

# SIoux EMPIRE CORPORATE PARK

701 E. 60TH ST. N., Sioux Falls, SD 57104

For Lease: Corporate Headquarters/ Call Center Campus | 60,000-250,000 SQ. FT.



2500 W 49th Street Suite 100  
Sioux Falls, SD 57105  
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naisiouxfalls.com

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# SPECS

Sioux Empire Corporate Park  
701 E. 60th St. North Building I  
Sioux Falls, SD 57104

Overview	
Building Size	124,626 sq. ft.
Main Floor:	63,462 sq. ft.
Upper Level:	61,164 sq. ft.
Lot size:	15 acres
Zoning:	I-1
Year Built:	1981
Office Space:	Main & Second Level
Layout:	Open Plan/ Call Center
Sub-Dividable:	Single Floor
Parking:	1:189 sq. ft.
HVAC:	Condenser Water System/ Heat Pumps
Roof:	Tar & Gravel
Exterior Finish:	Tilt Up Concrete
Dock Doors:	2
Elevators:	1 freight, 1 passenger
Column Spacing:	30'
Floor:	Raised System - 16"
Sprinkler System:	Wet
Cafeteria:	Yes - need to arrange services with vendor

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>• Cigna</li> <li>• Furniture Mart USA</li> <li>• Wells Fargo</li> <li>• Daktronics</li> <li>• Diamond Mowers</li> <li>• Sheehan Mac Sales &amp; Service</li> <li>• Capital Card Services</li> <li>• Sanford Health</li> <li>• United States Post Office</li> <li>• Gil Haugan Construction</li> </ul>	

# AMENITIES

- Ample parking for call center users
- Fitness center with lockers and shower in Building #3
- Childcare Center operated by Bright Horizons
- Easy access to highways and airport



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# AVAILABILITY

Lease a single floor, whole building, or both buildings  
60,000 - 250,000 sq. ft.

## LEASE PRICE

\$13.00/ SQ. FT. NNN

## Estimated NNN

\$4.00/ SQ. FT.

