

Roundabout Office Park

S. Southeastern Avenue/ E. Jackson Street

Sioux Falls, SD 57108

For Sale: \$205.00/ sq. ft.

For Lease: \$16.50/ sq. ft. NNN



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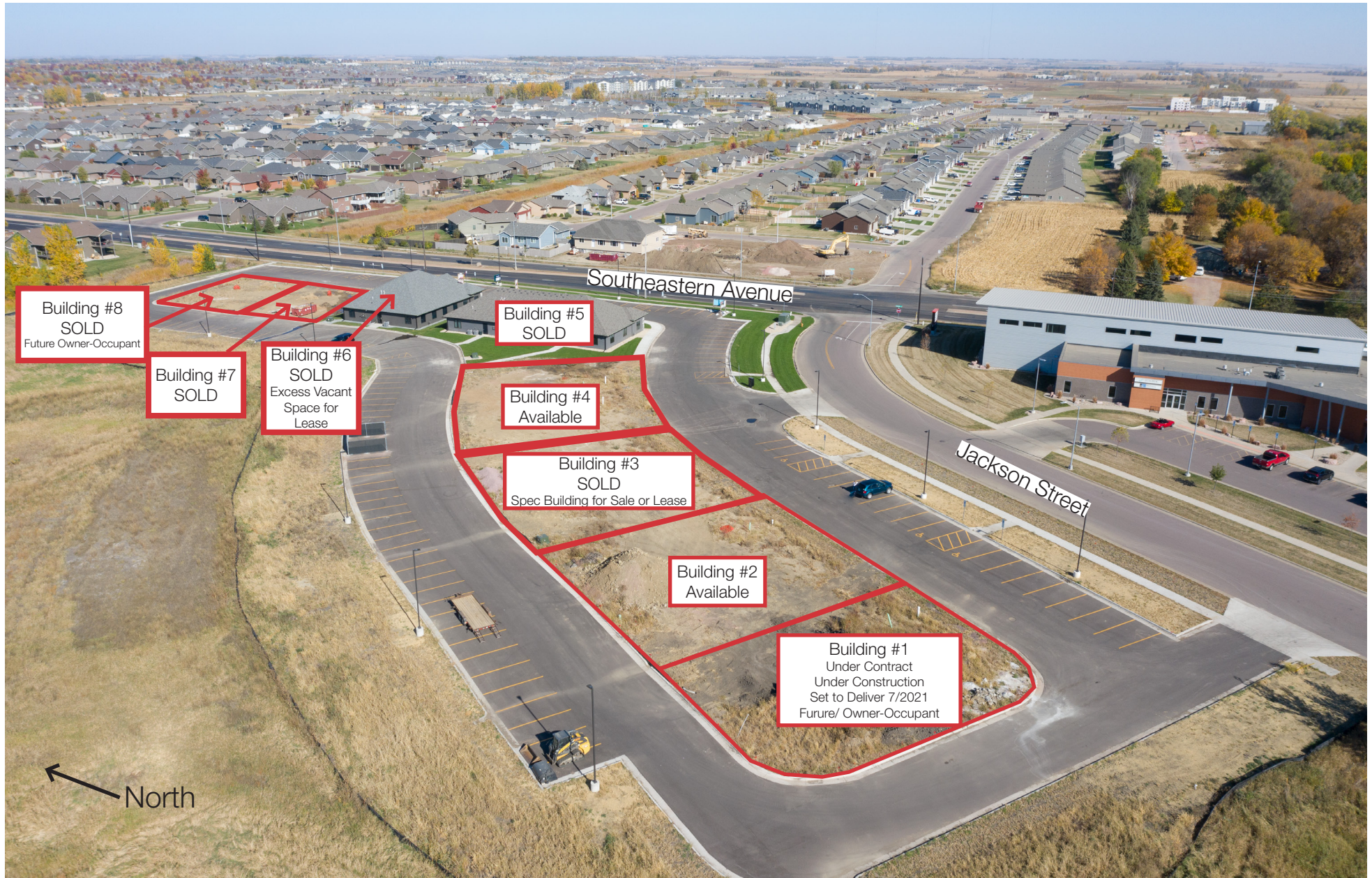


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TBD S. Southeastern Ave.
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AMENITIES

