

## DISTINCTIVE PROFESSIONAL OFFICE BUILDING FOR LEASE!

**5800 S Remington Place  
Suites 100 & 110  
Sioux Falls, SD 57108**



TOTAL AVAILABLE: 4,565 +/- SF

Suite 100: 3,556 SF

Suite 110: 1,009 SF

*SUITES MAY BE LEASED  
SEPARATELY OR TOGETHER!*

PRICE: \$16.75 PSF

TERMS: NNN

ZONING: O-Office

OCCUPANCY: October 2017

2017 Estimated NNN: \$5.95 PSF



### PROPERTY INFORMATION

*If you are searching for the ideal office space in a professional and prestigious setting, look no further; **THIS IS IT!!***

This Class A office space has multiple offices (most with expansive windows), in-suite restrooms, reception desk/lobby, outdoor patio, and grand entry with vestibule, an executive boardroom and small conference room.

Underground garage with up to four (4) parking spaces, plus plentiful surface parking.

Kitchenette/coffee area with refrigerator/sink, and server room.

Fantastic location in esteemed Remington Pointe Office Park, with easy access to I-229 and major arterial roads including Western Avenue, 69th Street, and 57th Street; close to multiple dining and shopping options.

Monument signage on Western Avenue and Remington Place and entry vinyl door signage available.

Potential for storage space—ask broker for details!

For more information,  
please contact:

