

# SIoux EMPIRE CORPORATE PARK

701 & 705 E. 60TH ST. N., Sioux Falls, SD 57104

For Lease: Corporate Headquarters/ Call Center Campus | 60,000-250,000 SQ. FT.



2500 W 49th Street Suite 100  
Sioux Falls, SD 57105  
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naisiouxfalls.com

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**NAI** Sioux Falls

# SPECS

Sioux Empire Corporate Park  
701 E. 60th St. North Building I  
Sioux Falls, SD 57104

Overview	
Building Size	124,626 sq. ft.
Main Floor:	63,462 sq. ft.
Upper Level:	61,164 sq. ft.
Lot size:	15 acres
Zoning:	I-1
Year Built:	1981
Office Space:	Main & Second Level
Layout:	Open Plan/ Call Center
Sub-Dividable:	Single Floor
Parking:	1:189 sq. ft.
HVAC:	Condenser Water System/ Heat Pumps
Roof:	Tar & Gravel
Exterior Finish:	Tilt Up Concrete
Dock Doors:	2
Elevators:	1 freight, 1 passenger
Column Spacing:	30'
Floor:	Raised System - 16"
Sprinkler System:	Wet
Cafeteria:	Yes - need to arrange services with vendor

UPS	
Size/ Manufacturer:	500, KVA, Powerware 9315
Items Covered by UPS:	Critical Systems
Battery Type:	Enerys Wet Calls
Generator	
Size/ Manufacturer:	1375/ KVA, Catepillar 3512
Items Covered:	Full Building Systems
CER Cooling:	CRAC Units/ Liebert
Fuel Tanks	
Type	UST - in a cement vault
Total Fuel Tank Capacity	10,000 gal.
Duration Full Load	3.5 days
Area Neighbors	
<ul style="list-style-type: none"> <li>• Cigna</li> <li>• Furniture Mart USA</li> <li>• Wells Fargo</li> <li>• Daktronics</li> <li>• Diamond Mowers</li> <li>• Sheehan Mac Sales &amp; Service</li> <li>• Capital Card Services</li> <li>• Sanford Health</li> <li>• United States Post Office</li> <li>• Gil Haugan Construction</li> </ul>	

# SPECS

Sioux Empire Corporate Park  
705 E. 60th St. North, Building II  
Sioux Falls, SD 57104

Overview	
Building Size	127,332 sq. ft.
Main Floor:	62,583 sq. ft.
Upper Level:	64,749 sq. ft.
Lot size:	28.18 acres
Zoning:	I-1
Year Built:	1986
Office Space:	Main & Second Level
Layout:	Open Plan/ Call Center
Sub-Dividable:	Contact Broker
Parking:	1:189 sq. ft.
HVAC:	Condenser Water System/ Heat Pumps
Roof:	Tar & Gravel
Exterior Finish:	Tilt Up Concrete
Dock Doors:	3 dock doors 1 roll-up door
Elevators:	1 freight, 1 passenger
Column Spacing:	30'
Floor:	Raised System - 16"
Sprinkler System:	Wet
Cafeteria:	Yes - need to arrange services with vendor

UPS	
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# AMENITIES

- Ample parking for call center users
- Fitness center with lockers and shower in Building #3
- Childcare Center operated by Bright Horizons
- Easy access to highways and airport



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# AVAILABILITY

Lease a single floor, whole building, or both buildings  
60,000 - 250,000 sq. ft.

## LEASE PRICE

\$13.00/ SQ. FT. NNN

## Estimated NNN

\$4.00/ SQ. FT.

