

## 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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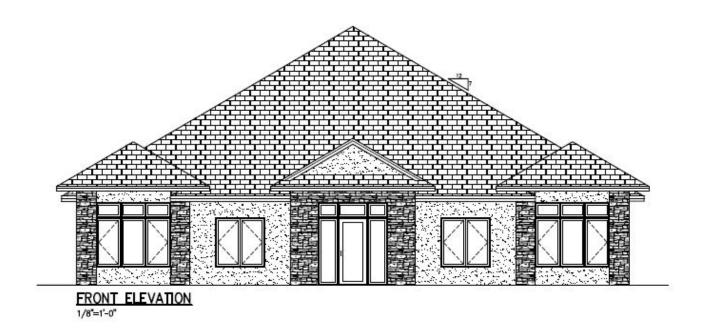
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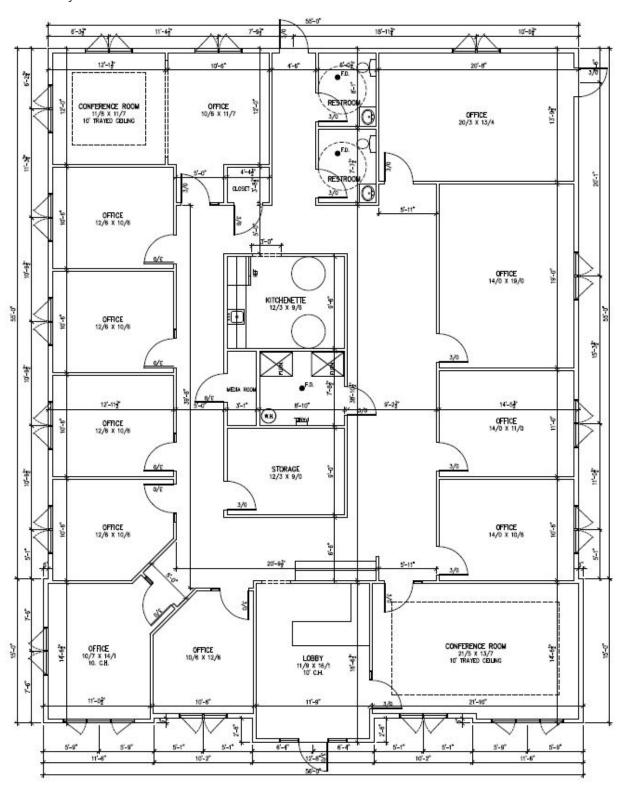
# For Sale or Lease Office Buildings





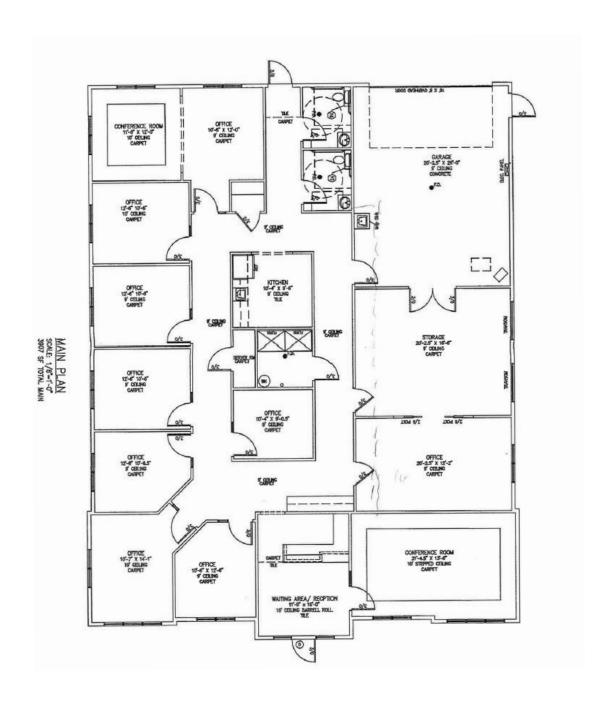


Floor Plan Option 1 Customizable to buyer/tenant needs



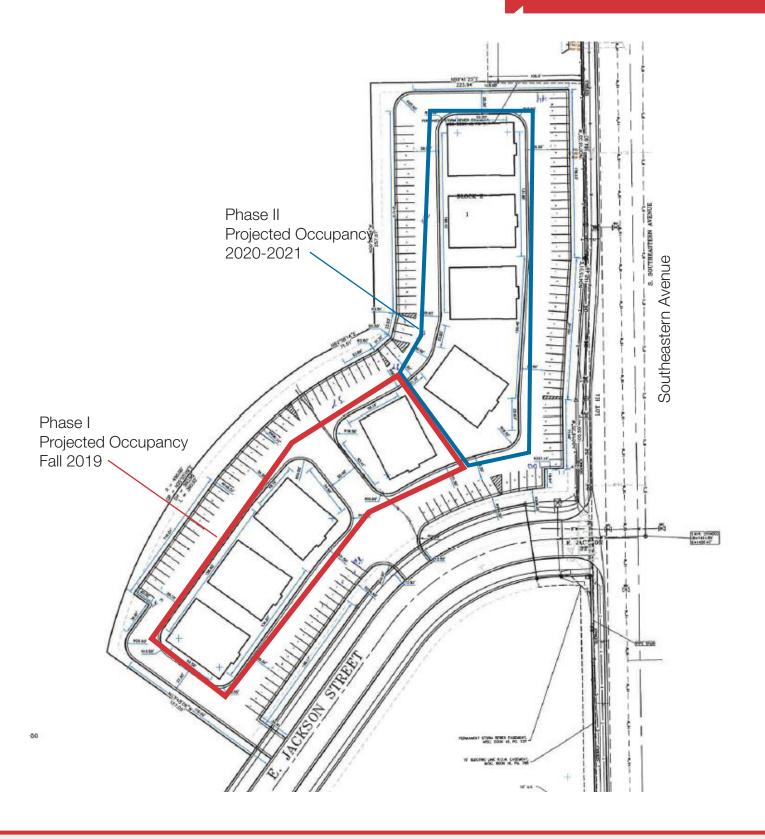


Floor Plan Option 2 Customizable to buyer/tenant needs





# For Sale or Lease Office Buildings







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Office Buildings





