

Roundabout Office Park

East Jackson Street

Sioux Falls, SD 57108

For Sale: \$235.00/ sq. ft.

For Lease: \$17.75/ sq. ft. NNN



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Roundabout Office
TBD Jackson Street
Sioux Falls, SD 57108



Building #4
Available, lot can
accommodate a +/-
5,000 sq. ft. building

Building #2
Available, lot can
accommodate a +/-
3,880 sq. ft. building

Southeastern Avenue

Jackson Street

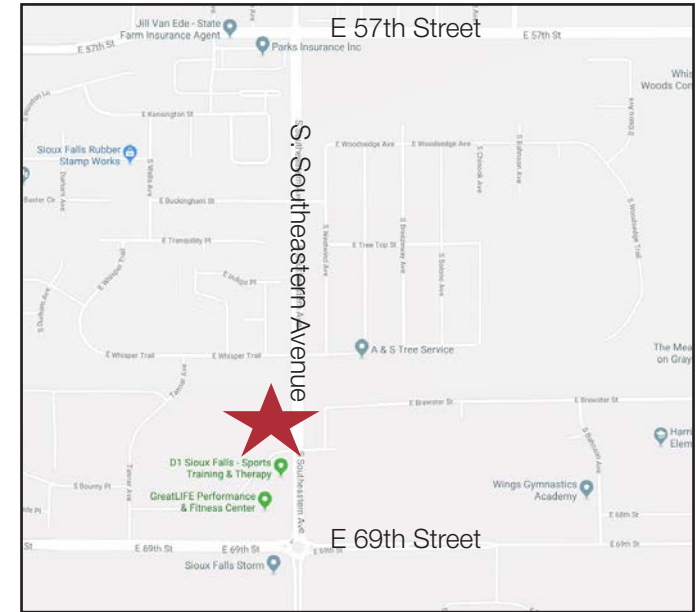
North

AMENITIES

Roundabout Office
TBD Jackson Street
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Welcome to the Roundabout Office Park! Conveniently located in a growing service-based area of southeast Sioux Falls, this flexible office park is a great choice for an office user.

- Join the growing list of companies at the corner of 69th & Southeastern
- Customizable new construction office space
- Located in primarily residential, service-based area of town
- Excellent location with quick access to 69th Street and Southeastern Avenue
- Flexible floor plan to meet tenant needs
- Owner-occupant opportunity, customize your space with value add potential leasing to prospective tenants
- Available within 4-5 months of fully executed lease or purchase agreement
- Parking lot completed
- Utilities to the site
- Current firms in the development include: Dakota CPA, CrossCountry Mortgage, Artistry Dance Studio



Park Progress

- Building #1 3,880 sq. ft. - SOLD
- Building #2 3,880 sq. ft. - AVAILABLE
- Building #3 3,880 sq. ft. - SOLD
- Building #4 5,010 sq. ft. - AVAILABLE
- Building #5 5,116 sq. ft. - SOLD
- Building #6 3,880 sq. ft. - SOLD
- Building #7 3,880 sq. ft. - SOLD
- Building #8 3,880 sq. ft. - SOLD

PRICING

- List price: \$235.00/ sq. ft.
- Final pricing is subject to allowance and finish selections
- Lease rate: \$17.75/ sq. ft. NNN
- Estimated NNN: \$4.50/ sq. ft.

POTENTIAL FINISHES

These photos are an example of potential interior finishes courtesy of current owner-occupant in Building #6, Dakota CPA

