



## First Dakota National Bank Suite #1 1110 E. Cherry Street, Vermillion, SD 57069

### Property Features

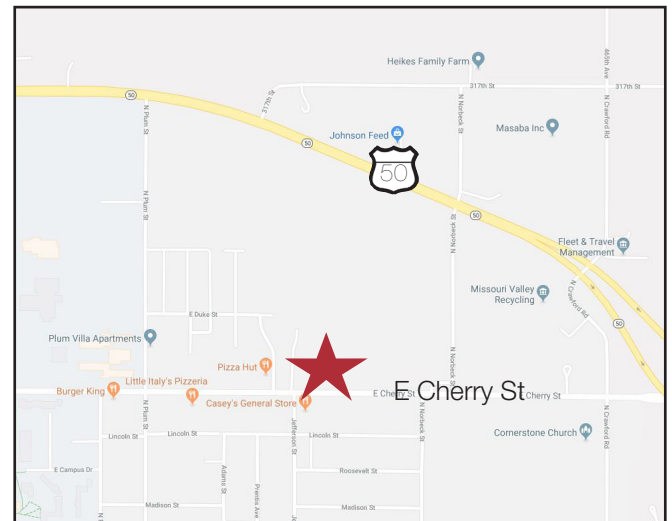
- Suite size: 2,635 sq. ft.
- Space is sub-dividable into two roughly +/- 1,300 SF bays
- Shell condition
- Landlord to offer \$15.00/ sq. ft. in tenant improvements
- Class A office space in Vermillion
- Private north side entrance
- Six (6) dedicated employee parking spaces on the north side
- Common ADA restrooms shared with the bank (no need to buildout)

### Pricing

- Lease Price: \$15.00/ sq. ft. NNN plus utilities
- Estimated NNN: \$2.25/ sq. ft.

### Location

- Area neighbors include: Subway, Pizza Hut, Casey's General Store, Anytime Fitness, Jimmy John's
- Located just east of the University of South Dakota campus



**Dennis Breske, CCIM, SIOR**

605 444 7100 direct

605 310 6666 mobile

dbreske@naisiouxfalls.com



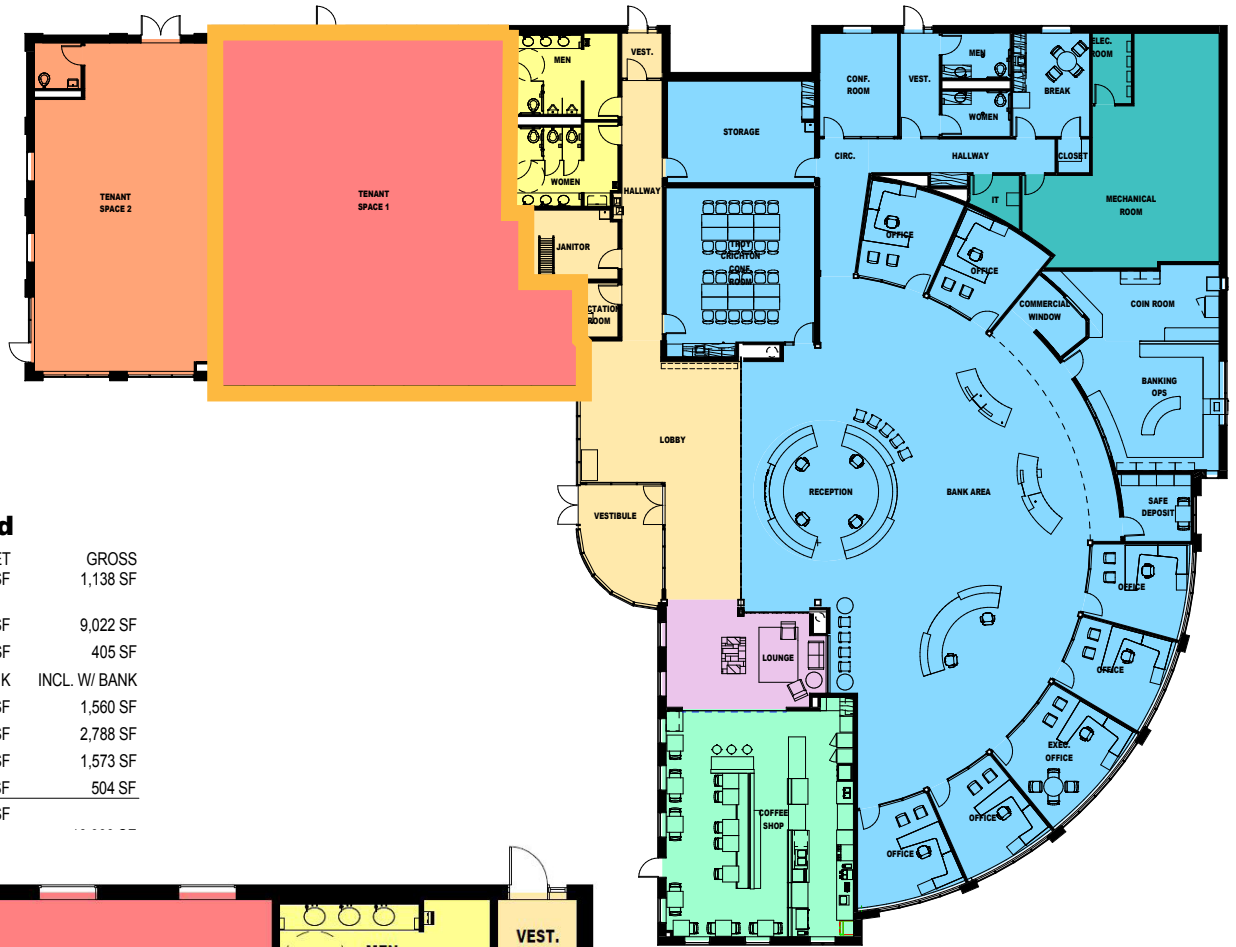
**Marcus Mahlen**

605 444 7116 direct

605 228 9744 mobile

mmahlen@naisiouxfalls.com

# For Lease Office Suites



## Department Legend

	NET	GROSS
COFFEE SHOP	1,025 SF	1,138 SF
FIRST DAKOTA NATIONAL BANK	8,725 SF	9,022 SF
LOUNGE	370 SF	405 SF
MECH./ELEC.	INCL. W/ BANK	INCL. W/ BANK
SHARED	1,465 SF	1,560 SF
TENANT 1	2,635 SF	2,788 SF
TENANT 2	1,438 SF	1,573 SF
TOILET ROOMS	408 SF	504 SF

NET TOTAL 16,066 SF



For Lease  
Office Suites



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