



HARVEST CREEK

57th + Highway 100

NEW OFFICE BUILDINGS FOR SALE

5205 East 57th Street | Sioux Falls, SD 57110

SELLER FINANCING AVAILABLE!



SIZE

3,000 sqft



PRICE

Option 1: \$725,000

Option 2: \$995,000

Option 3: \$1,225,000

*See page 7 for details.
Seller financing is available



LOCATION

High-profile 57th Street frontage near Veterans Parkway, directly across the street from Gloria Dei Lutheran Church.



DELIVERY

Option 1: Building shell only (exterior completed, interior built out by Buyer's contractor)

Option 2: Turn-key delivery, standard finishes

Option 3: Turn-key delivery, Class A finishes



LAYOUT

Great single-tenant layout with six offices (with windows), two conference rooms, inviting reception area, two restrooms, workroom/kitchenette, I.T. closet, mechanical room and garage.



AREA TENANTS

Flyboy Donuts, Barrel House, Brooks Crossing Office Park, Harmodon Park, B&G Milky Way

Information deemed reliable but not guaranteed



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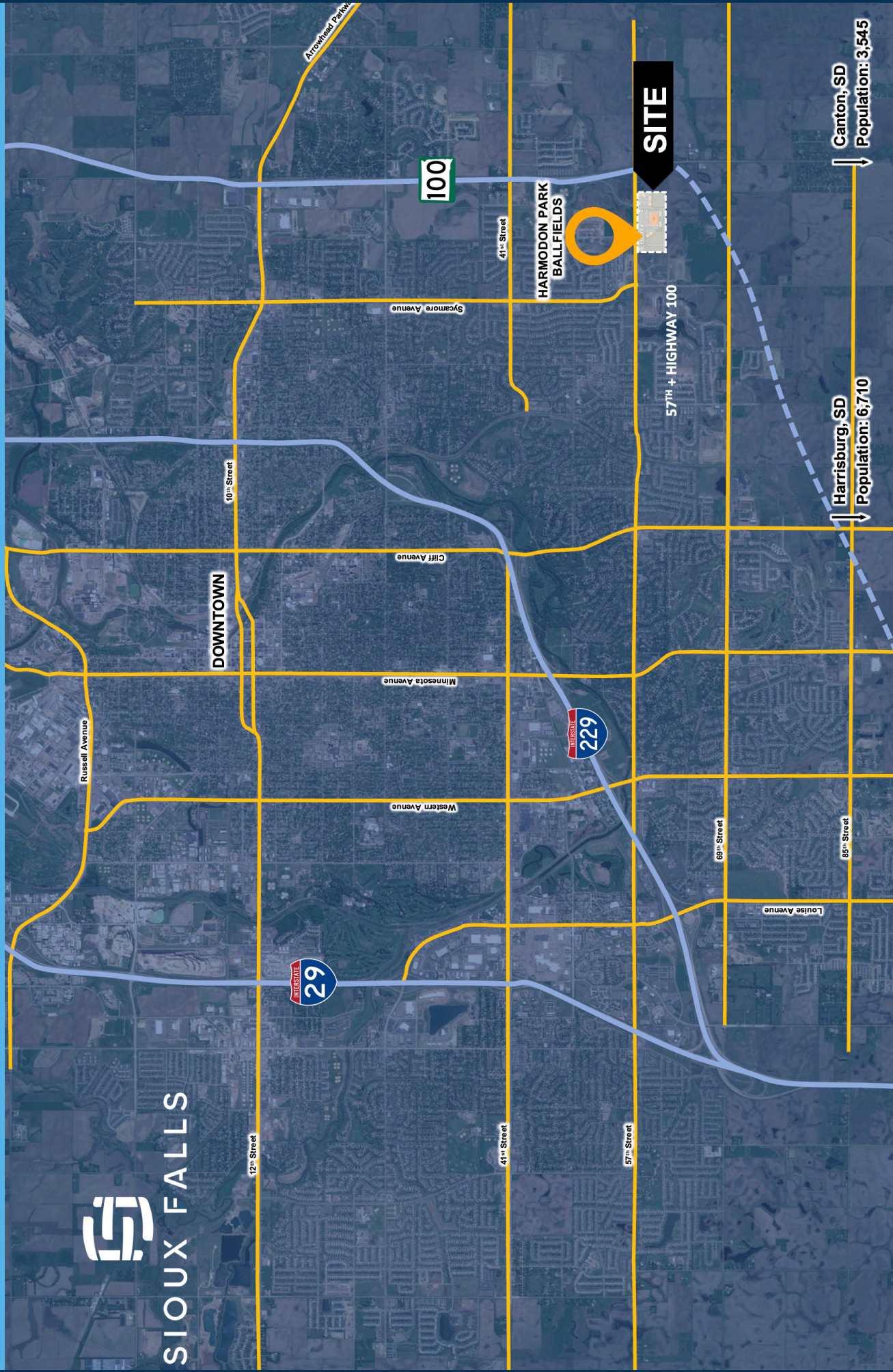
EASTSIDE DEVELOPMENT