Lease Term: 5-10 years

Available: January 1, 2020

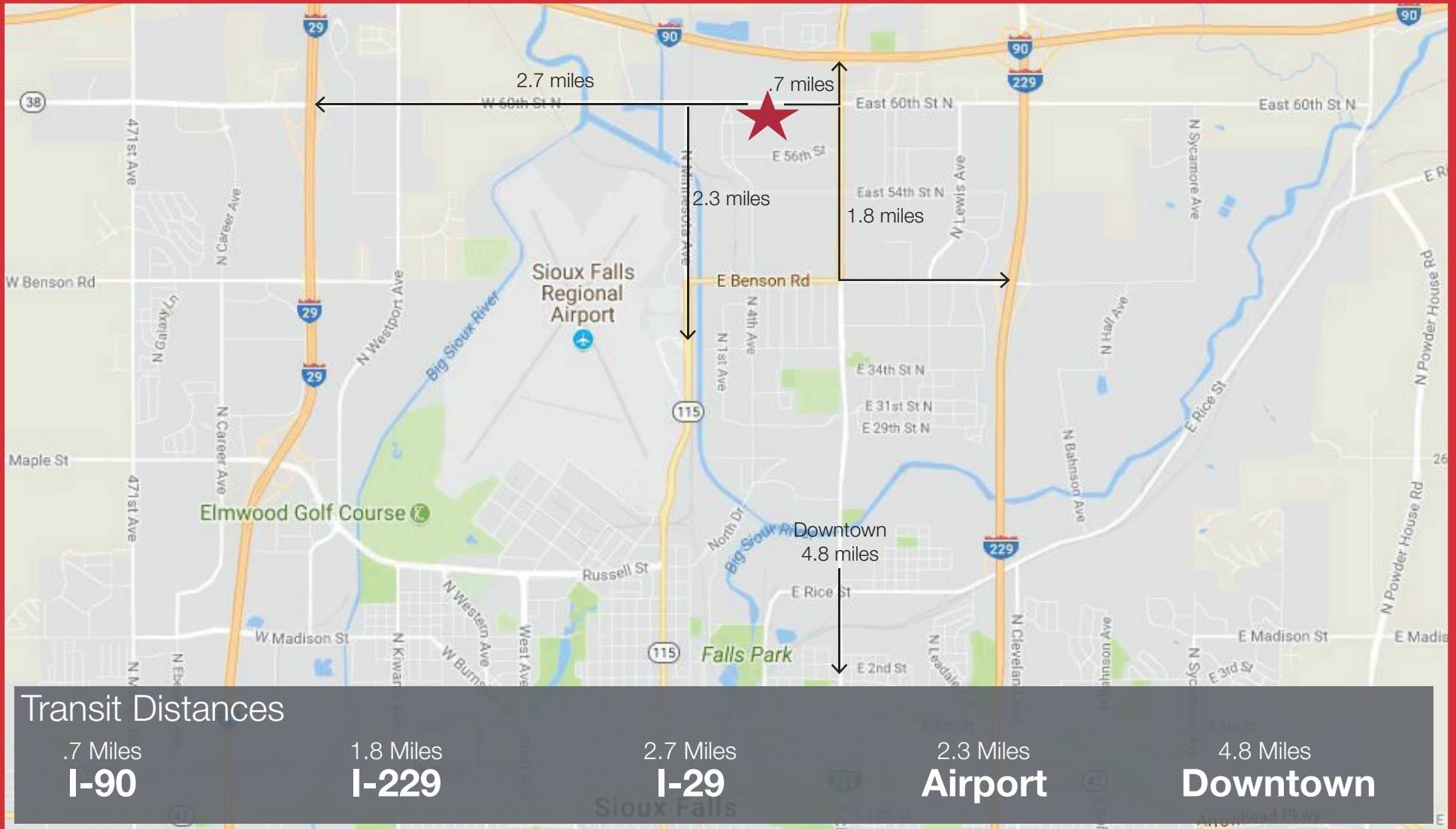
# AERIAL

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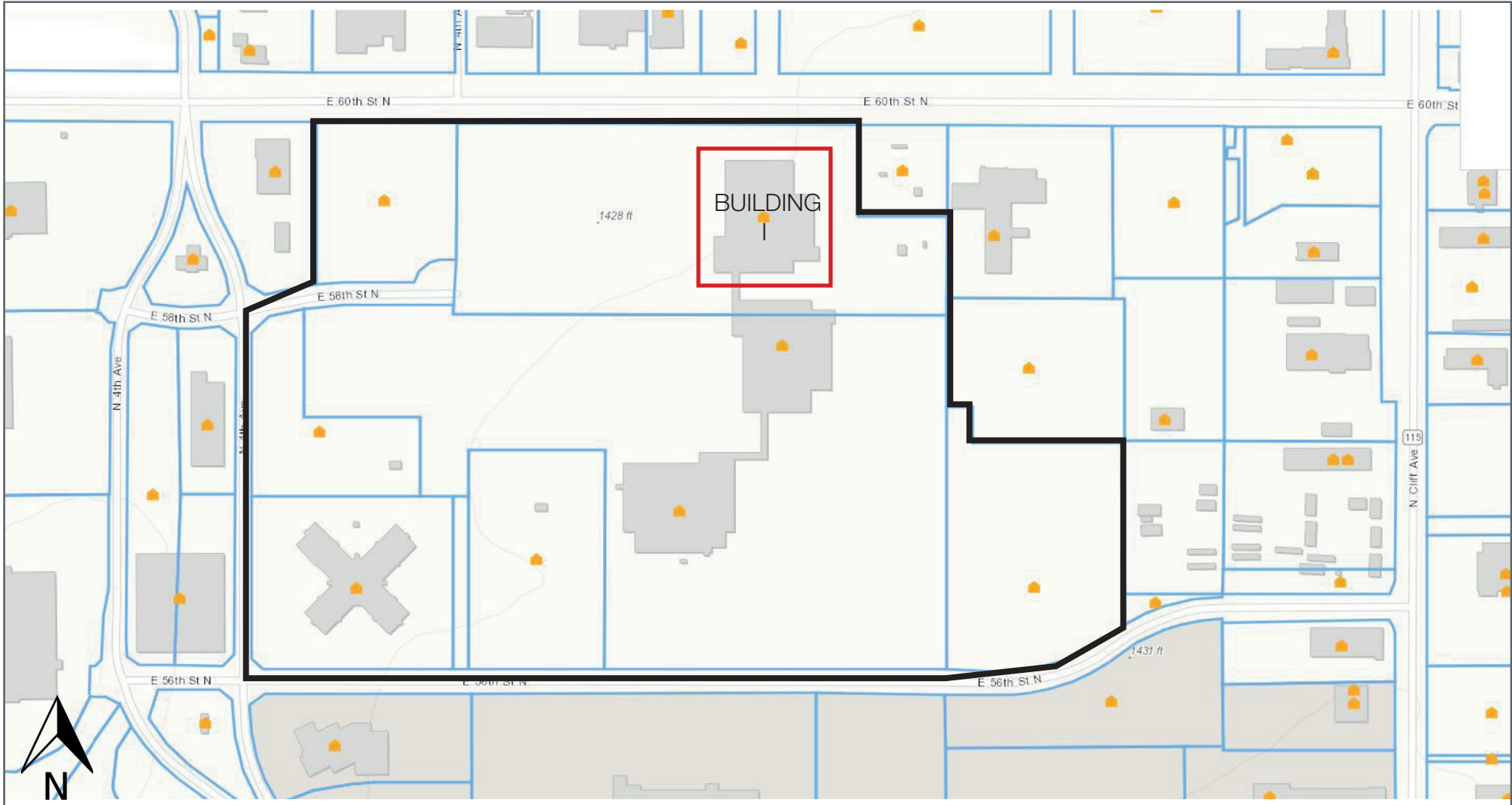
# AREA MAP

