



HARVEST CREEK

57th + Highway 100

NEW OFFICE BUILDINGS FOR SALE

5205 East 57th Street | Sioux Falls, SD 57110



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 Milkyway, Dollar Tree, Ace Hardware, Circle K

Information deemed reliable but not guaranteed



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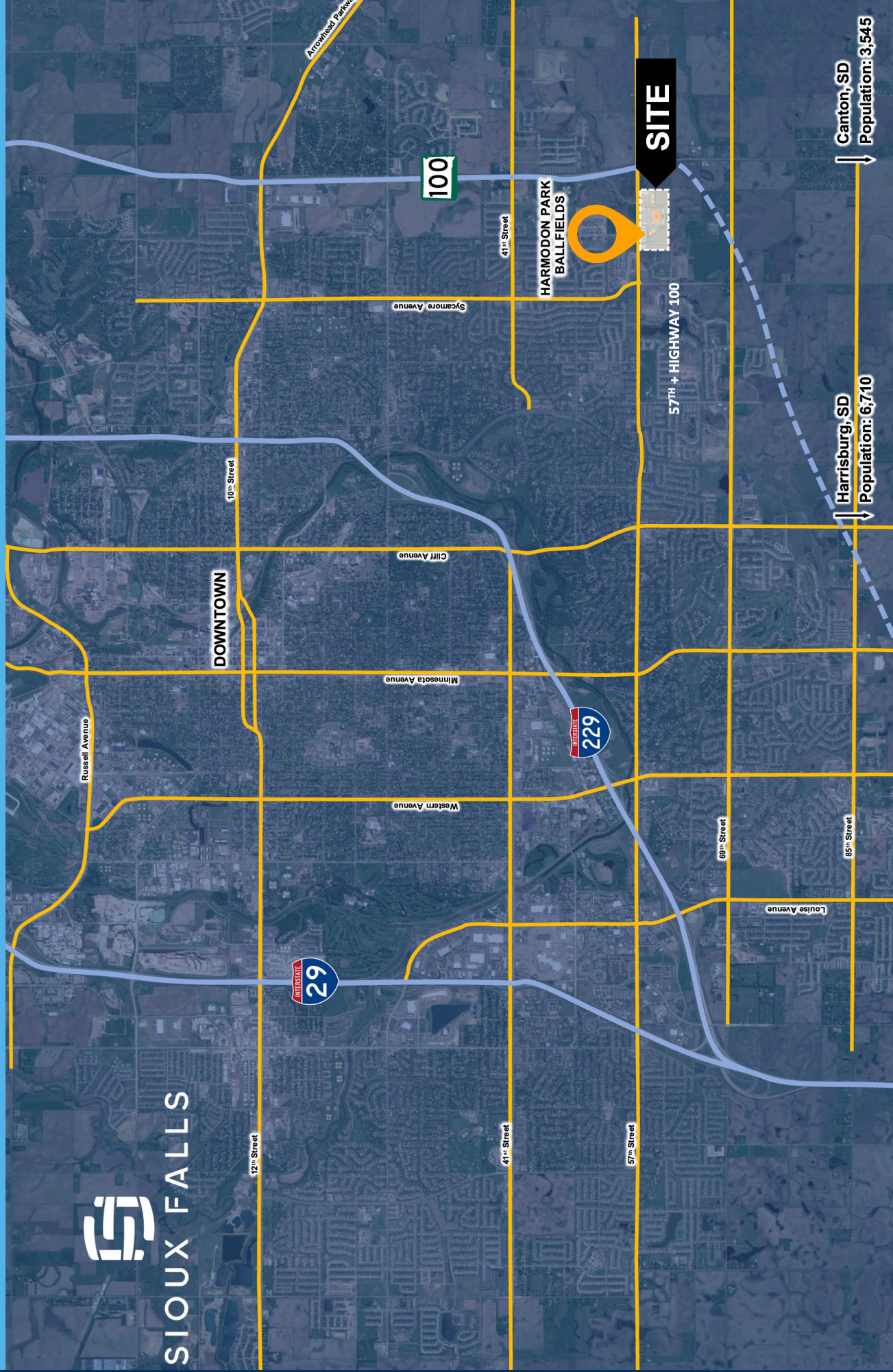
EASTSIDE DEVELOPMENT



