

Roundabout Office Park

East Jackson Street

Sioux Falls, SD 57108

For Sale: \$250.00/ sq. ft.

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



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TBD Jackson Street
Sioux Falls, SD 57108



AMENITIES

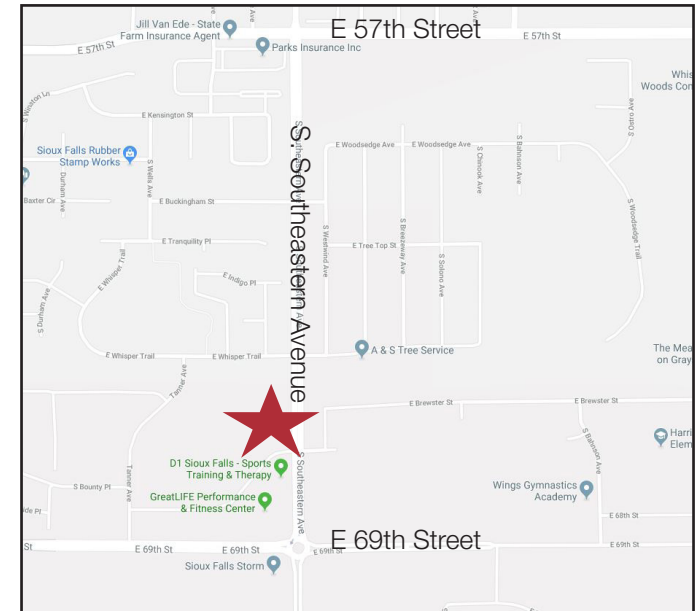
Welcome to the Roundabout Office Park! Conveniently located in a growing service-based area of southeast Sioux Falls, this flexible office park is a great choice for an office user.

- 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

- AVAILABLE: Building #4 (to be constructed) - can accommodate +/- 5,010 sq. ft.

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PRICING

- List price: \$250.00/ 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

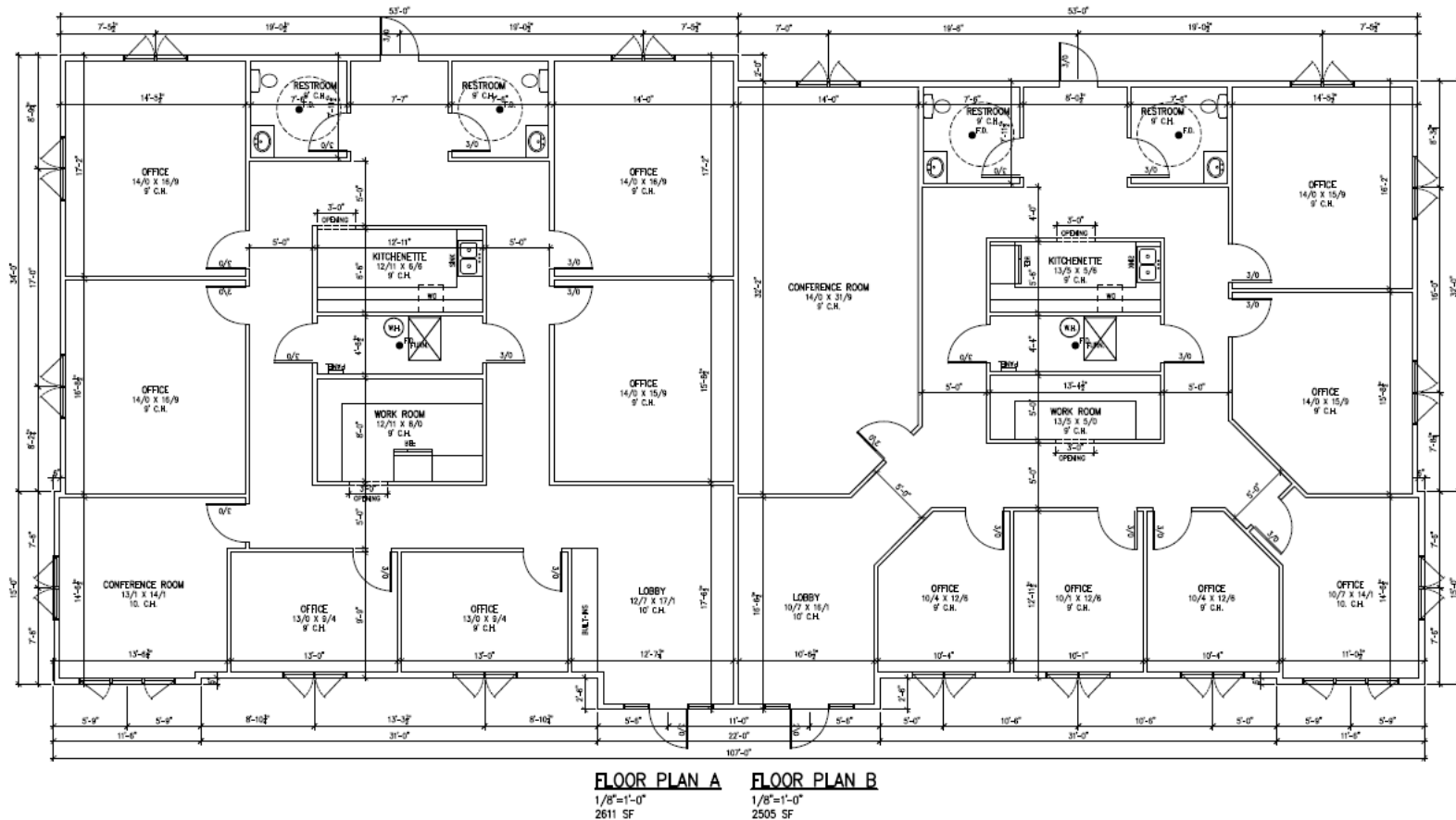
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FLOOR PLANS