Lease Term: 5-10 years

Available: January 1, 2020

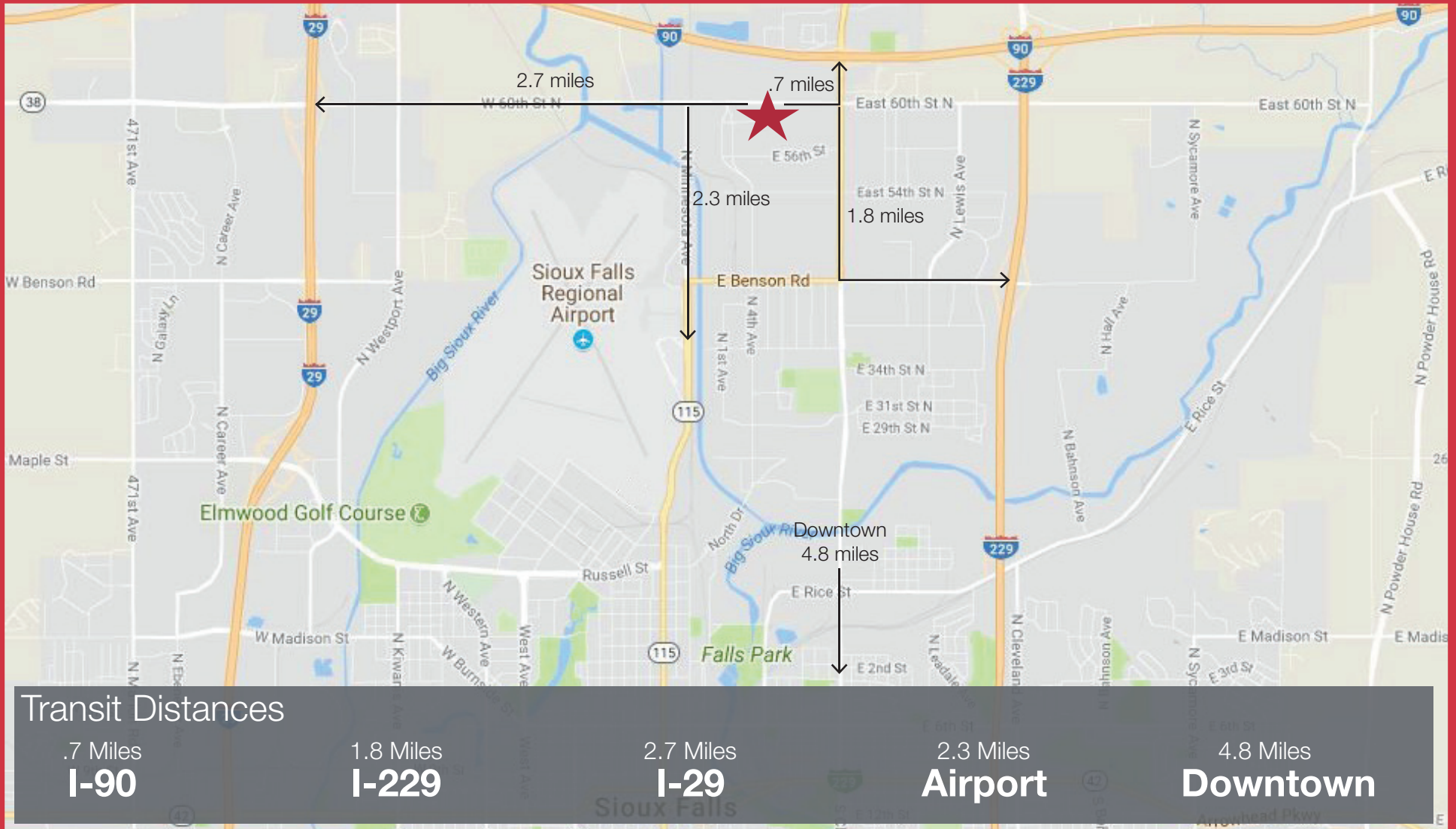
# AERIAL

Sioux Empire Corporate Park  
701 & 705 E. 60th St. North  
Sioux Falls, SD 57104



