

Proposed Office Building For Sale or Lease

TBD Career Avenue
Sioux Falls, SD 57107



List Price: Contact Broker
Lease Rate: \$9.95/Sq. Ft.
Lease Type: NNN

Property Information

Available Rentable Sq. Ft.:	Up to 100,000
Maximum Contig. Sq. Ft.:	100,000
Minimum Divisible Sq. Ft.:	7,500
Building Sq. Ft.:	30,000 (expandable to 100,000)
Triple Net Expenses/sq. ft.:	TBD
Occupancy:	Spring/Summer 2010
Zoning:	I-1

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Property Summary

- ◇ This office park is home to several large call centers.
- ◇ Neighbors include: First PREMIER Bankcard, Esurance, Lodgenet, Midcontinent Communications and The University Center.
- ◇ Proposed building to be 180' X 170' with expansion capabilities of up to 100,000 sq. ft.
- ◇ Landlord is offering \$20/sq. ft. tenant/buyer build-out allowance.
- ◇ I-29 & I-90 are just minutes away.

Contact

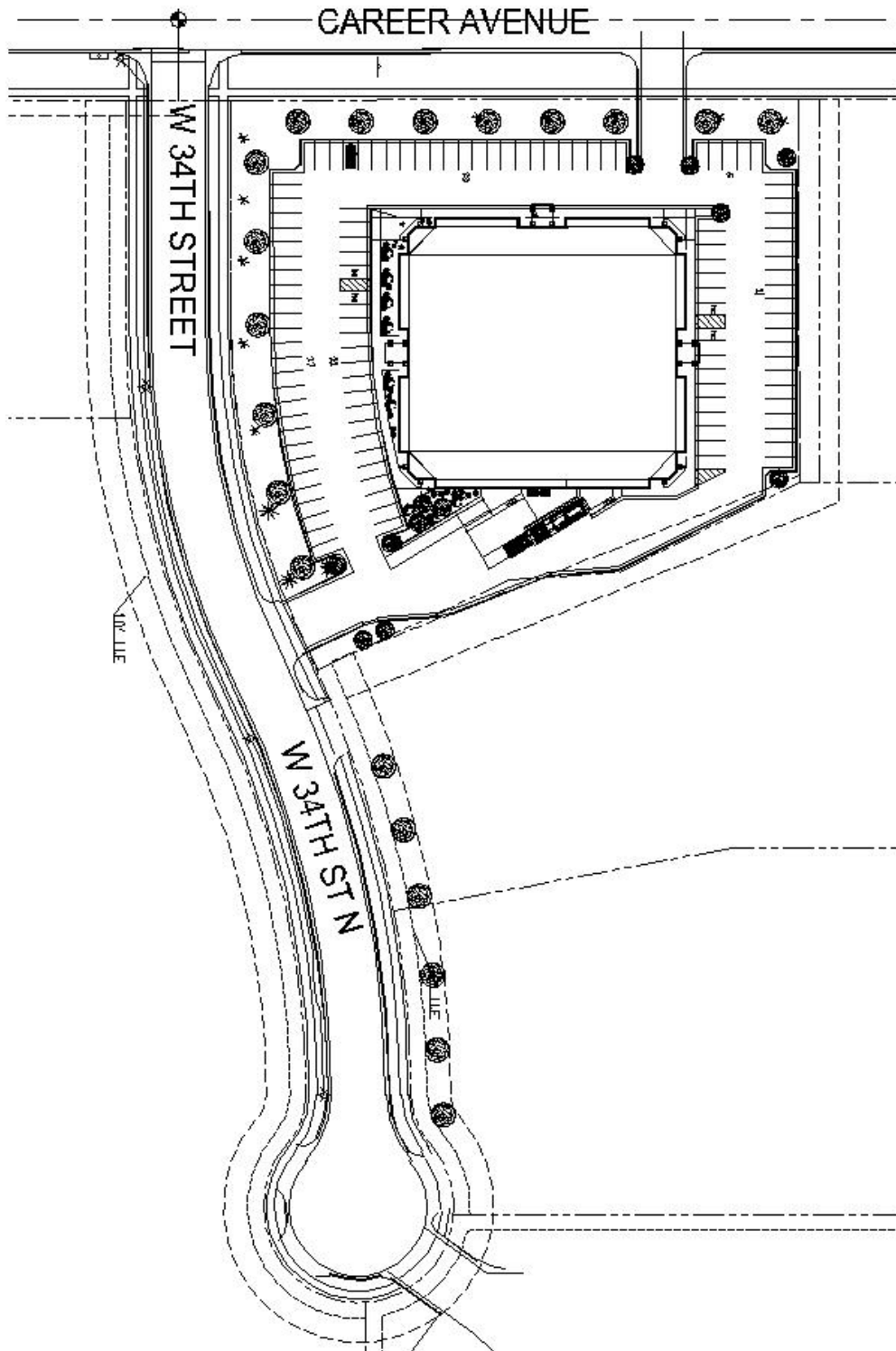
Dan Tunge, Broker Associate
101 N. Main Avenue, Suite 213
NAI Sioux Falls Commercial
Direct: 605-357-7100
Fax: 605-357-7102
Cell: 605-359-4511
Email: dtunge@naisiouxfalls.com
Web: www.siouxfallscommercial.com



