



# 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.



### 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



**TYSDAL**  
COMMERCIAL

7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108  
TysdalCommercial.com



**376-0127**  
ryan@tysdalcommercial.com

# EASTSIDE DEVELOPMENT

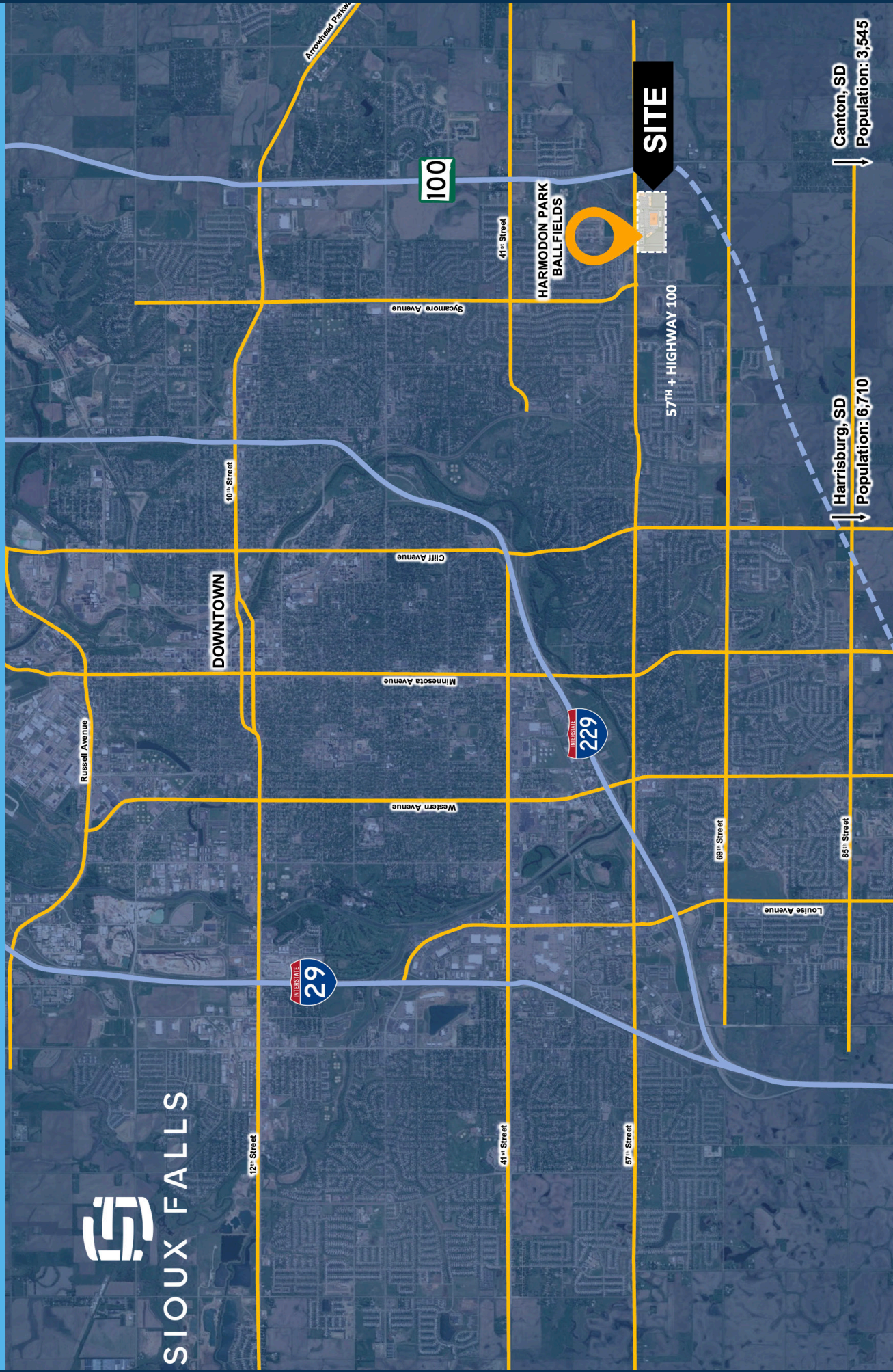
**SIoux FALLS**  
EASTSIDE OVERVIEW



# CITY MAP



**SIOUX FALLS**



**DOWNTOWN**

**HARMODON PARK BALLFIELDS**

**SITE**

**Harrisburg, SD**  
Population: 6,710

