

# NAI Sioux Falls

Sioux Empire Corporate Park  
Building II, 705 E. 60th Street N, Sioux Falls, SD 57104  
**Lease Rate: \$13.00/SF**



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NAI Sioux Falls

# AMENITIES

Sioux Empire Corporate Park  
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- Ample parking for call center users
- Easy access to highways and airport
- Raised flooring
- Back up generator
- Loading docks
- Walkway connecting to Buildings 1 & 3



## AVAILABILITY

Lease a single floor or the whole building  
61,164 - 124,626 sq. ft.

### LEASE PRICE

\$13.00/ SQ. FT. NNN

### Estimated NNN

\$5.00/ SQ. FT.

Lease Term: 3-10 years

Available: Immediately

Overview	
Building Size	127,332 sq. ft.
Main Floor:	62,583 sq. ft.
Upper Level:	64,749 sq. ft.
Lot size:	28.18 acres
Zoning:	I-1
Year Built:	1986
Office Space:	Main & Second Level
Layout:	Open Plan/ Call Center
Sub-Dividable:	Contact Broker
Parking:	1:189 sq. ft.
HVAC:	Condenser Water System/ Heat Pumps
Roof:	Tar & Gravel
Exterior Finish:	Tilt Up Concrete
Dock Doors:	3 dock doors 1 roll-up door
Elevators:	1 freight, 1 passenger
Column Spacing:	30'
Floor:	Raised System - 16"
Sprinkler System:	Wet
Cafeteria:	Yes - need to arrange services with vendor
Elevators:	1 Freight, 1 passenger
Special Features:	Connected to Building #1 & #3 via walkways

UPS	
Size/ Manufacturer:	500, KVA, Powerware 9315
Items Covered by UPS:	Critical Systems
Battery Type:	Enerys Wet Calls
Generator	
Size/ Manufacturer:	1375/ KVA, Catepillar 3512
Items Covered:	Full Building Systems
CER Cooling:	CRAC Units/ Liebert
Fuel Tanks	
Type	UST - in a cement vault
Total Fuel Tank Capacity	10,000 gal.
Duration Full Load	3.5 days
Area Neighbors	
<ul style="list-style-type: none"> <li>• Amazon</li> <li>• Dakota Silencer</li> <li>• Furniture Mart USA</li> <li>• Daktronics</li> <li>• Diamond Mowers</li> <li>• Sheehan Mac Sales &amp; Service</li> <li>• Presido</li> <li>• Sanford Health</li> <li>• United States Post Office</li> <li>• Gil Haugan Construction</li> </ul>	