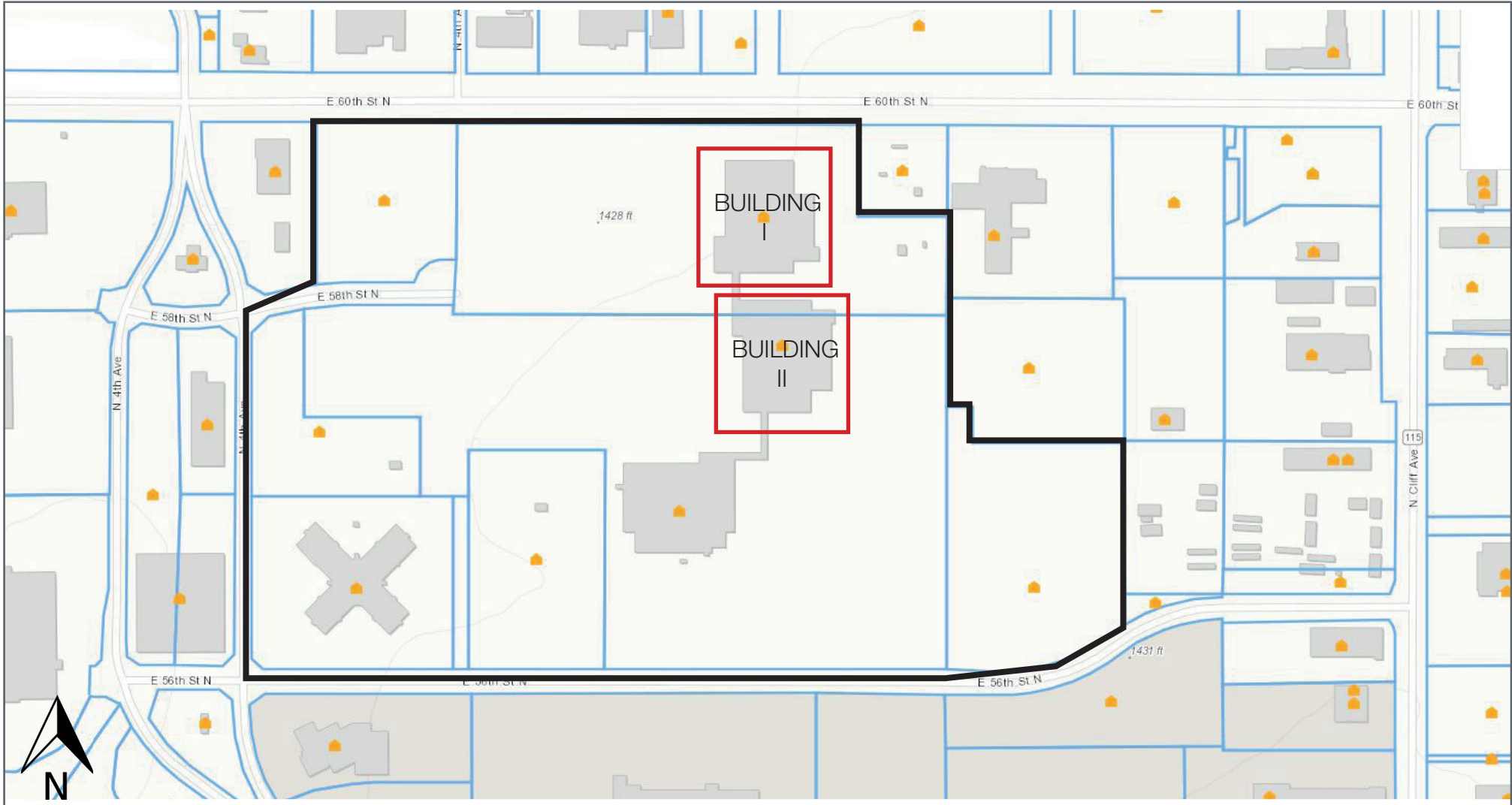
# AREA MAP

Sioux Empire Corporate Park  
701 & 705 E. 60th St. North  
Sioux Falls, SD 57104



# SITE PLAN

Sioux Empire Corporate Park  
701 & 705 E. 60th St. North  
Sioux Falls, SD 57104



# PHOTOS

Sioux Empire Corporate Park  
701 & 705 E. 60th St. North  
Sioux Falls, SD 57104