Sioux Empire Corporate Park  
701 E. 60th St. North  
Sioux Falls, SD 57104



# SITE PLAN

Sioux Empire Corporate Park  
701 E. 60th St. North Building I  
Sioux Falls, SD 57104



# PHOTOS

Sioux Empire Corporate Park  
701 E. 60th St. North Building I  
Sioux Falls, SD 57104



# PHOTOS

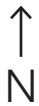
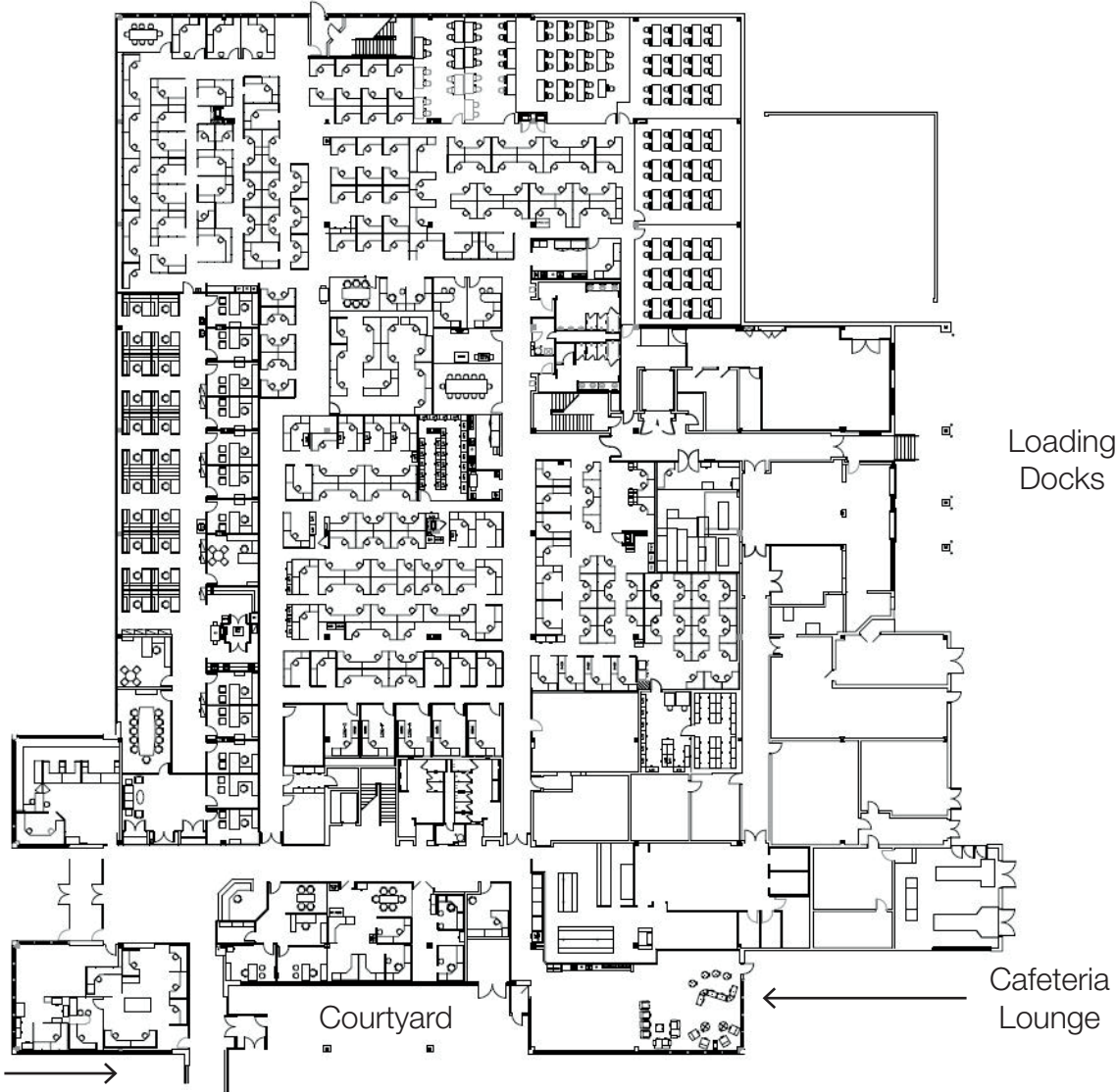
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# FLOOR PLANS