# AMENITIES

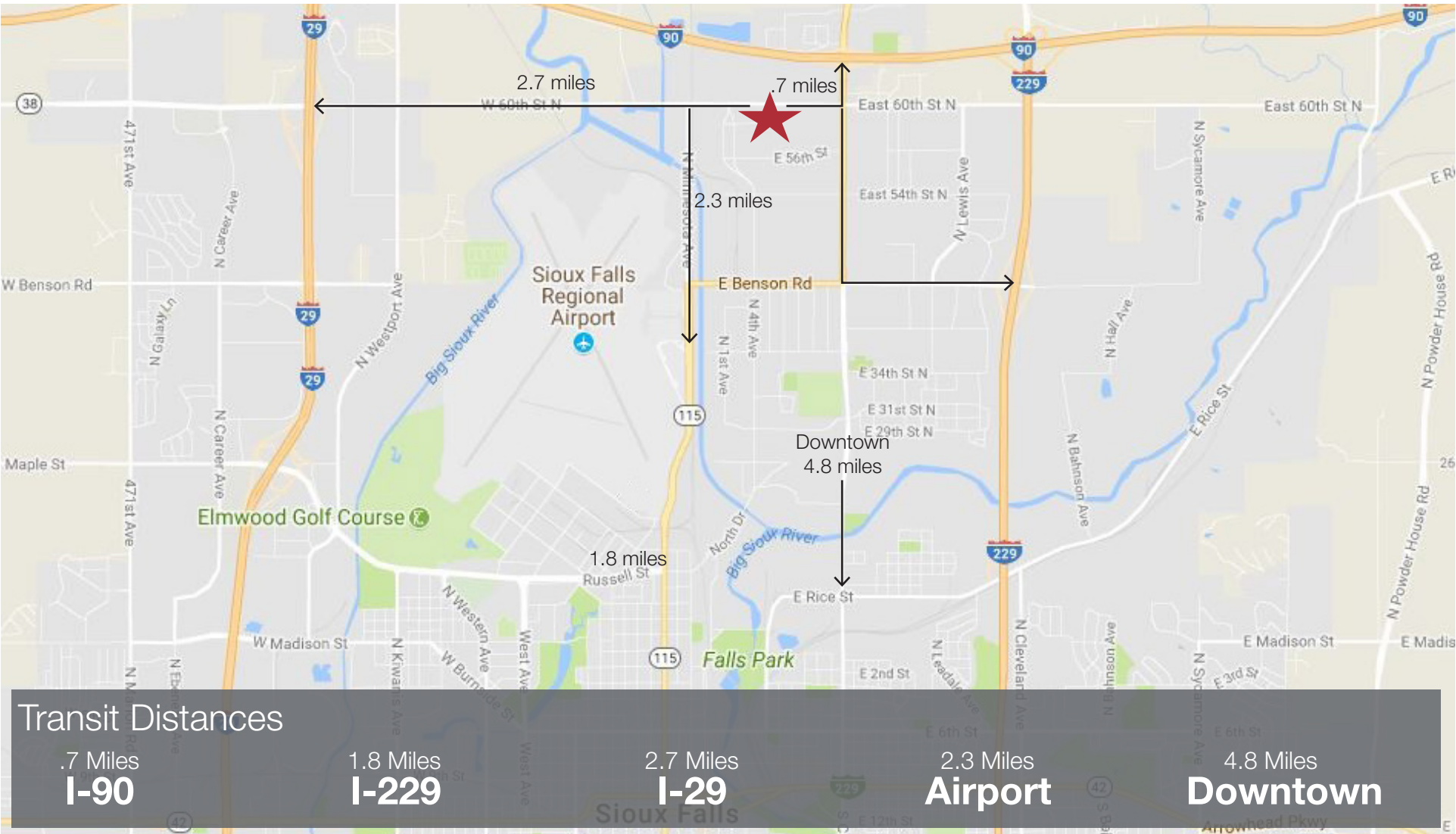
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# AREA MAP

**Sioux Empire Corporate Park**  
 Building II, 705 E. 60th Street N, Sioux Falls, SD 57104  
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## Transit Distances