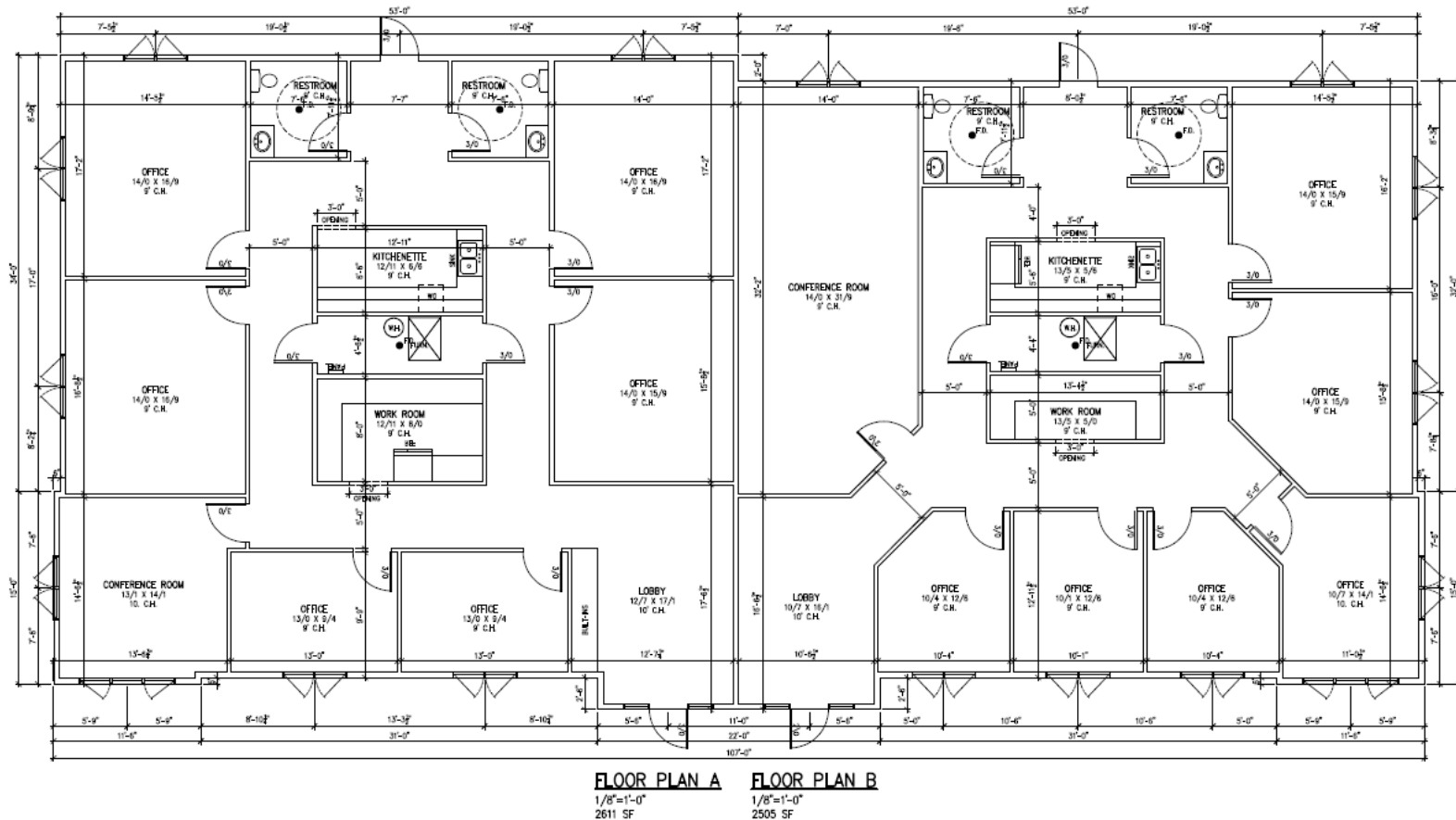
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FLOOR PLANS

