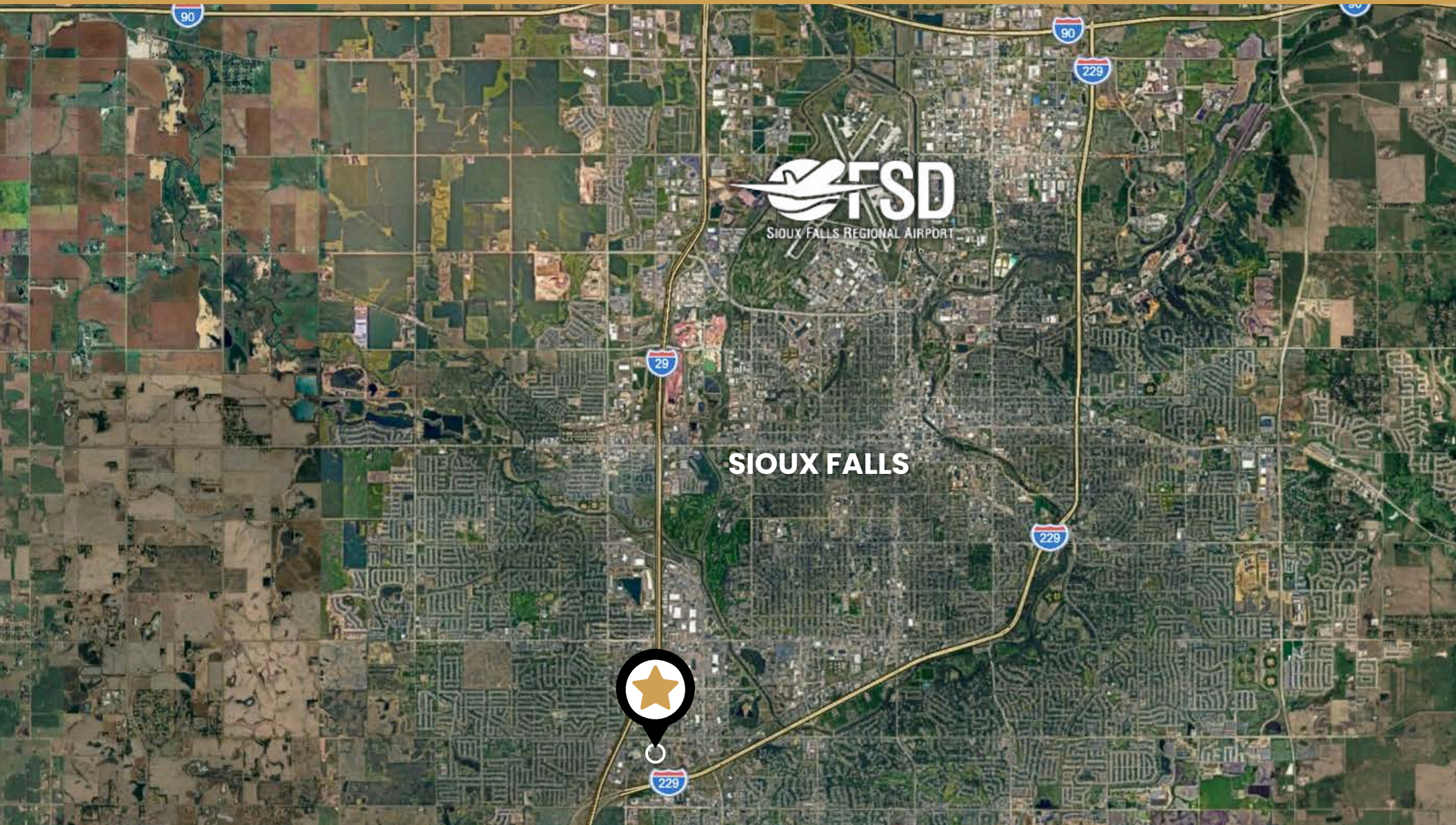
HOUSING STATS



LOCATION HIGHLIGHTS



LOCATION HIGHLIGHTS



ABOUT BENDER COMMERCIAL



Bender Commercial, a regional commercial real estate company based in Sioux Falls, South Dakota, provides top quality services in the areas of commercial leasing and sales of office, retail, industrial, land, and investment properties, as well as full-service property management in conjunction with Bender Midwest Properties.



1997
FOUNDED



70.6M
SQ FT SOLD/LEASED



17
BROKERS



\$2.18B
SOLD/LEASED

DISCLAIMER & CONFIDENTIALITY

DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Bender Commercial or its agents, representatives, or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Bender Commercial was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Bender Commercial or any of the affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

CONFIDENTIALITY

This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Bender Commercial.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

FOR MORE INFORMATION, CONTACT:



ALEX SOUNDY, CCIM, SIOR

605-376-3700
alex@benderco.com

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305 West 57th Street, Sioux Falls, South Dakota 57108 · benderco.com