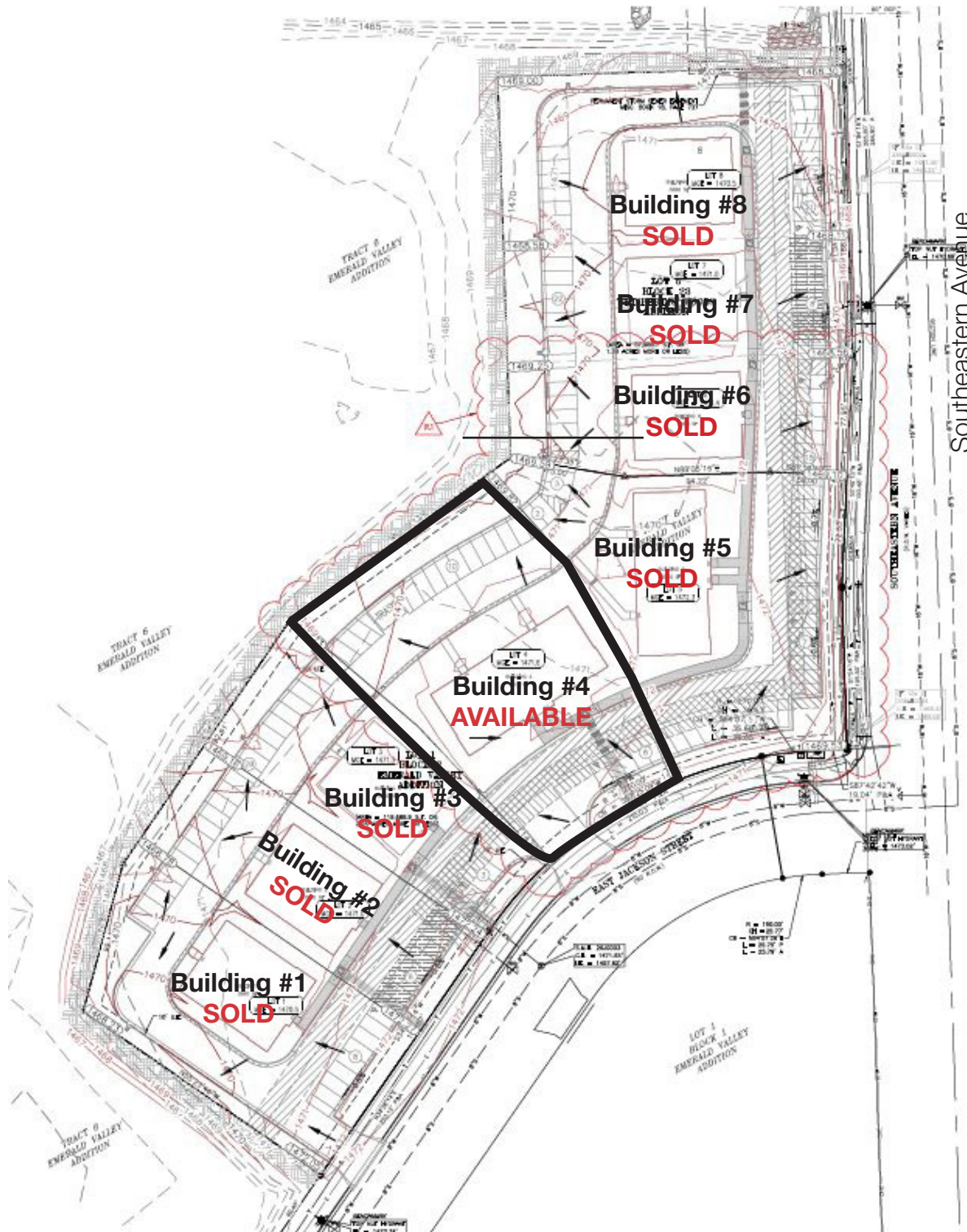
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Example of a 5,116 sq. ft. owner-occupant floor plan with tenant suite
Interior build-out customizable to buyer/tenant needs



Actual floor plan used for
Building #5

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AERIAL