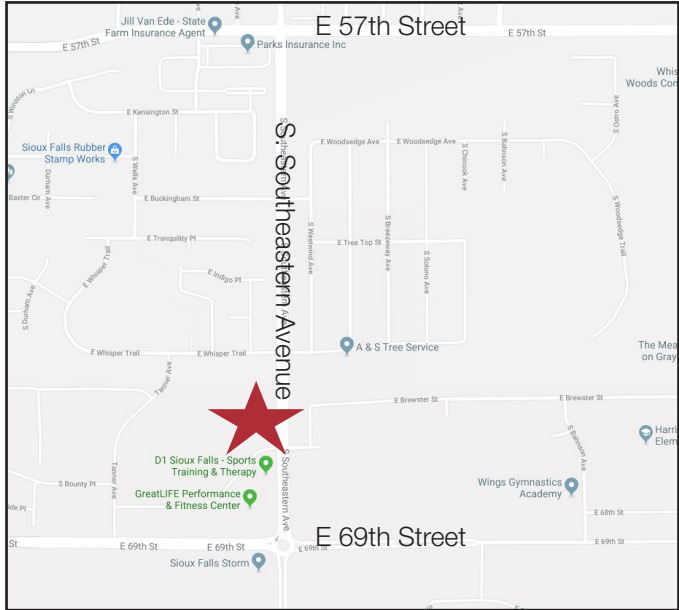
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Welcome to the Roundabout Office Park! Conveniently located in a growing service-based area of southeast Sioux Falls, this flexible office park is a great choice for an office user.

- 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

Park Progress

- | | | |
|---------------|---------------|---|
| • Building #1 | 3,880 sq. ft. | - UNDER CONTRACT |
| • Building #2 | 3,880 sq. ft. | - AVAILABLE |
| • Building #3 | 3,880 sq. ft. | - SOLD: Spec building for sale or lease |
| • Building #4 | 5,010 sq. ft. | - AVAILABLE |
| • Building #5 | 5,116 sq. ft. | - SOLD |
| • Building #6 | 3,880 sq. ft. | - SOLD: 1,934 sq. ft. available for lease |
| • Building #7 | 3,880 sq. ft. | - SOLD |
| • Building #8 | 3,880 sq. ft. | - SOLD |



PRICING

- List price: \$776,000 - \$1,002,000.00 (\$205.00/ sq. ft.)
- Final pricing is subject to allowance and finish selections
- Lease rate: \$16.50/ 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

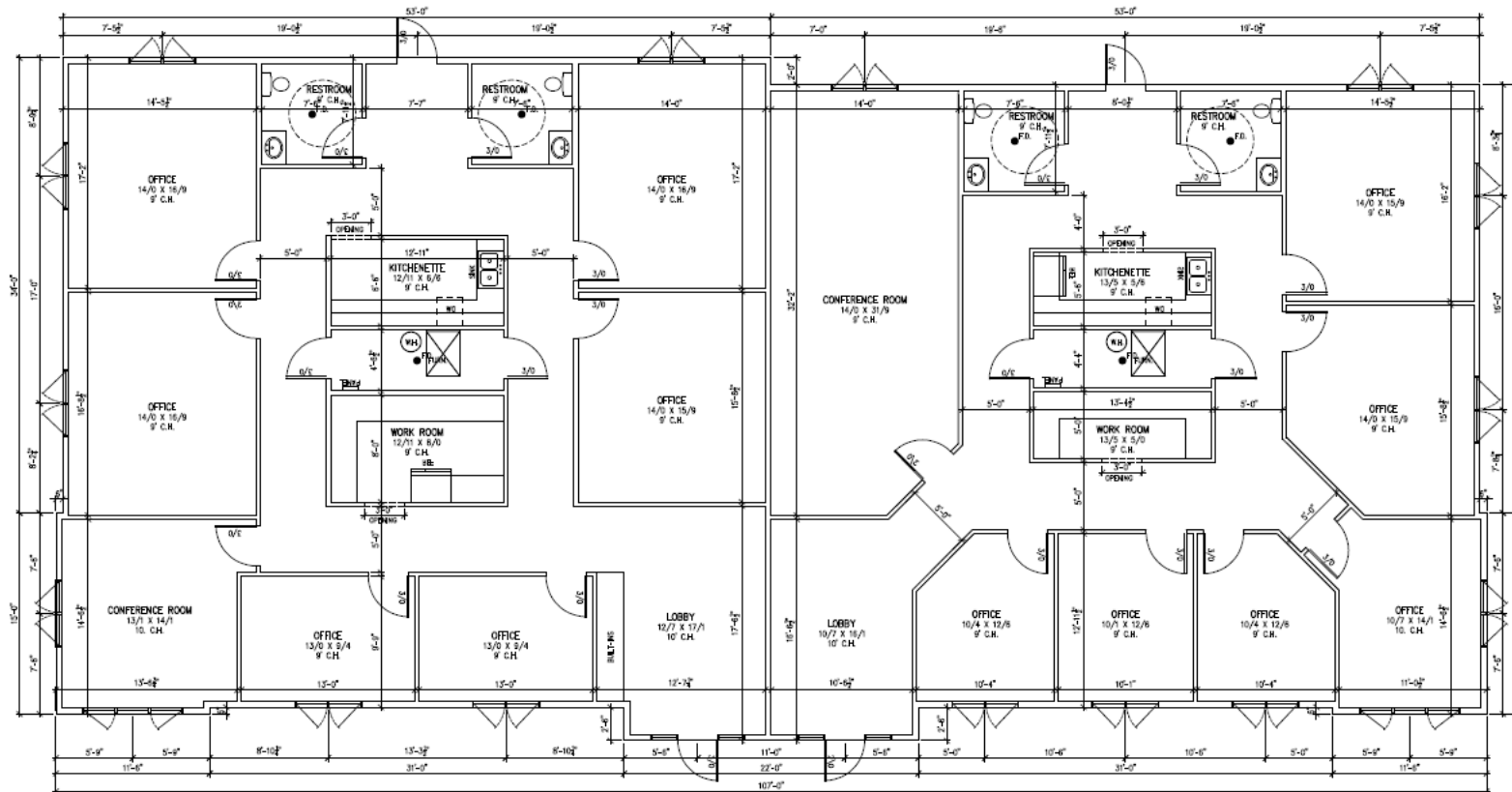
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FLOOR PLANS

