

For Sale or Lease

## Office Buildings

List Price: \$500,000 - \$1,000,000

Lease Rate: \$15/ sq. ft. NNN

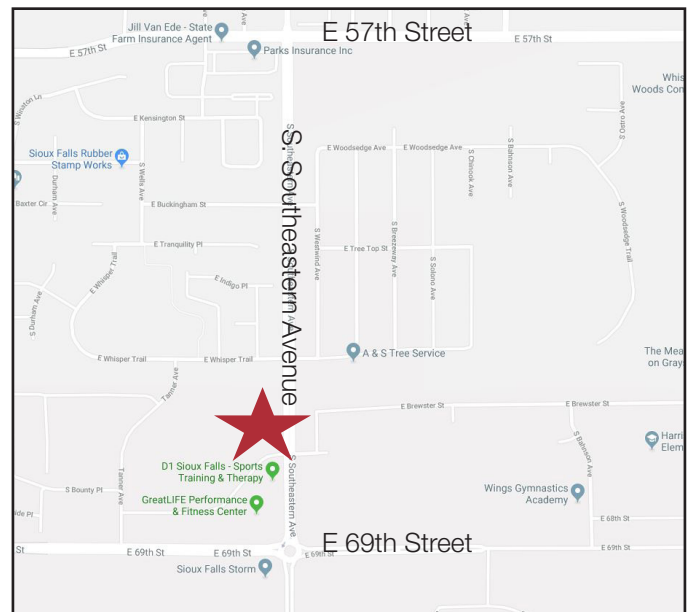


## Roundabout Office Park

5701 S. Southeastern Avenue, Sioux Falls, SD 57108

### Property Features

- Construction begins Spring 2019
- Expected occupancy January 2020
- Four (4) office buildings to be completed in Phase I
- Building sizes:
  - 3,900 sq. ft.
  - 5,000 sq. ft. - sub-dividable
  - can be purchased as two 2,500 sq. ft. condos
- Flexible floor plan
- Size can be adjusted per buyer needs
- Excellent location with quick access to 69th Street & Southeastern Avenue



### Pricing

- List price: \$500,000 - \$1,000,000.00 (\$200.00/ sq. ft.)
- Lease rate: \$15.00/ sq. ft. NNN

### Location

- Located just north of the roundabout of 69th Street & S. Southeastern Avenue
- Area neighbors include: GreatLife Performance & Fitness, Sioux Falls Christian Schools, Harrisburg Horizon Elementary School, Wings Gymnastics Academy



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**FRONT ELEVATION**

1/8"=1'-0"