CITY MAP



SIOUX FALLS



SITE

HARMODON PARK
BALLFIELDS

DOWNTOWN

Canton, SD
Population: 3,545

Harrisburg, SD
Population: 6,710

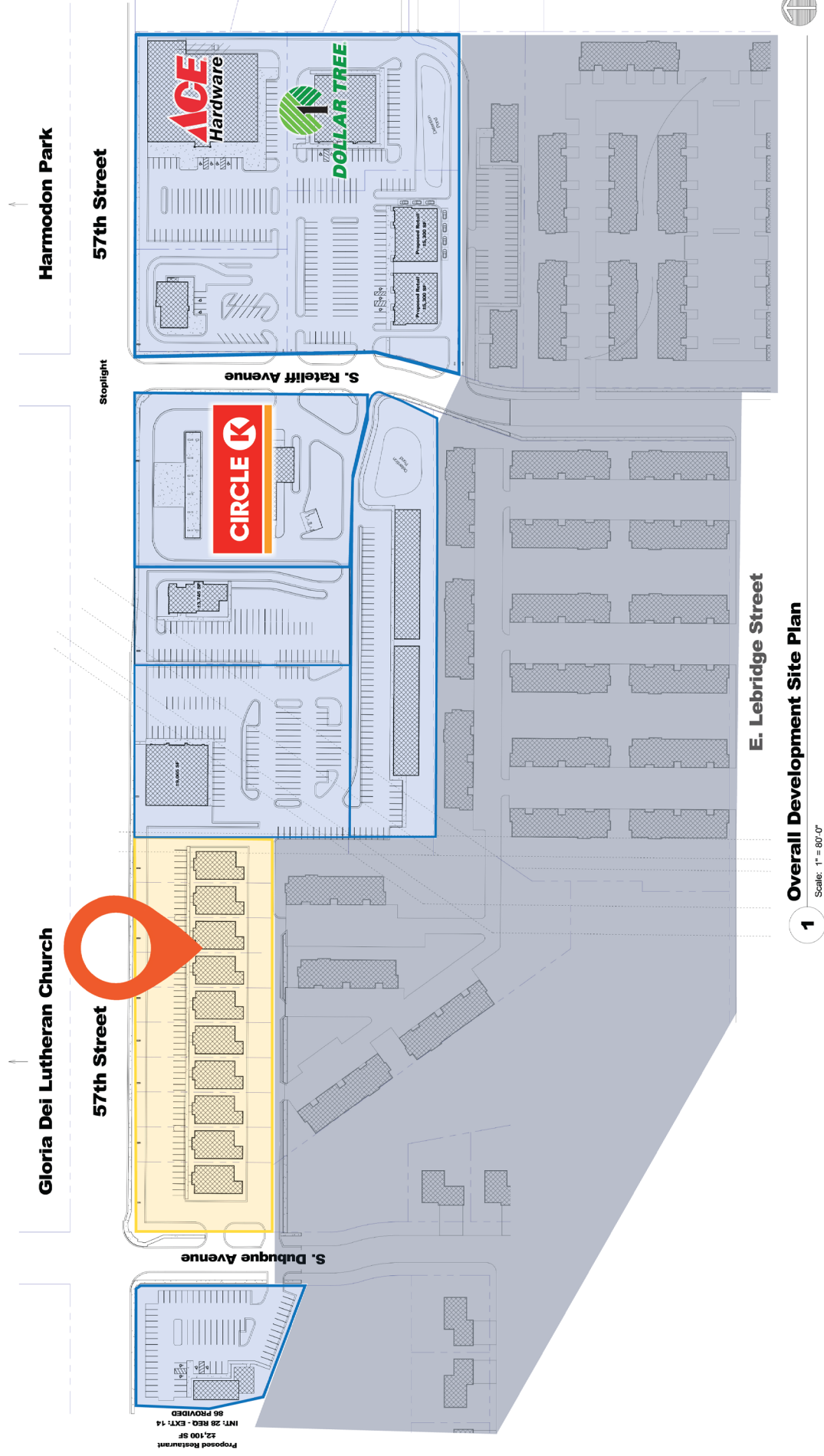
DEVELOPMENT RENDERING



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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

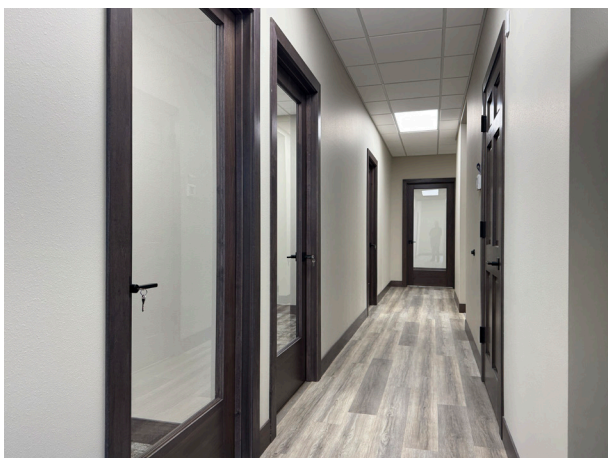
- Turn-key delivery
- Exterior finishes and utility services listed above
- Class A finishes
 - Laminate cabinets, solid surface countertops, solid surface window sills
 - LVT in hallways, restroom, breakroom
 - \$4.00 / SF material budget
- Carpet tile in offices and lobby area
 - \$3.75 / SF material 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 is a detailed architectural floor plan of a building. The plan includes the following rooms and features:

- Conference:** Located in the top left, featuring a large conference table and chairs. Dimensions include 13'-6" and 20'-0".
- Lobby:** A central open area with a reception desk and seating. Dimensions include 19'-6" and 18'-6 1/2".
- Office 1:** Top right room with a desk and chair. Dimensions include 10'-6" and 12'-8 1/2".
- Office 2:** Middle right room with a desk and chair. Dimensions include 12'-0" and 10'-2 1/2".
- Office 3:** Middle right room with a desk and chair. Dimensions include 12'-0" and 10'-2 1/2".
- Office 4:** Middle right room with a desk and chair. Dimensions include 12'-0" and 10'-2 1/2".
- Office 5:** Bottom right room with a desk and chair. Dimensions include 13'-2 1/2" and 17'-6".
- Office 6:** Middle left room with a desk and chair. Dimensions include 13'-2 1/2" and 10'-0 1/2".
- Restroom:** Two restrooms located in the middle left. Dimensions include 7'-9" and 7'-6".
- Kitchenette:** Located in the center, featuring a sink, stove, and refrigerator. Dimensions include 5'-6 1/2" and 4'-5".
- Flex Area:** A large open area in the center, featuring a desk and chair. Dimensions include 13'-1 1/2" and 4'-6".
- Garage:** Located in the bottom left, featuring a car lift. Dimensions include 16'-0" X 8'-0" and 24'-0".
- Other Features:** The plan includes various other features such as a TV space, a CD ref, a T. closet, a mech, a water main, a fire barrier, and a fire alarm pull station.

The plan is annotated with numerous dimensions and room names, providing a comprehensive overview of the building's layout and design.

OPTION 3 - PHOTOS



EXTERIOR PHOTOS