**Canton, SD**  
Population: 3,545

Russell Avenue

10<sup>th</sup> Street

Cliff Avenue

Minnesota Avenue

Sycamore Avenue

41<sup>st</sup> Street

12<sup>th</sup> Street

41<sup>st</sup> Street

57<sup>th</sup> Street

Western Avenue

69<sup>th</sup> Street

85<sup>th</sup> Street

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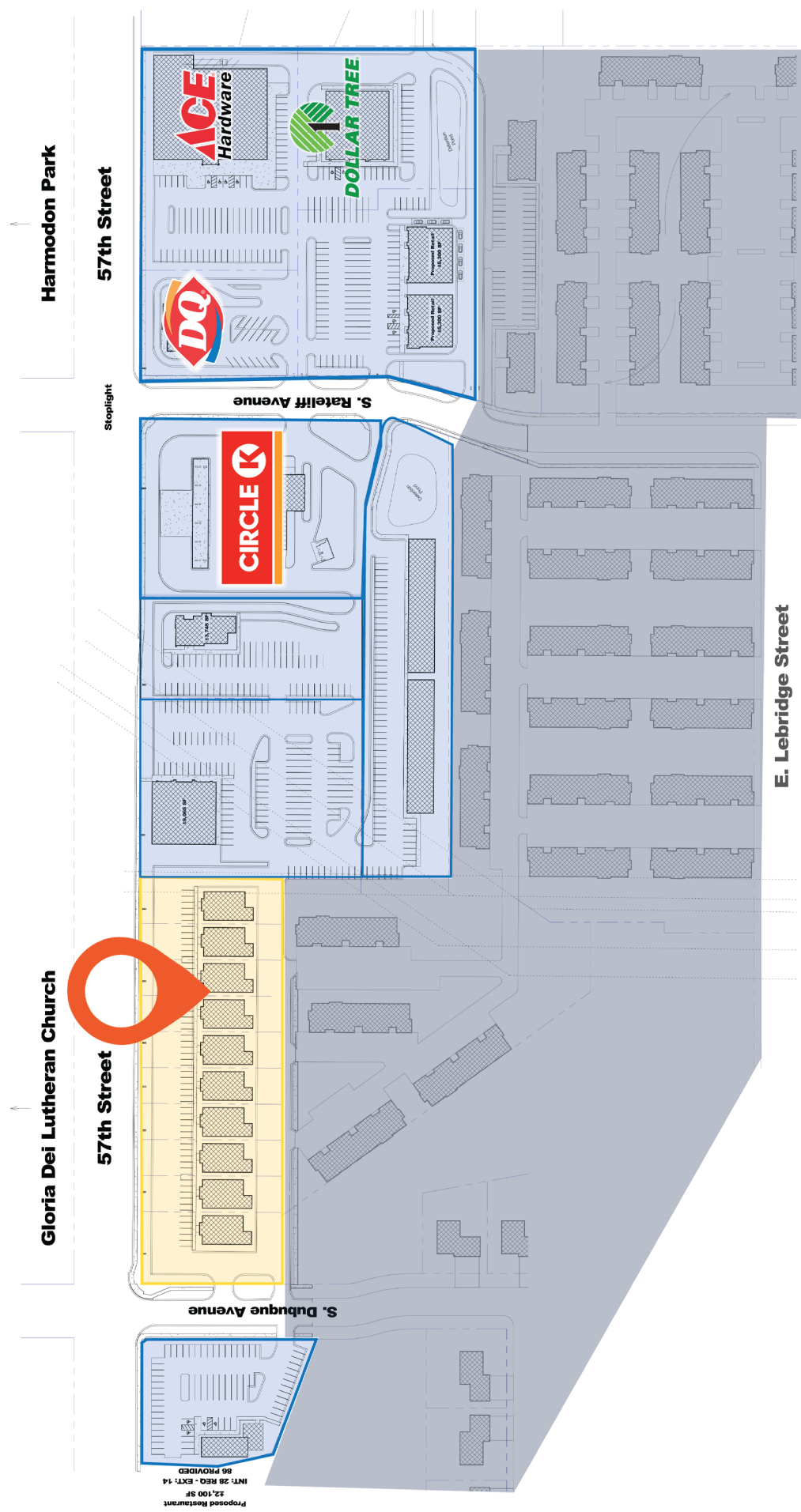
# DEVELOPMENT RENDERING