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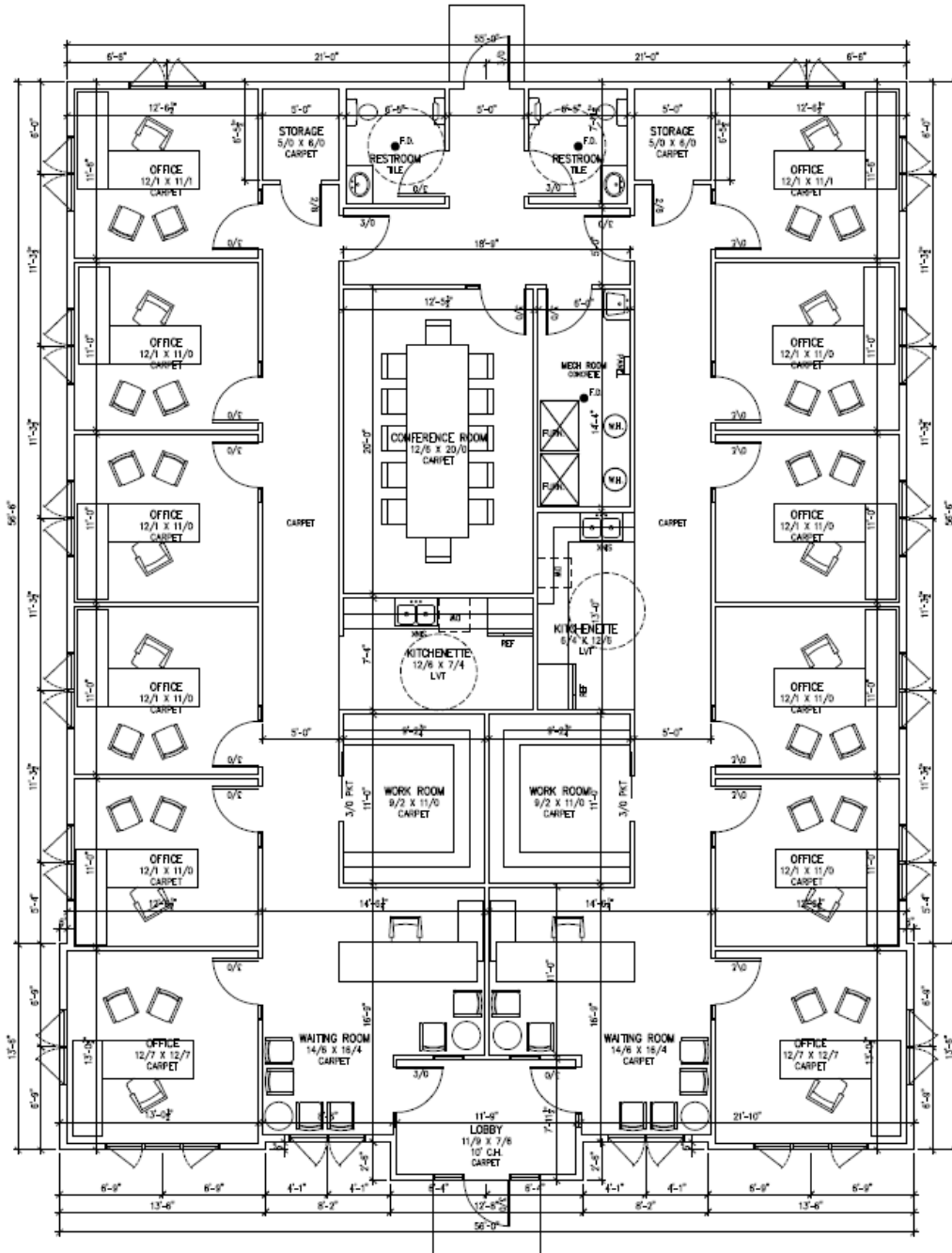
Example of a 5,116 sq. ft. owner-occupant floor plan with tenant suite
Interior build-out customizable to buyer/tenant needs