0.7 Miles  
**I-90**

1.8 Miles  
**I-229**

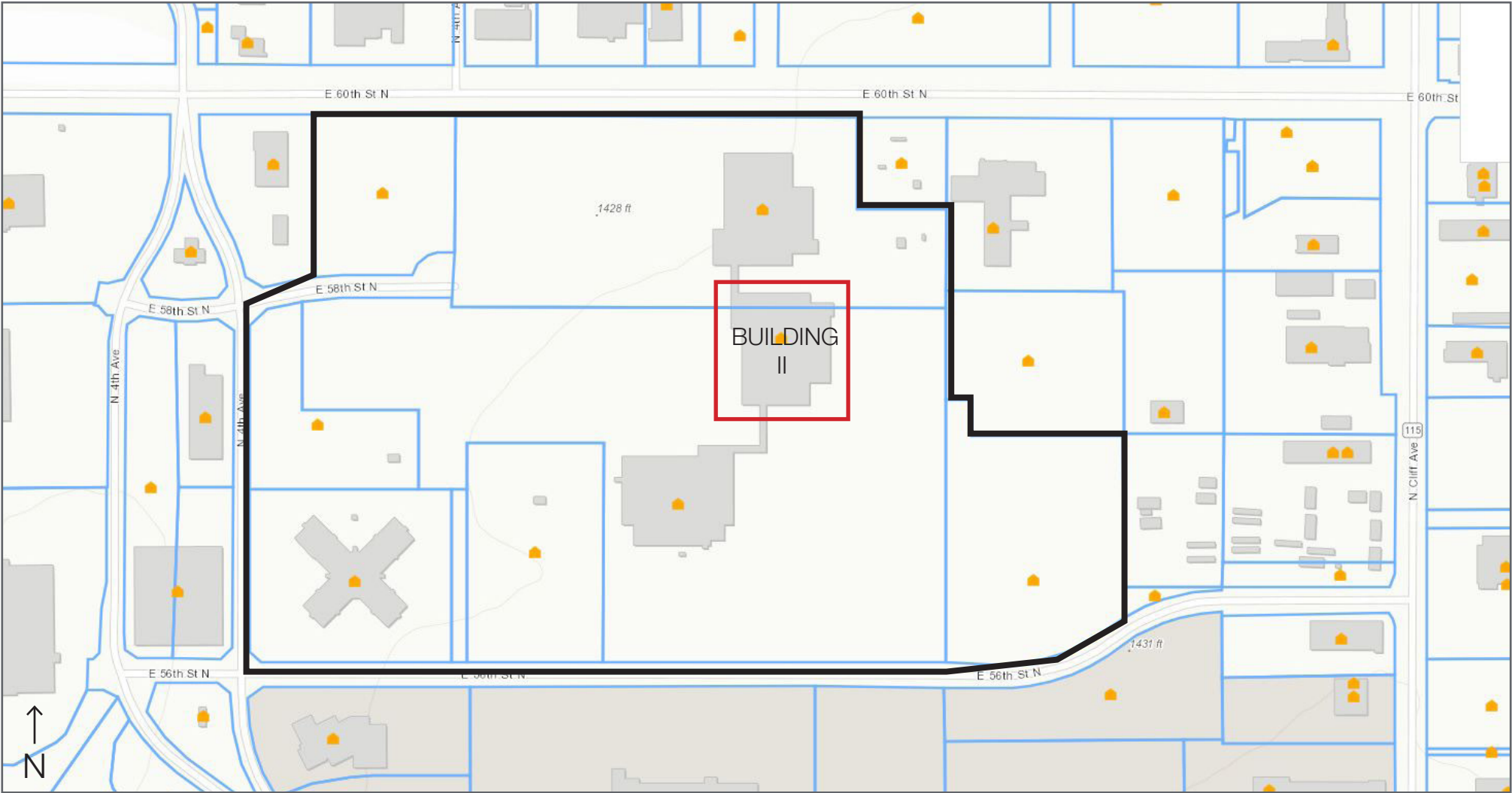
2.7 Miles  
**I-29**

2.3 Miles  
**Airport**

4.8 Miles  
**Downtown**

# SITE PLAN

Sioux Empire Corporate Park  
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# PHOTOS