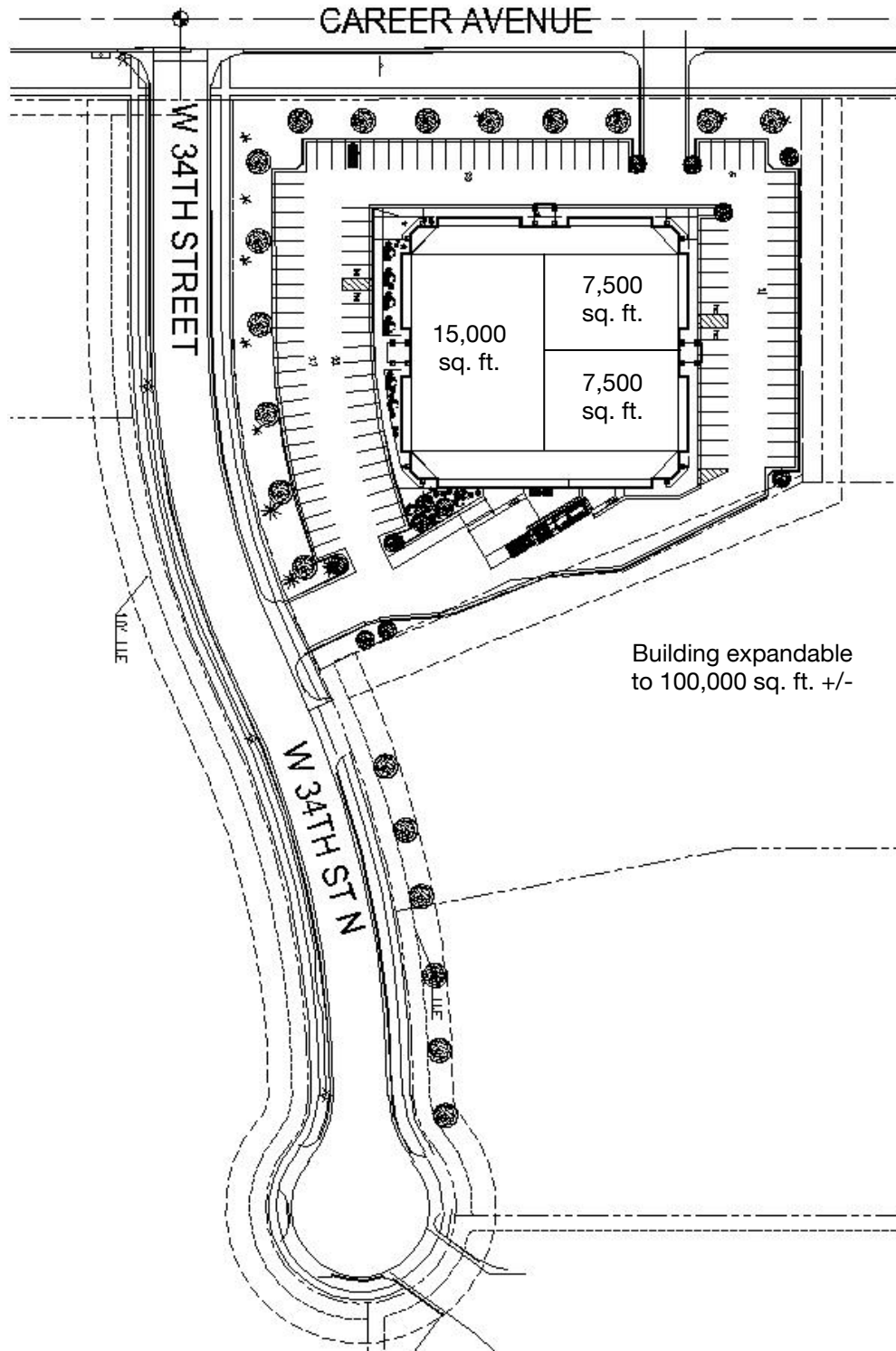
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