# PHOTOS

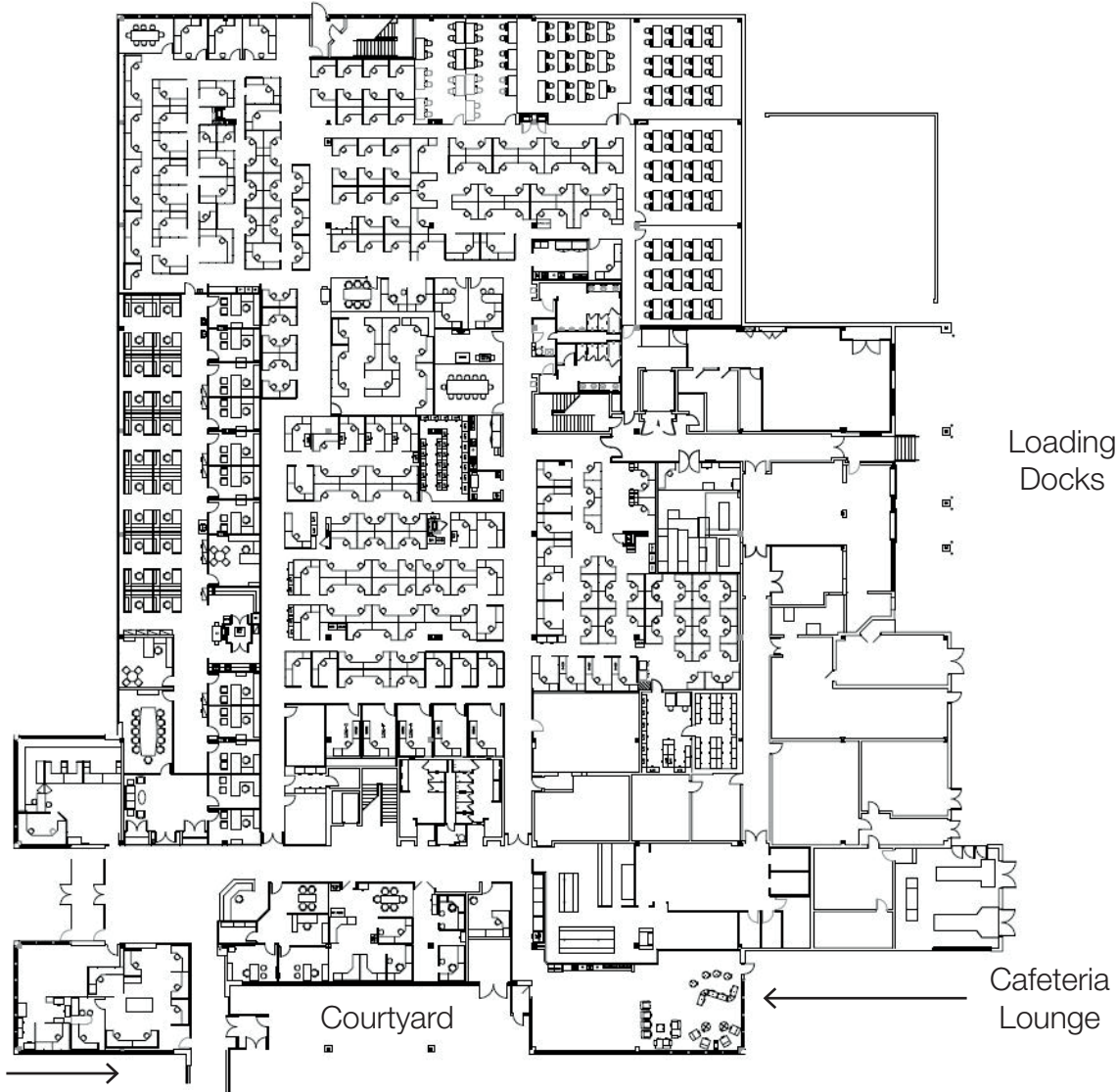
Sioux Empire Corporate Park  
701 & 705 E. 60th St. North  
Sioux Falls, SD 57104



# FLOOR PLANS

FIRST FLOOR  
63,462 SQ. FT.