## HARVEST CREEK

57th + Highway 100

# HARVEST CREEK MASTER PLAN



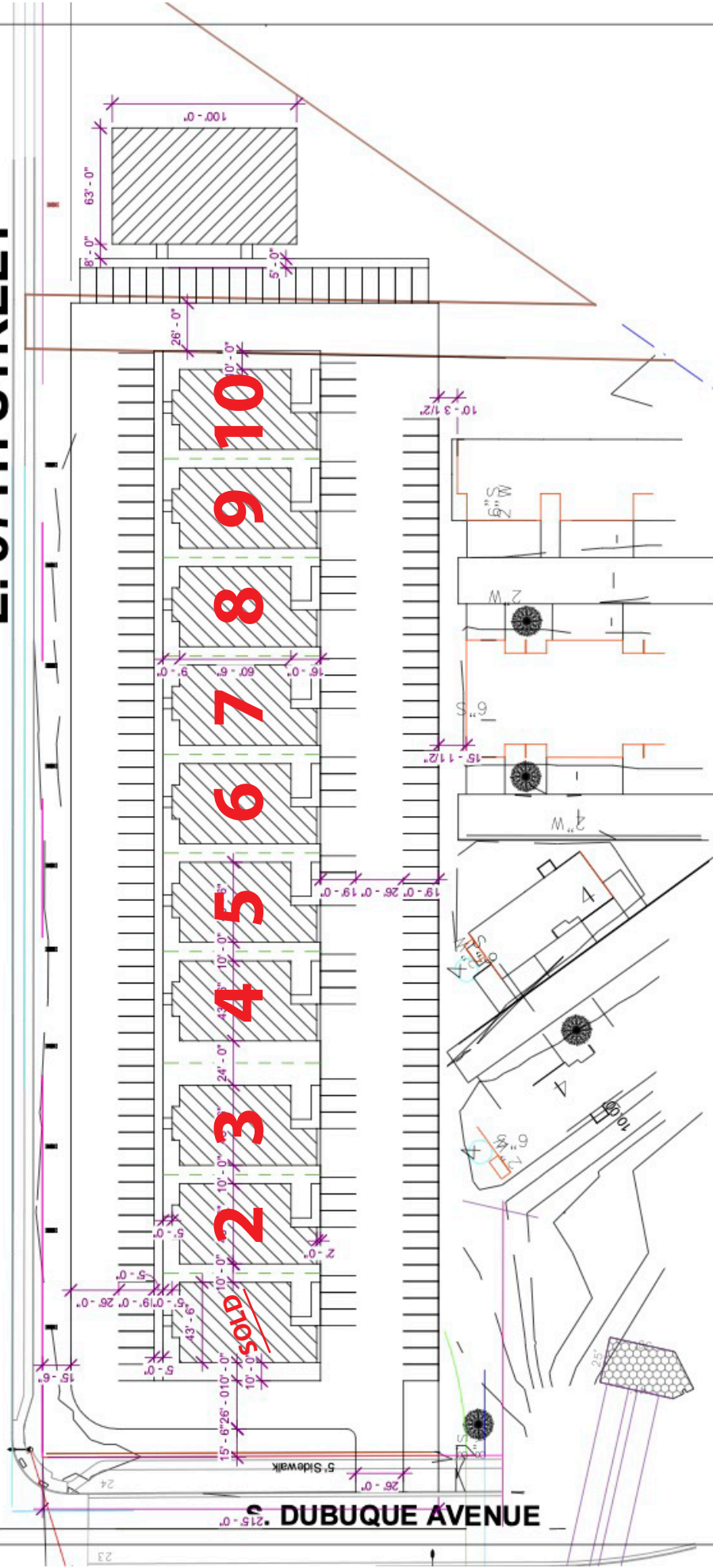
E. Lebridge Street

1 Overall Development Site Plan

Scale: 1" = 80'-0"

# SITE PLAN

## E. 57TH STREET



# EMPIRE CO

OFFICES

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

C101

Date: 6/8/2022 2:46:42 PM Scale: 1" = 50'-0"

ITE

## 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.



# OPTION 3 - PHOTOS