Actual floor plan used for
Building #5

FLOOR PLANS

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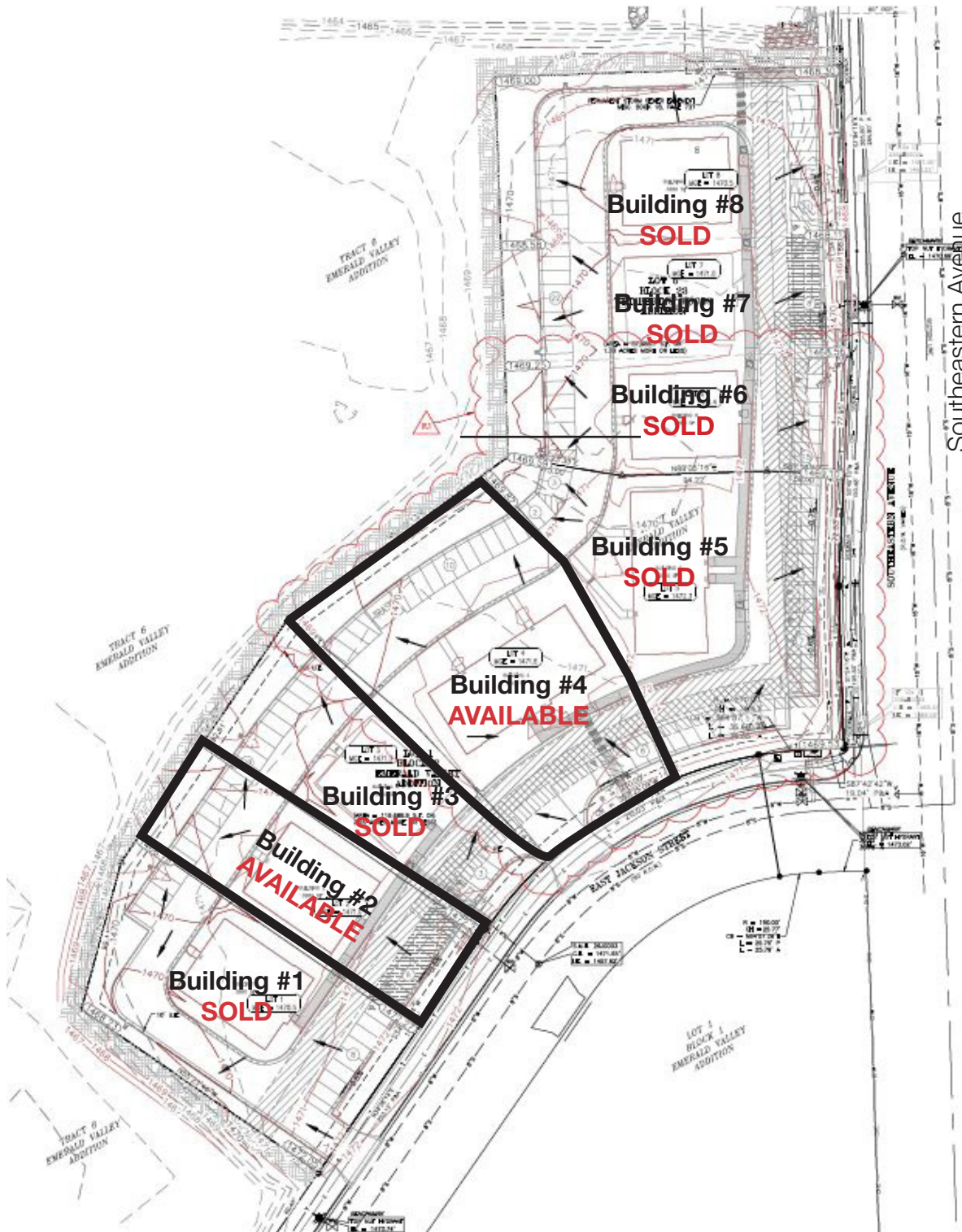


Example of a 3,880 sq. ft. floor plan

This floor plan constitutes a final design for Building #6 that has been sold and is now owner-occupied by Dakota CPA. It's an excellent example of an owner-occupant designed space that plans to market to a tenant for a short-period, but eventually grow into the entire building themselves.