Sioux Empire Corporate Park  
701 E. 60th St. North Building I  
Sioux Falls, SD 57104

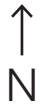
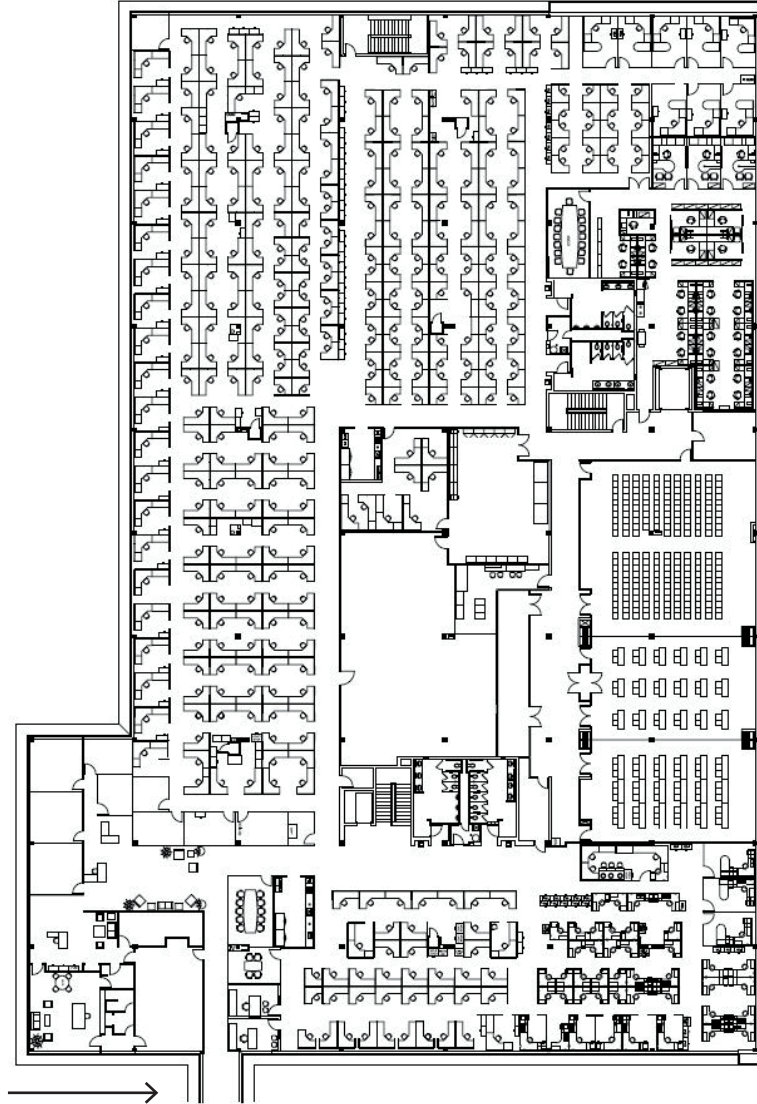


to Building II

# FLOOR PLANS

Sioux Empire Corporate Park  
701 E. 60th St. North Building I  
Sioux Falls, SD 57104

SECOND FLOOR  
61,164 SQ. FT.