Sioux Empire Corporate Park

Building II, 705 E. 60th Street N, Sioux Falls, SD 57104

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# FLOOR PLANS

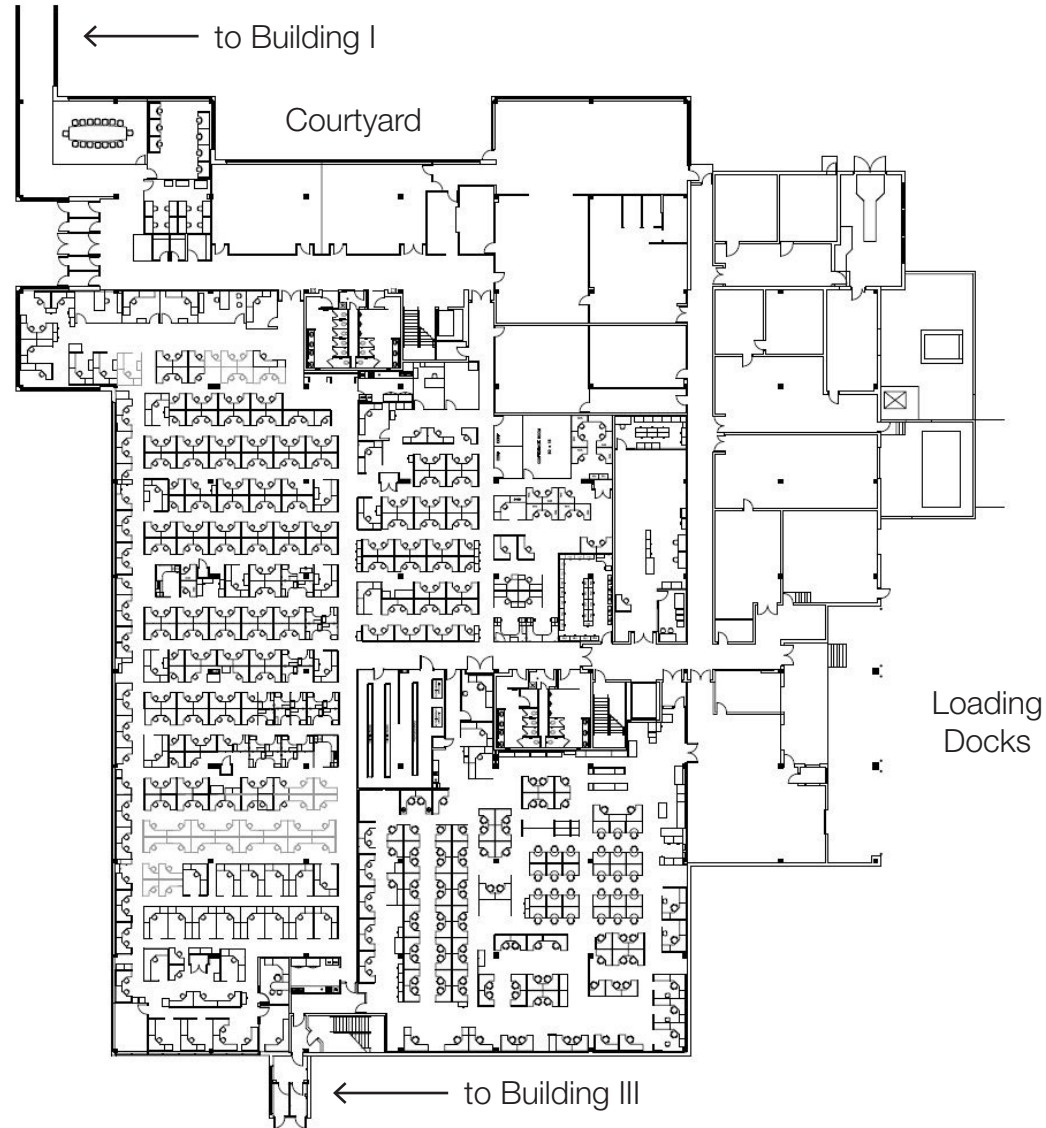
Sioux Empire Corporate Park

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FIRST FLOOR  
62,583 SQ. FT.

10 Offices  
481 Workstations



# FLOOR PLANS

Sioux Empire Corporate Park

Building II, 701 E. 60th Street N, Sioux Falls, SD 57104

Lease Rate: \$13.00/SF

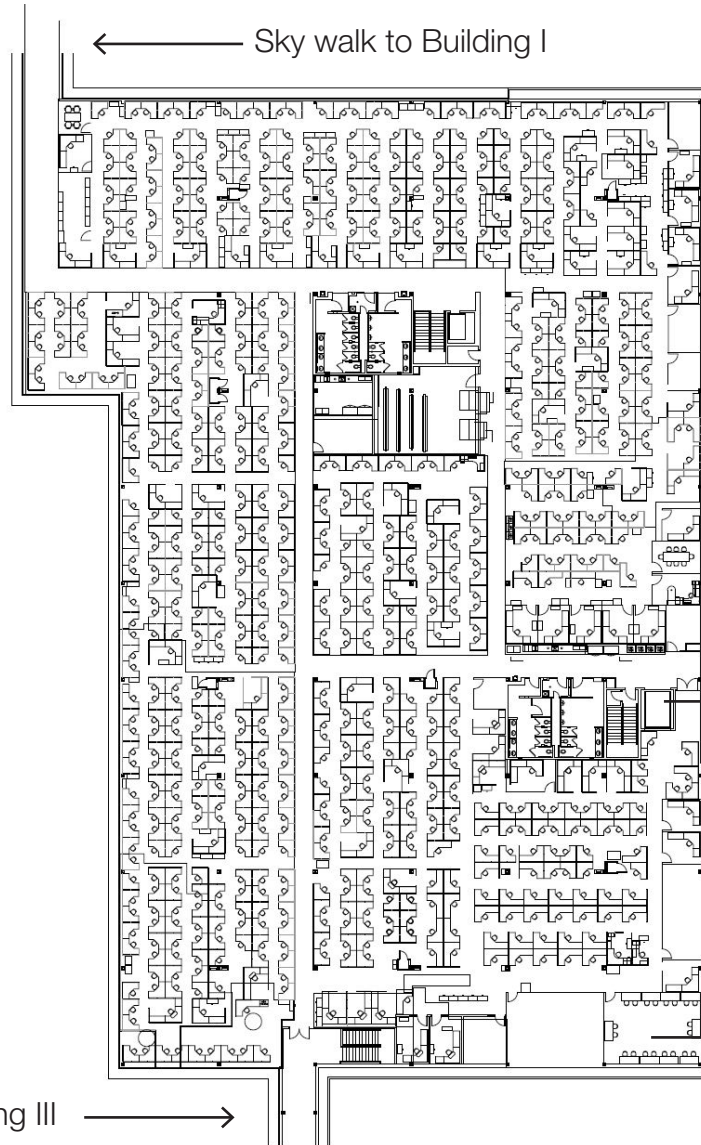
SECOND FLOOR  
64,749 SQ. FT.

25 Offices  
853 Workstations  
Raised flooring  
LAN room w/ Liebert Units



Sky walk to Building III

Sky walk to Building I



Freight Elevator

Training Room