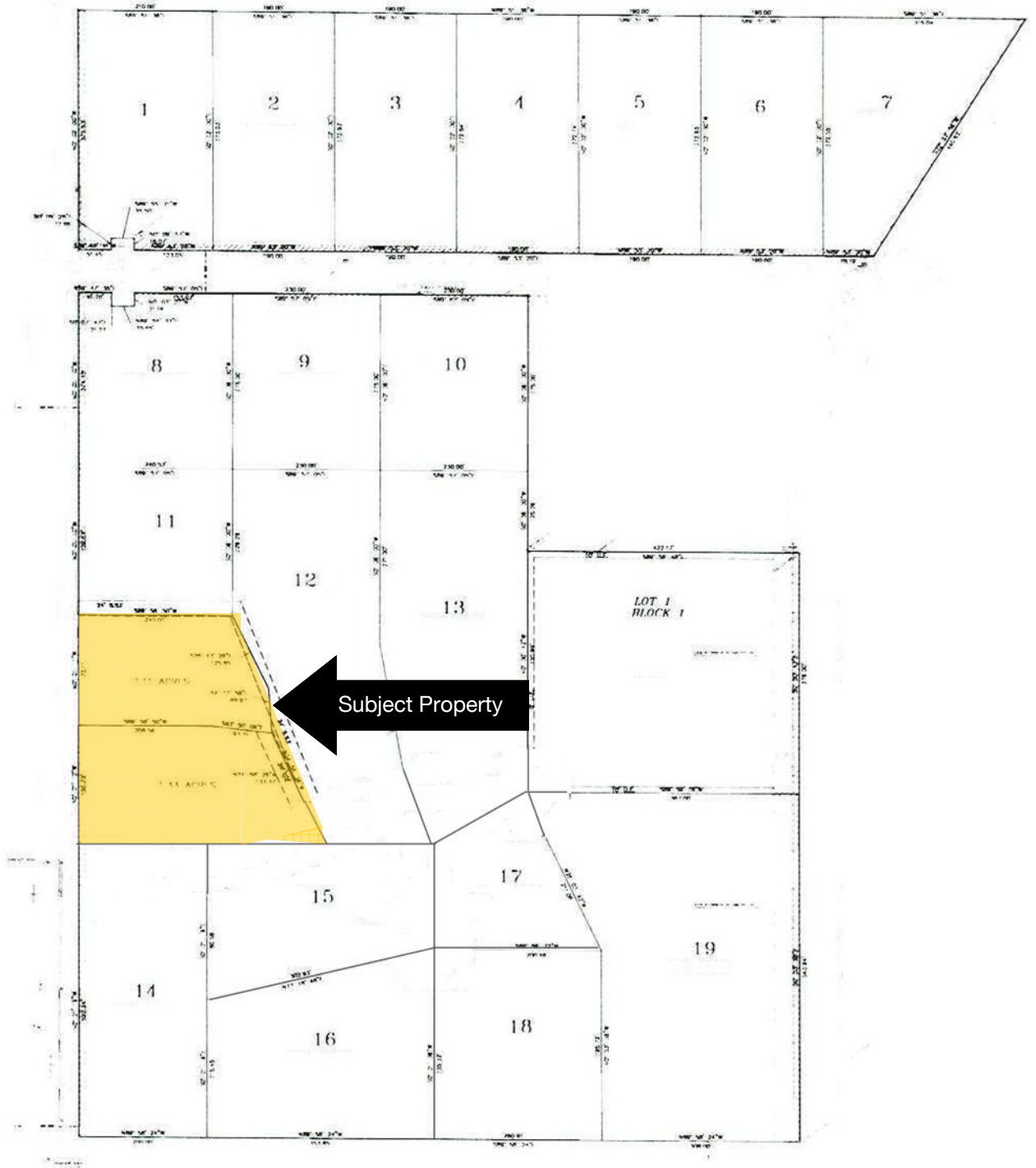
Proposed Site Plan



Building Footprint



Plat Plan



Aerial View