To Building II →

**NAI** Sioux Falls

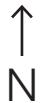
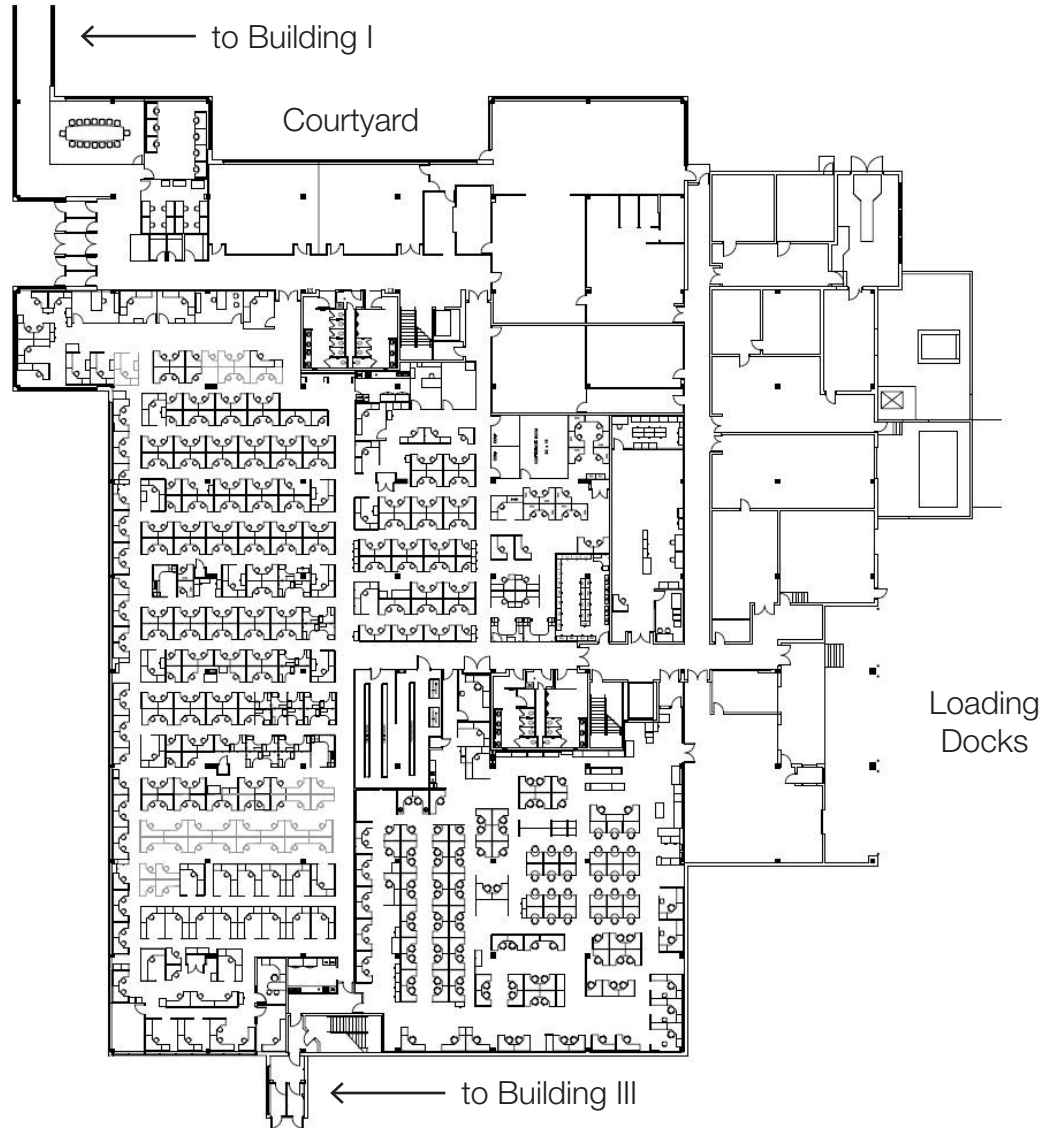
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# FLOOR PLANS

FIRST FLOOR  
62,583 SQ. FT.

Sioux Empire Corporate Park  
705 E. 60th St. North, Building II  
Sioux Falls, SD 57104

10 Offices  
481 Workstations



# FLOOR PLANS

Sioux Empire Corporate Park  
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SECOND FLOOR  
64,749 SQ. FT.