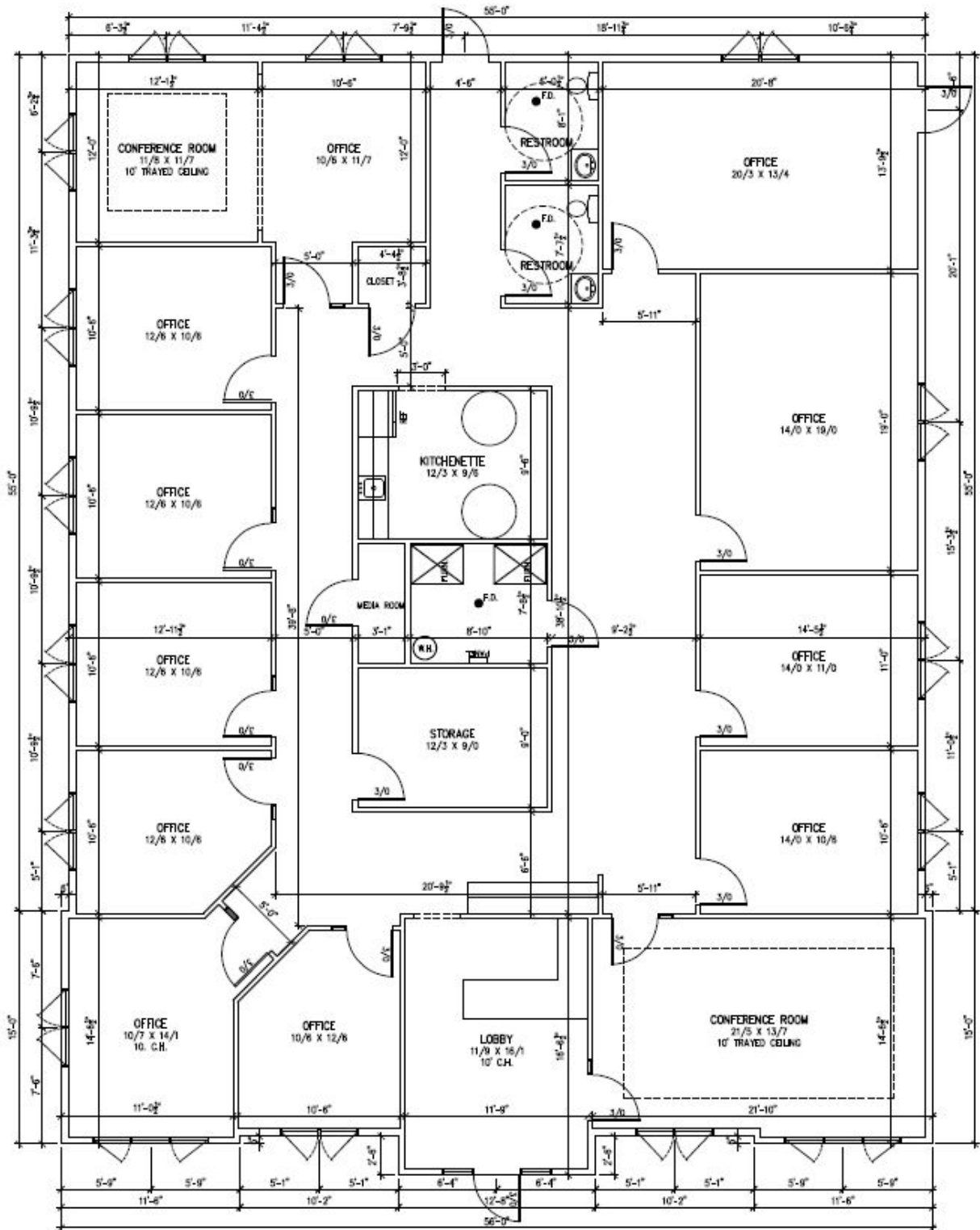
**REAR ELEVATION**

1/8"=1'-0"