FIRST FLOOR  
63,462 SQ. FT.

Sioux Empire Corporate Park  
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to Building II

Loading  
Docks

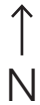
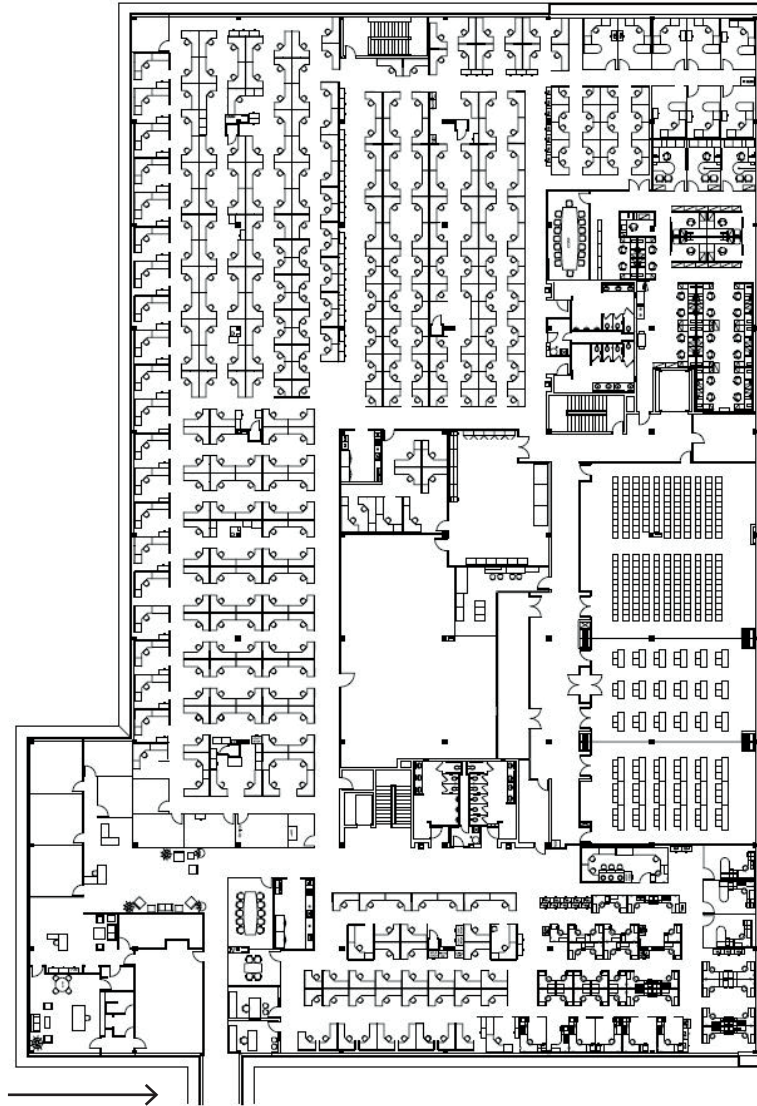
Courtyard

Cafeteria  
Lounge

# FLOOR PLANS

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SECOND FLOOR  
61,164 SQ. FT.



To Building II →

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