# DEMOGRAPHICS

Sioux Empire Corporate Park  
701 & 705 E. 60th St. North  
Sioux Falls, SD 57104

## Key Facts

701 E 60th St N, Sioux Falls, South Dakota, 57104 (Ring of 5 miles)  
701 E 60th St N, Sioux Falls, South Dakota, 57104  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 43.60197  
Longitude: -96.71915

### KEY FACTS

68,194

Population



Average Household Size

34.3

Median Age

\$41,838

Median Household Income

### EDUCATION

16%

No High School Diploma



33%  
High School Graduate



30%  
Some College



21%  
Bachelor's/Grad/Prof Degree

### BUSINESS



3,574

Total Businesses



106,190

Total Employees

### EMPLOYMENT



White Collar

57%



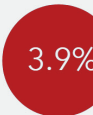
Blue Collar

27%



Services

17%



Unemployment Rate

### INCOME



\$44,389

Median Household Income



\$22,704

Per Capita Income



\$54,617

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$200,000+ (1.8%)

Indicator	Value	Difference	
<\$15,000	14.7%	+4.6%	
\$15,000 - \$24,999	13.3%	+3.2%	
\$25,000 - \$34,999	13.3%	+3.0%	
\$35,000 - \$49,999	16.1%	+2.4%	
\$50,000 - \$74,999	19.4%	-0.5%	
\$75,000 - \$99,999	11.4%	-3.9%	
\$100,000 - \$149,999	7.9%	-5.6%	
\$150,000 - \$199,999	2.1%	-1.4%	
\$200,000+	1.8%	-1.9%	

Bars show deviation from  
Minnehaha County

# FINANCE & TECHNOLOGY

## IN SOUTH DAKOTA

IN SOUTH DAKOTA, WE KNOW THAT A REASONABLE REGULATORY CLIMATE IS IMPORTANT TO THOSE IN THE FINANCIAL SERVICES INDUSTRY. IN FACT, OUR BUSINESS-FRIENDLY CLIMATE HAS HELPED US BUILD A NATIONALLY RECOGNIZED FINANCIAL SERVICES CLUSTER IN SOUTH DAKOTA. WE INVITE YOU TO BECOME PART OF OUR FAMILY. CONSIDER THE BOOK A GIFT FROM YOUR FRIENDS IN SOUTH DAKOTA.

### BIG NAMES

South Dakota is home to major financial service companies like:

- Citibank NA
- Wells Fargo & Co.
- TCF Bank
- Meta Payment Systems
- The Bancorp
- CNA Surety
- Sammons Financial
- Synchrony Financial



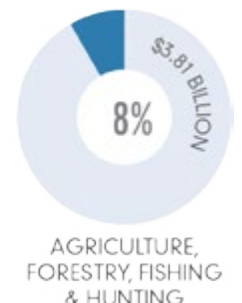
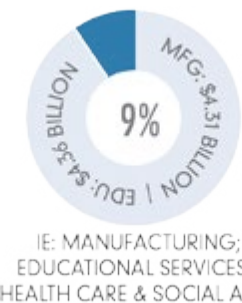
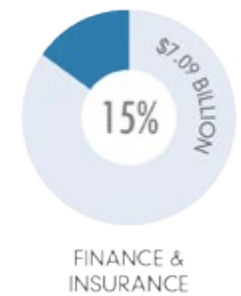
# 18,000

## TOP JOBS

There are nearly 18,000 of South Dakota's best and brightest with expertise in compliance, analytics and security.

### SOUTH DAKOTA'S No. 1 INDUSTRY

In terms of Gross Domestic Product, the Financial Services Industry is our state's top industry, accounting for 15 percent of our economy. South Dakota has the third-highest concentration of financial services activity in the country.