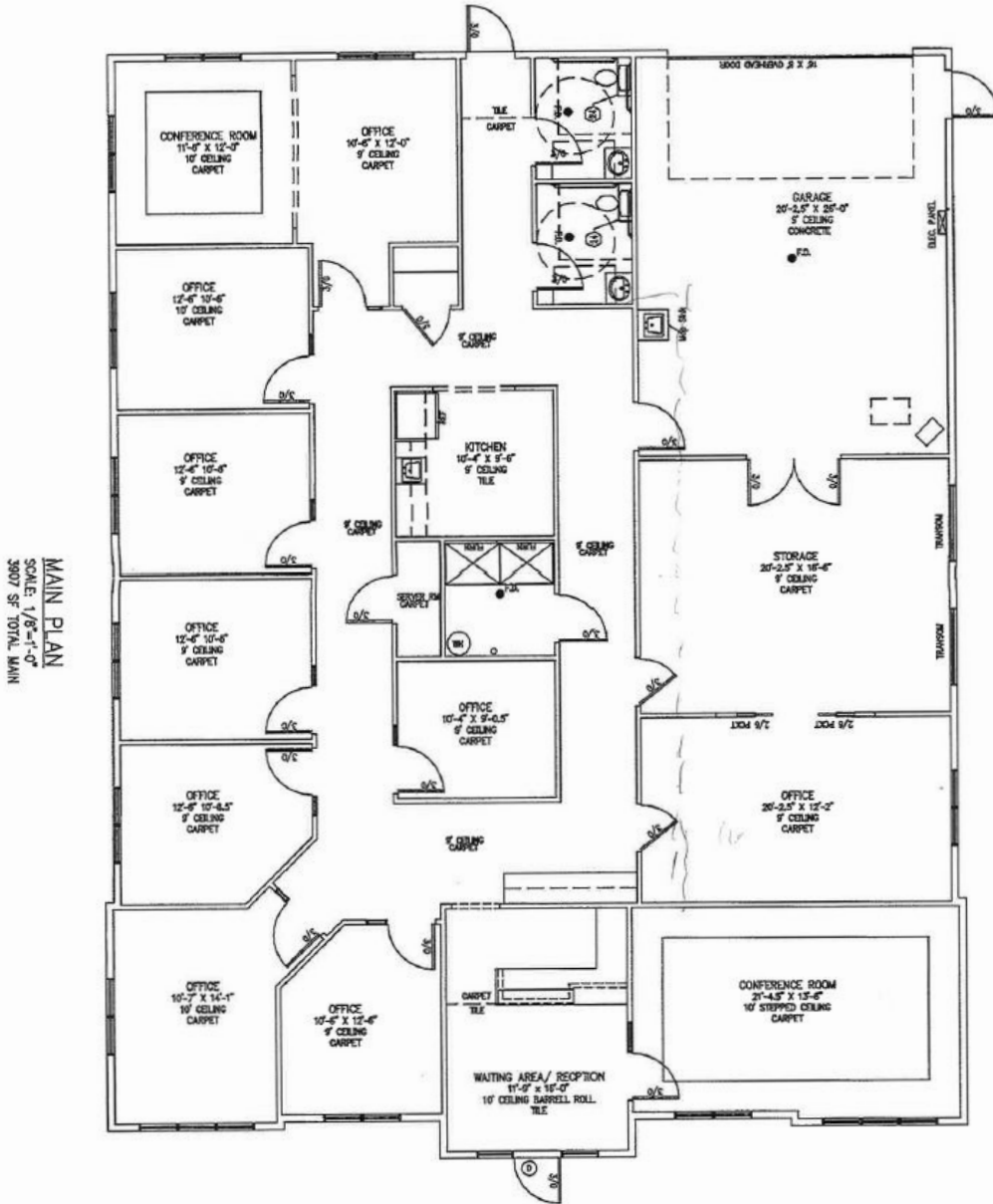
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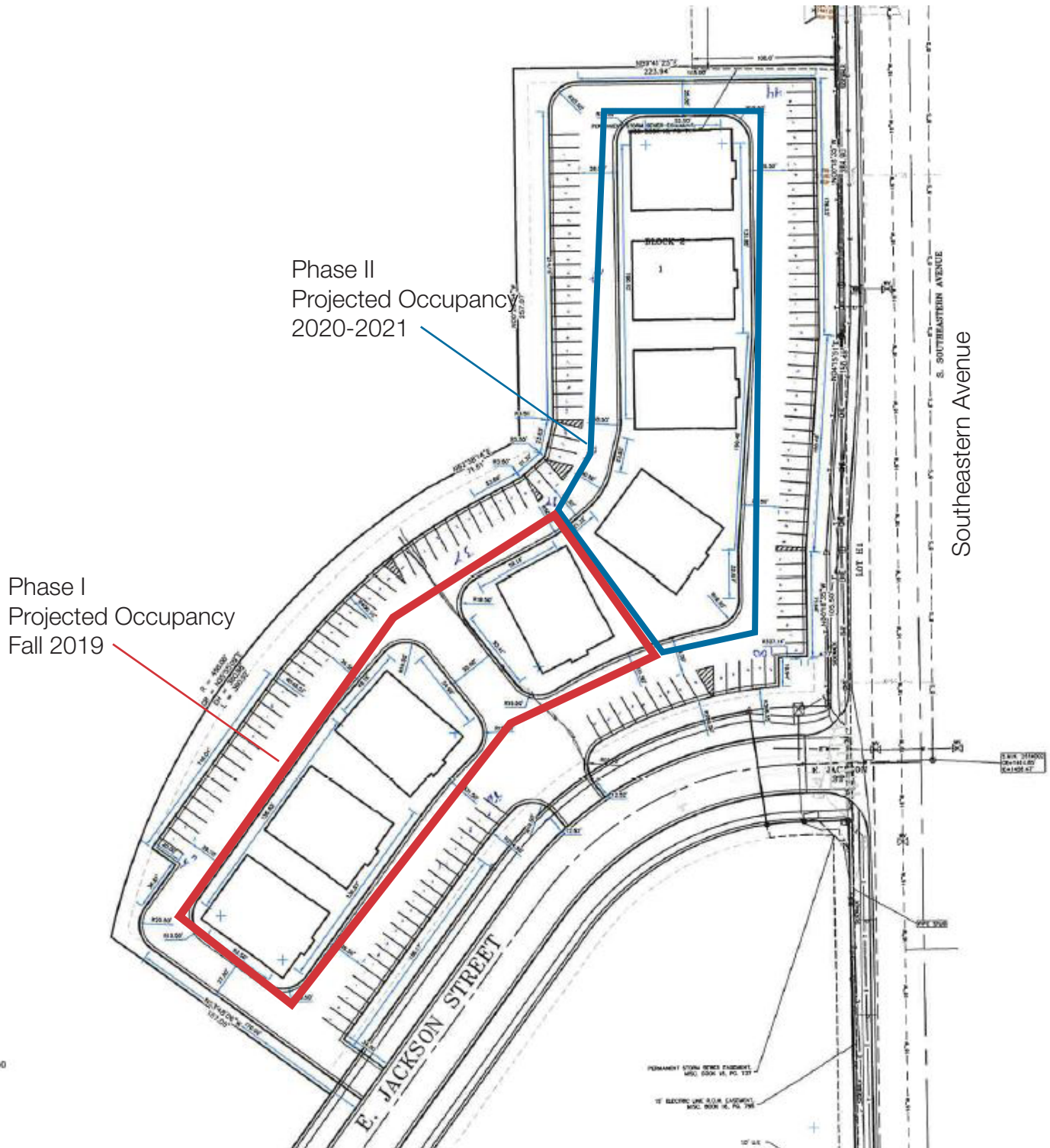
Floor Plan Option 1  
Customizable to buyer/tenant needs



Floor Plan Option 2  
Customizable to buyer/tenant needs



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