

FOR LEASE: BUILD TO SUIT THREE FOUNTAINS OFFICE PARK

BUILD-TO-SUIT



85th Street & South Kenton Lane
(Address TBD)
Sioux Falls, SD 57108

AVAILABLE:

Building #1: 13,015 +/- SF

Building #2: 3,100 +/- SF

PRICE: \$17.00 PSF

TERMS: NNN

ZONING: Live/Work

OCCUPANCY: Construction will begin once 60% of building is pre-leased.

ESTIMATED NNN: \$5.75 PSF

Landlord is offering \$25.00 PSF Tenant Improvement Allowance with Acceptable Lease



For more information, please contact:

Steve Van Buskirk

p: 605.361.8211

c: 605.366.0939

e: Steve@VBCLink.com

PROPERTY INFORMATION

- Superb opportunity to position your professional business along 85th Street, destined to be Sioux Fall's next major commercial thoroughfare.
- Easy access to other arterial streets including Western Avenue and Louise Avenue.
- I-29 Interchange at 85th Street projected start date 2021-2022.
- Enjoy designing your own space to meet your exact needs, with Van Buskirk Construction's renowned Design-Build process.
- This land is also available for sale, contact agent or visit www.vbclink.com for details.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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BUILDING PROTOTYPE



These photos are representative only; however, it is planned that the buildings at Three Fountains Office Park shall be similar in appearance.

Join an up and coming Sioux Falls neighborhood where you will be in close proximity to a great school, restaurants and plenty of places to shop!

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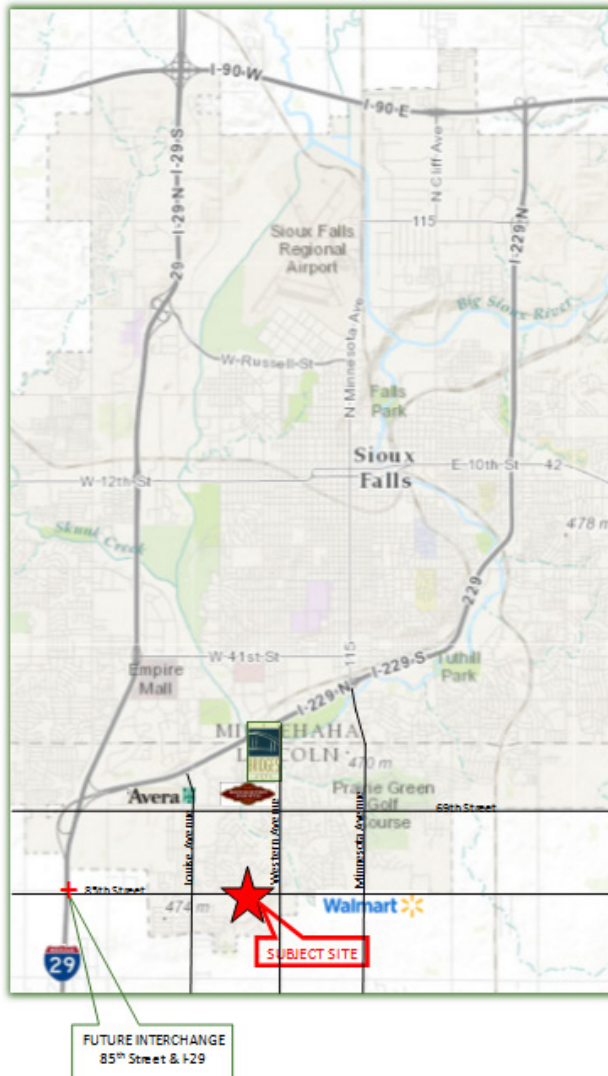
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85th Street & I-29 Interchange
Projected Start Date:
2021-2022:

A long-sought interchange at 85th Street is planned for I-29 in southern Sioux Falls. Still in the planning stages, the state and city are working through environmental assessments before finalizing designs.

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