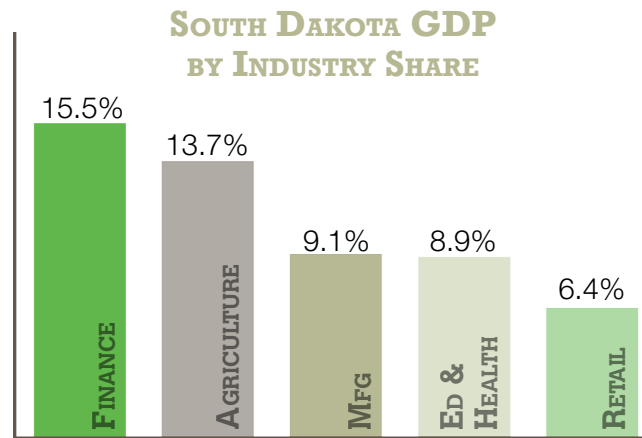


# South Dakota Financial Services Industry Quick Stats

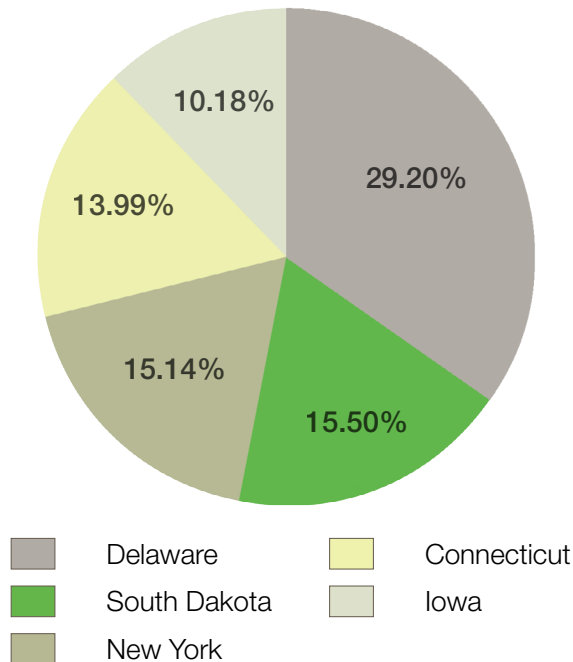


South Dakota boasts a reasonable and deliberate regulatory environment for the financial services industry, something that has made the state a nationally recognized financial services cluster.

In fact, according to gross domestic product (GDP), the finance industry is the No. 1 industry in South Dakota, accounting for more than 15% of our economy. Furthermore, South Dakota has one of the highest concentrations of GDP attributable to the finance industry in the nation, surpassed only by Delaware.



**Financial Services Concentration by GDP - 5 Leading States**



We are home to powerhouse financial service companies like Citibank NA, Wells Fargo & Co, TCF Bank and Great Western Bank.

The state also boasts a nationally recognized, Homeland Security designated Center for the Protection of the Financial Infrastructure at Dakota State University, lending support to our financial services industry.

Multiple training and degree programs are available at South Dakota universities, including a banking and financial services associates, bachelors, or masters degree at Northern State University.

Some in the industry believe you have to be big to be successful, but we have proven otherwise. We like being in South Dakota and wouldn't want to be anywhere else. We have a wonderful staff, and can do anything here.

*Steve Kohles, President  
Student Loan Finance Corporation*

For More **Mike Turnwall** | **SOUTH DAKOTA**  
**INFO** 605.782.3286  
 mike.turnwall@state.sd.us | GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT

## FINANCIAL SERVICES INDUSTRY STATS

Establishments .....	1,114
Growth (03-13) .....	10.3%
Employees.....	18,437
GDP (2013) .....	\$7.2 billion
Average Wage .....	\$28.04
Wage Range.....	\$17.63 - \$41.06
Available Labor .....	2,541

**South Dakota ranks 1st in Bank Assets with \$2.83 trillion in holdings.**





# 50-State Comparison

## UTILITIES

South Dakota utility providers compete with the nation. Since 1990, electric and natural gas prices have risen substantially across the nation, but South Dakota is keeping rate increases in check with modest price increases well below the national average.

Natural gas prices are provided in dollars per thousand cubic feet. Electricity prices are provided in cents per kilowatthour.

	Commercial		Industrial		Residential	
State	Natural Gas	Electric	Natural Gas	Electric	Natural Gas	Electric
<b>South Dakota</b>	<b>\$6.22</b>	<b>\$0.0916</b>	<b>\$5.34</b>	<b>\$0.0737</b>	<b>\$8.30</b>	<b>\$0.1108</b>

Source: Natural Gas: U.S. Dept. of Energy, Energy Information Administration, Natural Gas Prices, 2015. Electricity: U.S. Dept. of Energy, Energy Information Administration, Average Retail Price per Kilowatthour for Bundled and Unbundled Consumers by Sector, Census Division, and State, 2015. Updated April 2017.