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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

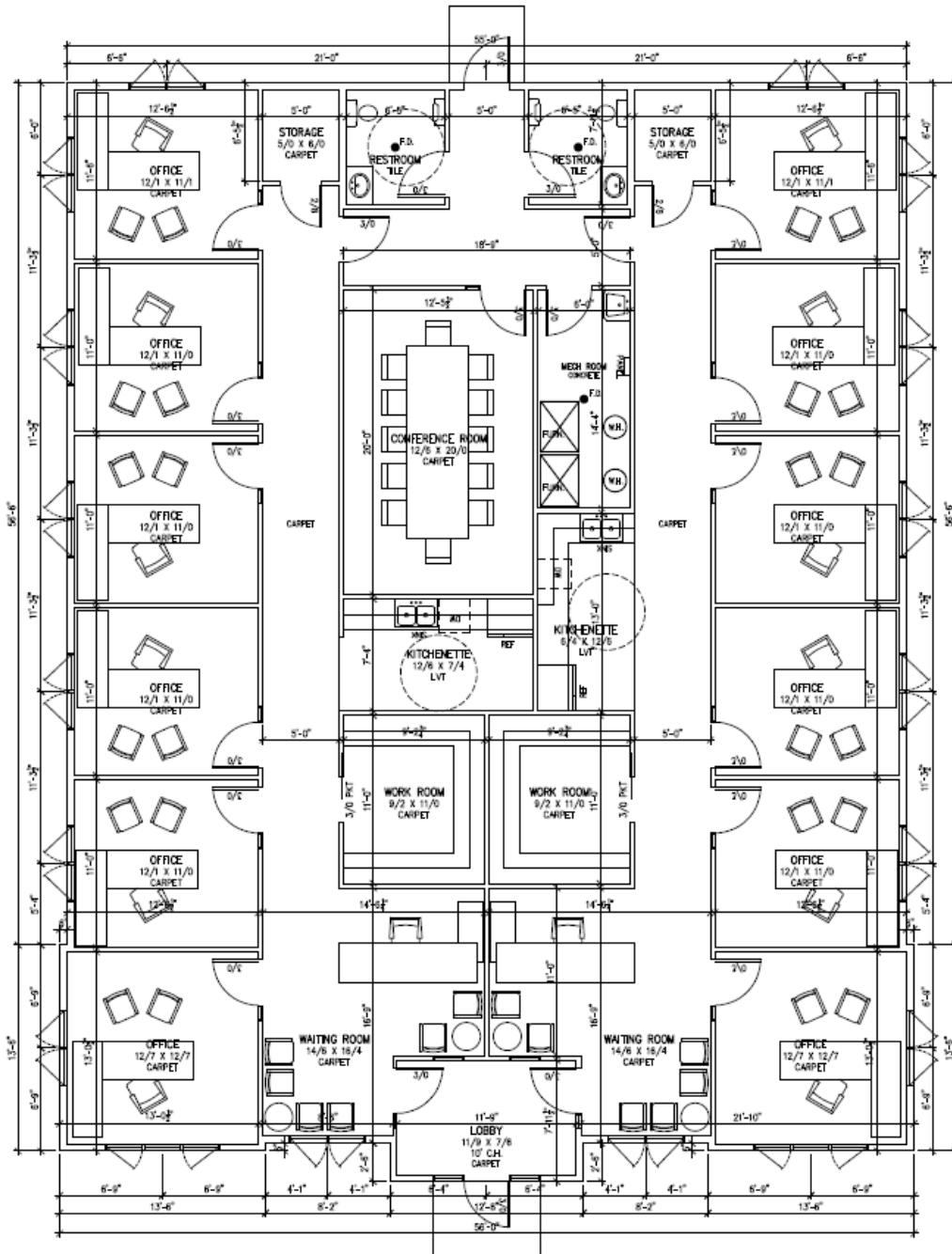


FLOOR PLAN A **FLOOR PLAN B**
 1/8"=1'-0" 1/8"=1'-0"
 2611 SF 2505 SF

Actual floor plan used for