CITY MAP



SIOUX FALLS



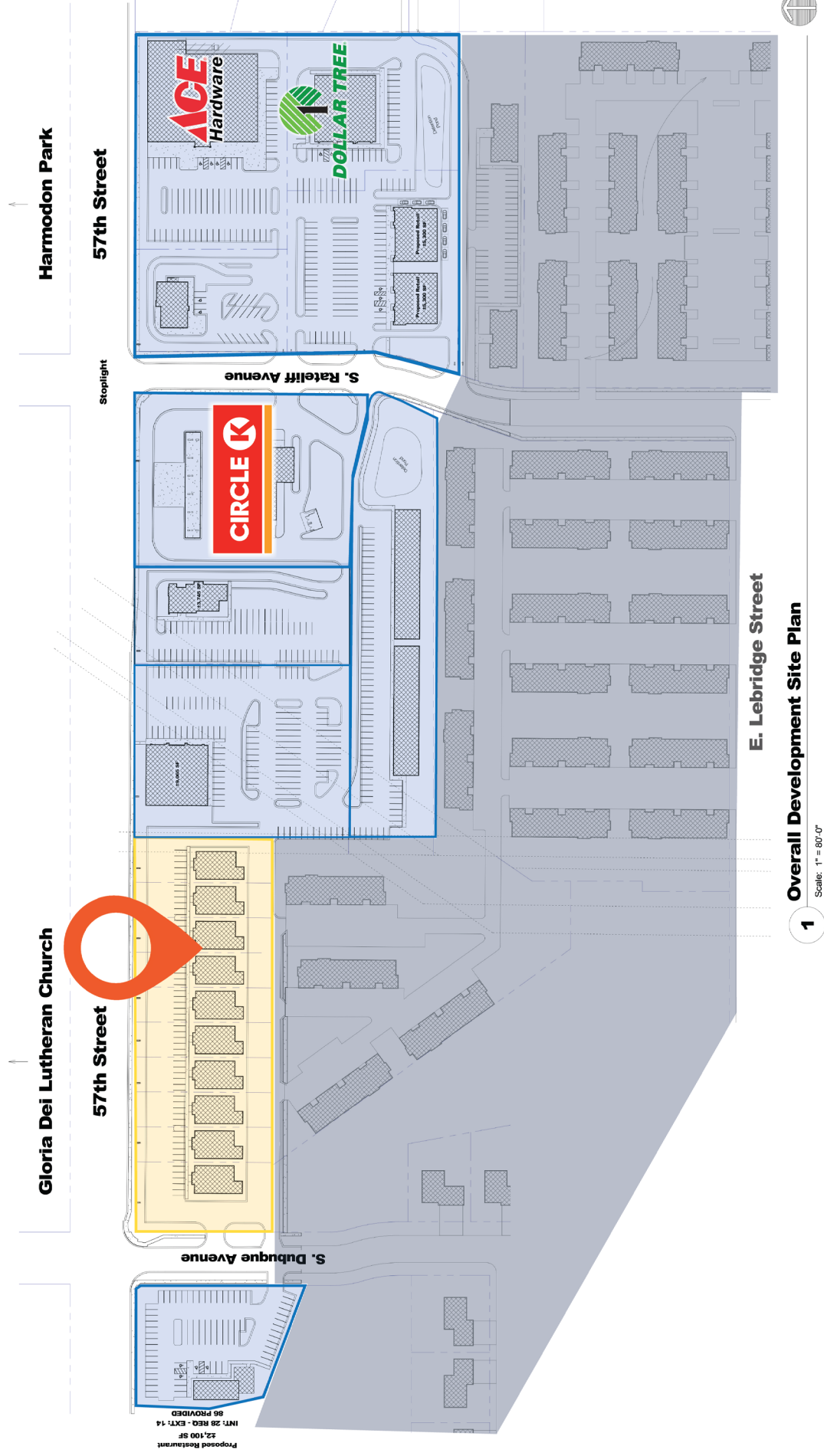
DEVELOPMENT RENDERING



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HARVEST CREEK MASTER PLAN



E. 57TH STREET

[illegible]

OPTION 1: WARM DARK SHELL DELIVERY

Price: \$725,000

- Building shell completed (including all exterior sitework)
 - EIFS
 - Metal LUX paneling
 - Siding
 - Aluminum framed windows and doors
 - EPDM roof
 - Garage door installed
- Gravel floor
- Water service and sewer line stubbed into space
- RTU unit set on roof
 - Wired
 - Main trunk lines stubbed into building
- Electrical panel
 - Circuit for RTU completed

OPTION 2: TURN-KEY DELIVERY, STANDARD FINISHES

Price: \$995,000

- Turn-key delivery
- Exterior finishes as listed above
- RTU set on roof
 - All ductwork completed
- Water service / meter set
 - Water heater installed in mechanical room
- Standard finishes
 - Laminate cabinets, laminate countertops, no window sills
 - LVT in hallways, restroom, breakroom
 - \$3.00 / SF material budget
 - Rolled carpet in offices and lobby area
 - \$2.75 / SF material budget
 - Vinyl base throughout space
 - 6 panel 3' - 0" x 6' - 8" office doors
 - Poplar species / stained
 - No conference room glass wall
 - Refrigerator by buyer

OPTION 3: TURN-KEY DELIVERY, CLASS A FINISHES

Price: \$1,225,000

- Turn-key delivery
- Exterior finishes and utility services listed above
- Class A finishes
 - Laminate cabinets, solid surface countertops, solid surface window sills