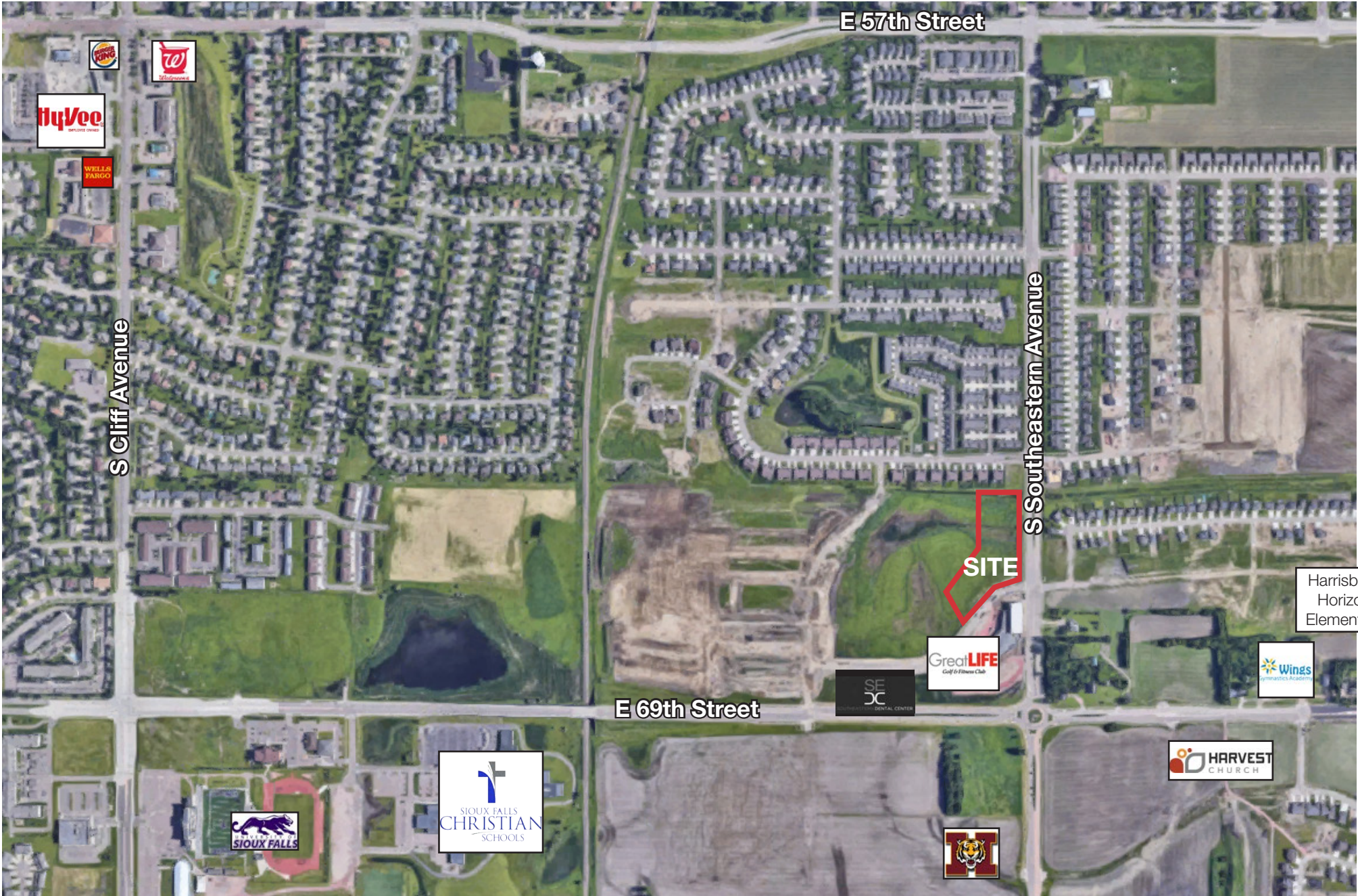


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Southeastern Avenue

AERIAL



E 57th Street

S Cliff Avenue

S Southeastern Avenue

SITE

E 69th Street

Harrisburg
Horizon
Elementary