 Building #5

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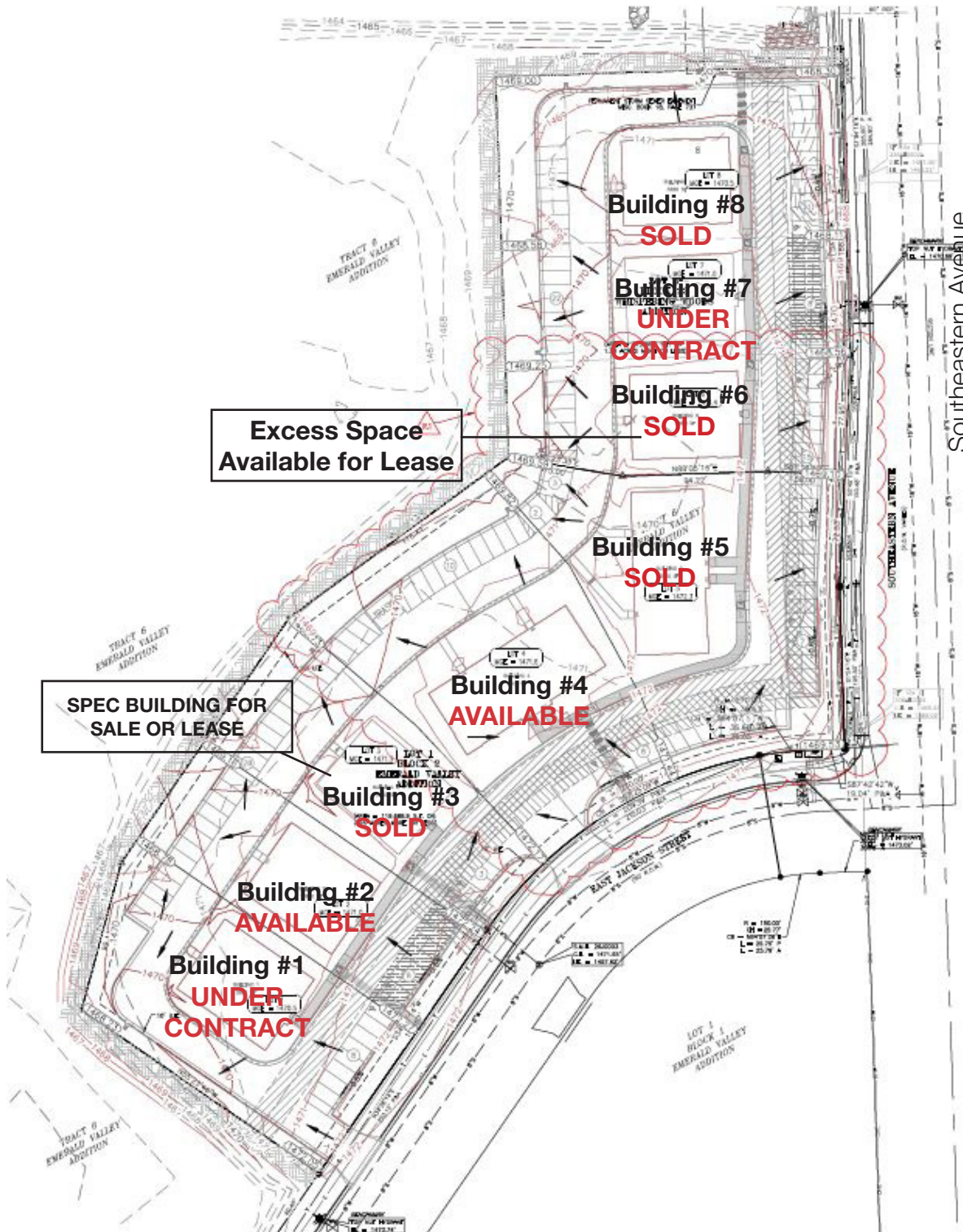


Example of a 3,880 sq. ft. floor plan

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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AERIAL

