

Completed Building Example



Graystone Office Park Spec Building

61st Street & Sycamore Avenue, Sioux Falls, SD 57110

Property Features

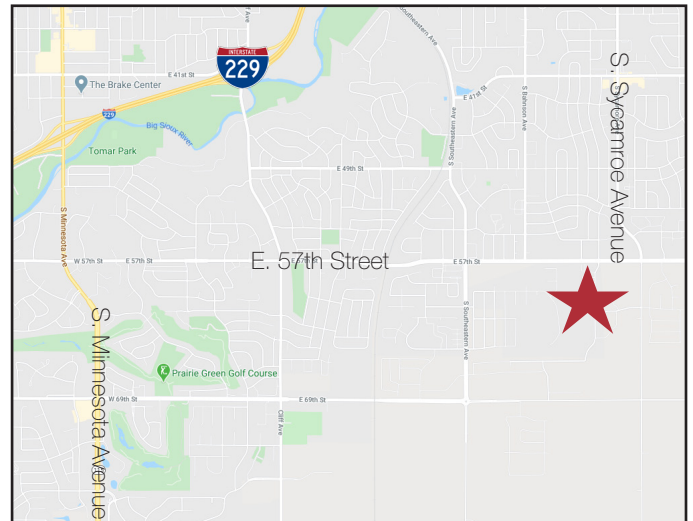
- Building size: 4,750 sq. ft.
- Two separate suites possible
- In-suite restrooms, break room, conference room, mechanical room, and reception area, seven private offices with windows
- Separate entrances possible
- Building signage
- Shell to be complete December 1, 2022

Pricing

- Lease price: \$18.50/ sq. ft. NNN
- Tenant improvement allowance: \$50.00/ sq. ft.

Location

- Located just south of 57th and Sycamore Avenue
- Area neighbors include: Graystone Heights Apartments, Plains Commerce Bank, Barrel House



Craig Hagen, CCIM, SIOR
Senior Vice President

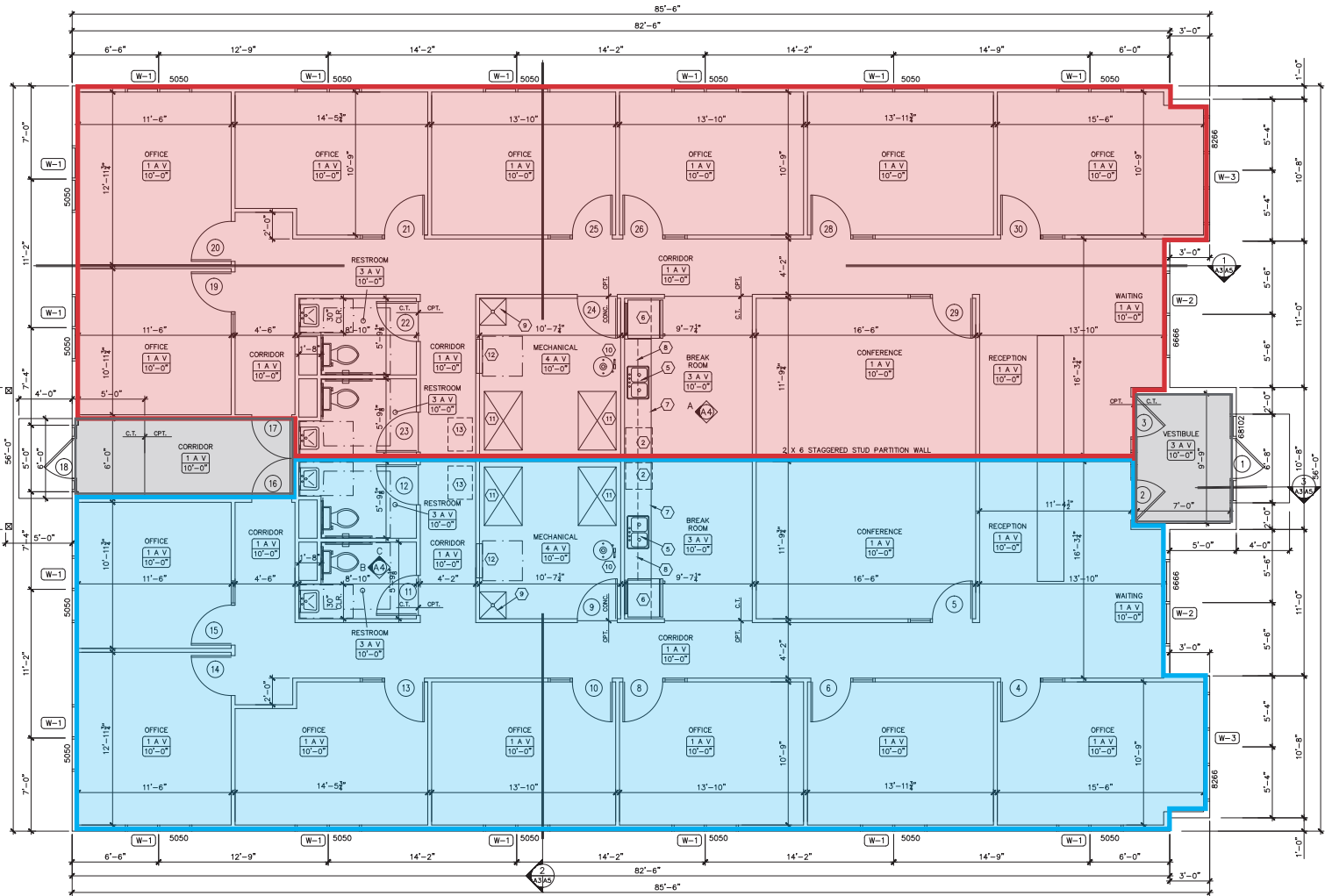
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Senior Vice President

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Spec Building Floor Plan

ROOM FINISH SCHEDULE			
KEY	FLOOR BASE	WALL MATERIAL / FINISH	CEILING MATERIAL / FINISH
ROOM NAME AND NUMBER	1 CARPET / WOOD	A GYPSUM BOARD / PAINT	V GYPSUM BOARD / PAINT
FLR./BASE	2 VINYL PLANK / WOOD	B GYPSUM BOARD / NO TAPE	W EXPOSED / PAINT
WALL FIN.	3 DUNE-DERRING / WOOD		X 2'x2' ACoustical CEILING TILE
CLG. HT.	4 FINISHED CONCRETE / VINYL		Y GYPSUM BOARD / FIRE TAPE
	5 FINISHED CONCRETE / NONE		
	SPECIAL FINISH SEE FLR. PLAN		
	C.L.G. FIN.		



FLOOR PLAN



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FOR LEASE



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