 - LVT in hallways, restroom, breakroom
 - \$4.00 / SF material budget
- Carpet tile in offices and lobby area
 - \$3.75 / SF material budget
- Stained wood base throughout space
- 3' - 0" x 7' - 0" solid core wood doors with full glass
 - Poplar species / stained
- Conference room glass wall
- Refrigerator included
- Building #2 is currently built out with Option 3 finishes.

This architectural floor plan depicts a building layout with the following rooms and features:

- Conference:** Located in the top left, featuring a large rectangular table and chairs. Dimensions include 13'-6" and 20'-0".
- Lobby:** A central open area with a small seating arrangement. Dimensions include 19'-6" and 18'-6 1/2".
- Office 1, 2, 3, 4:** A row of four offices on the right side. Office 1 is 10'-11 1/2" wide. Offices 2, 3, and 4 are 12'-0" wide. Office 5 is a larger office at the bottom right, 13'-2 1/2" wide.
- Restroom:** Two restrooms are located on the left side, each 7'-9" wide.
- Kitchenette:** A central kitchen area with a sink, stove, and refrigerator. Dimensions include 5'-6 1/2" and 4'-5".
- Flex Area:** A large open area in the center, 13'-11 1/2" wide.
- Garage:** A large area at the bottom left, 16'-0" x 8'-0".
- Other Features:** The plan includes a TV space, a CD room, a T. closet, a mech. room, and a fire barrier. Dimensions for various walls and openings are provided throughout the plan.

OPTION 3 - PHOTOS