**Mike Van Buskirk**

O: 605.361.8211

C: 605.366.0936

E: Mike@VBCLink.com

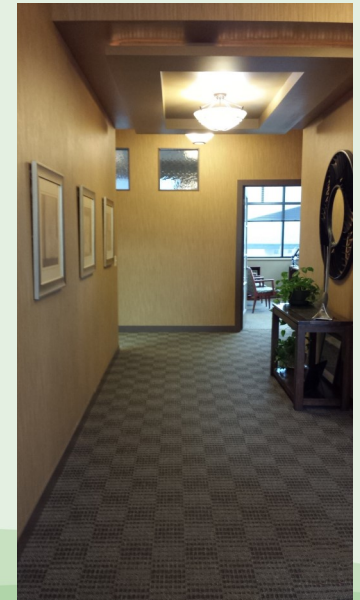
**VanBuskirk**  
COMPANIES

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

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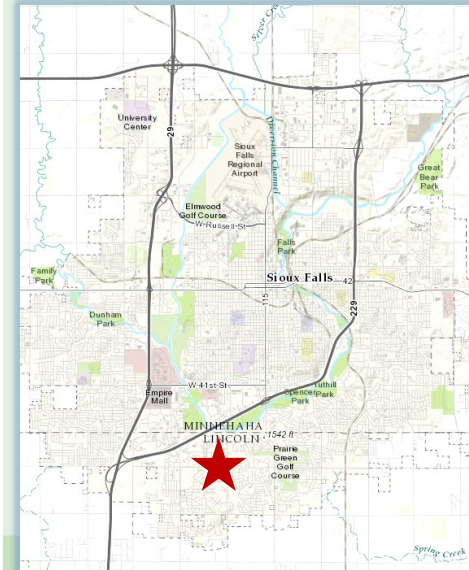
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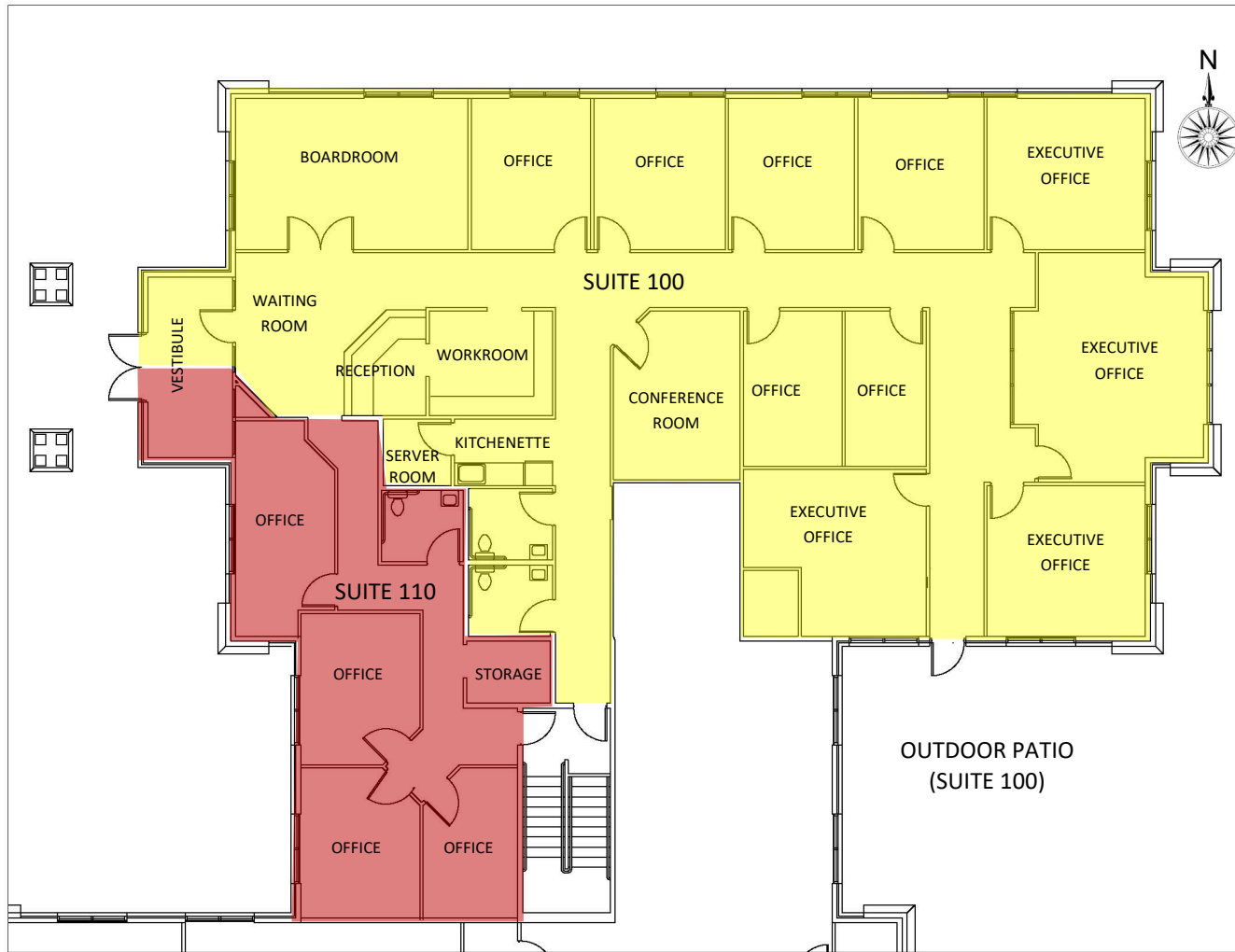
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## \*WHY SIOUX FALLS?

Something for everyone . . . over 650 restaurants; a world class performance hall and interactive science center; theaters, museums, galleries; the Denny Sanford PREMIER Center; downhill skiing and snowboarding; minor league football, basketball, baseball, soccer, and hockey; a symphony orchestra; festivals, parades, parks, pools; a ZOO, an indoor Ferris wheel and aquatic center . . . and SculptureWalk!

### Metro Income Information

2015 Per Capita Income **\$29,926**  
 2015 Median Household Income **\$59,844**  
 2015 Median Family Income **\$74,632**  
 Source: 2015 American Community Survey

**91.7%** High School Diploma/GED  
**44.4%** Associates Degree or Higher  
**31.7%** Bachelor's Degree or Higher

*Educational Attainment of Metro residents 25 and older*

### Population

	Sioux Falls	Metro
1900	10,266	23,926
1920	25,202	42,490
1940	40,832	57,697
1960	65,466	86,575
1980	81,343	109,435
2000	123,975	172,412
2017	178,500	261,400

### Persons/Households/Families - Metro

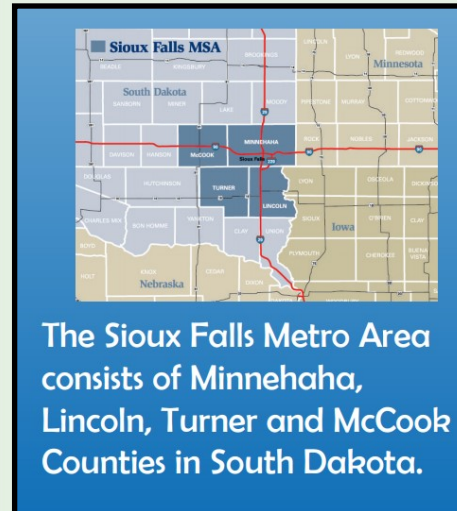
Total Households	98,273
Persons per Household	2.50
Total Families	63,647
Persons per Family	3.08

Source: 2015 American Community Survey



**Cost of Living**  
**6% lower**  
 than the  
**national average.**

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\*Source: Sioux Falls Development Foundation