

SIoux EMPIRE CORPORATE PARK

705 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
605 357 7100
naisiouxfalls.com

Gregg Brown
Managing Director, MBA, SIOR
605 444 7103
605 906 0394
gbrown@naisiouxfalls.com

Troy Fawcett
President, CCIM, SIOR
605 444 7120
605 321 2199
tfawcett@naisiouxfalls.com

NAI Sioux Falls

SPECS

Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104

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:	2
Elevators:	1 freight, 1 passenger
Column Spacing:	30'
Floor:	Raised System - 16"
Sprinkler System:	Wet
tCafeteria:	Yes - need to arrange services with vendor
Elevators:	1 Freight, 1 passenger

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

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



Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104

AVAILABILITY

Lease 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

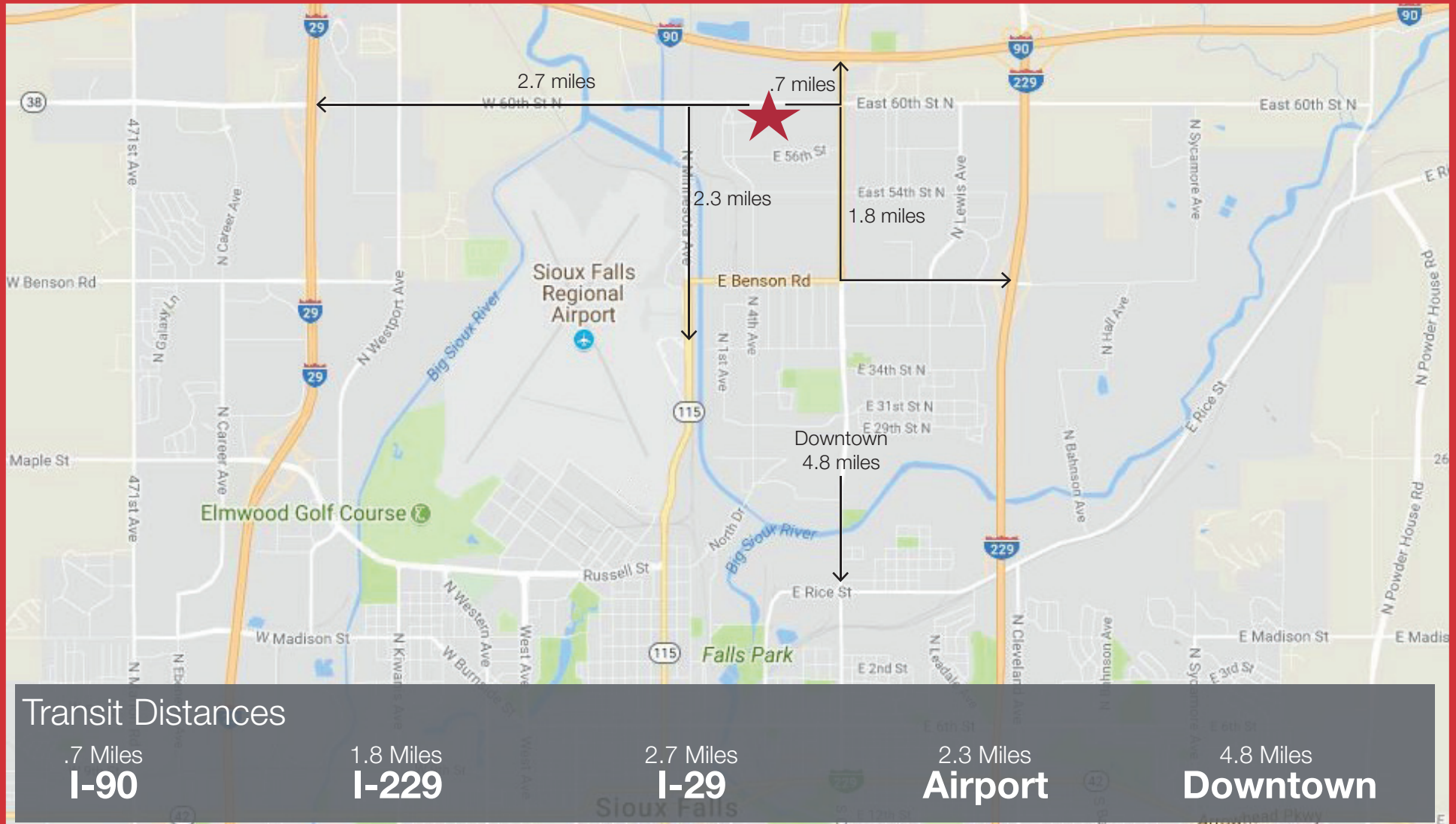
AERIAL

Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104



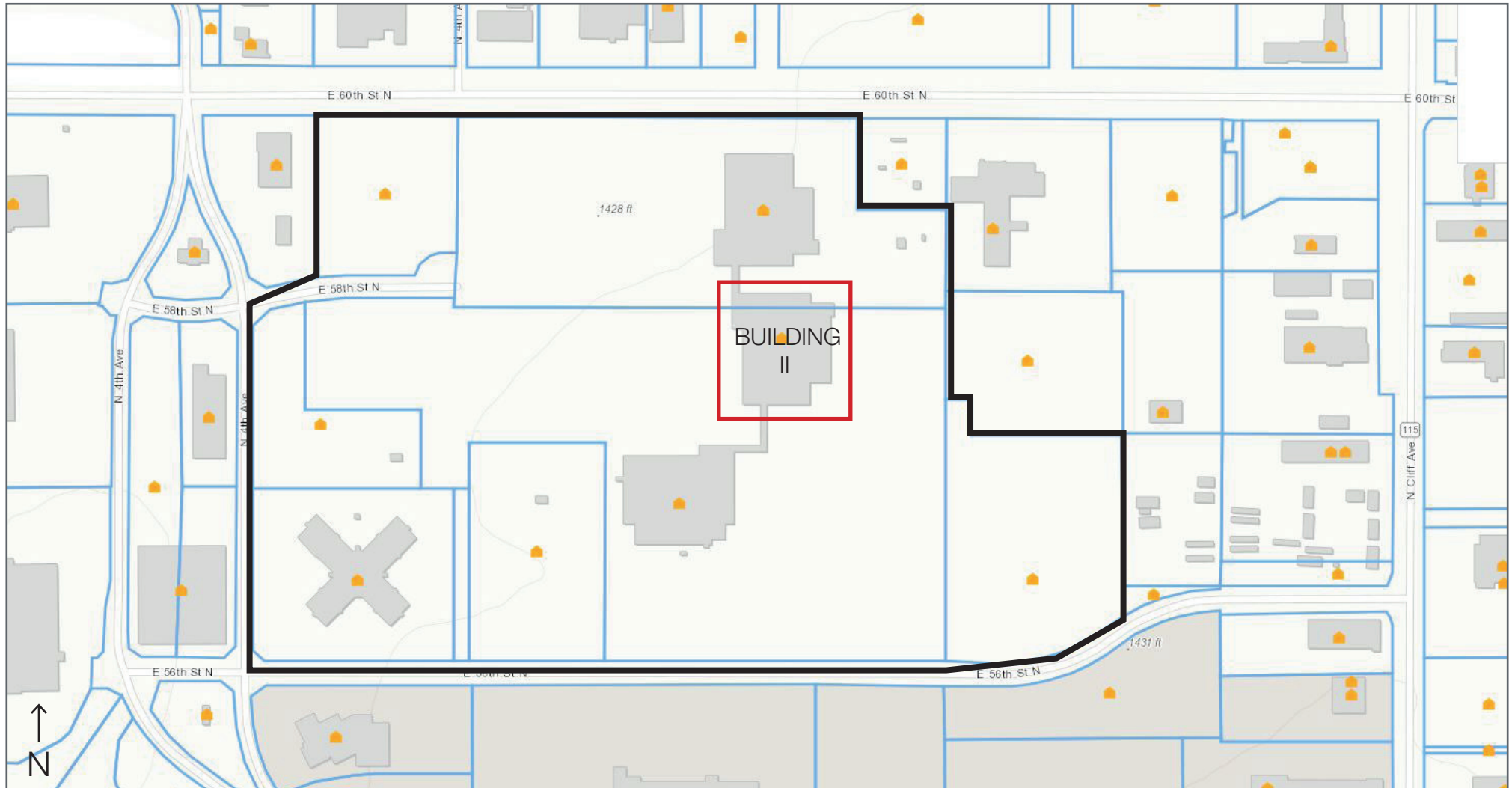
AREA MAP

705 E. 60th St. North
Sioux Falls, SD 57104



SITE PLAN

Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104



PHOTOS

Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104



PHOTOS

Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104

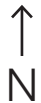
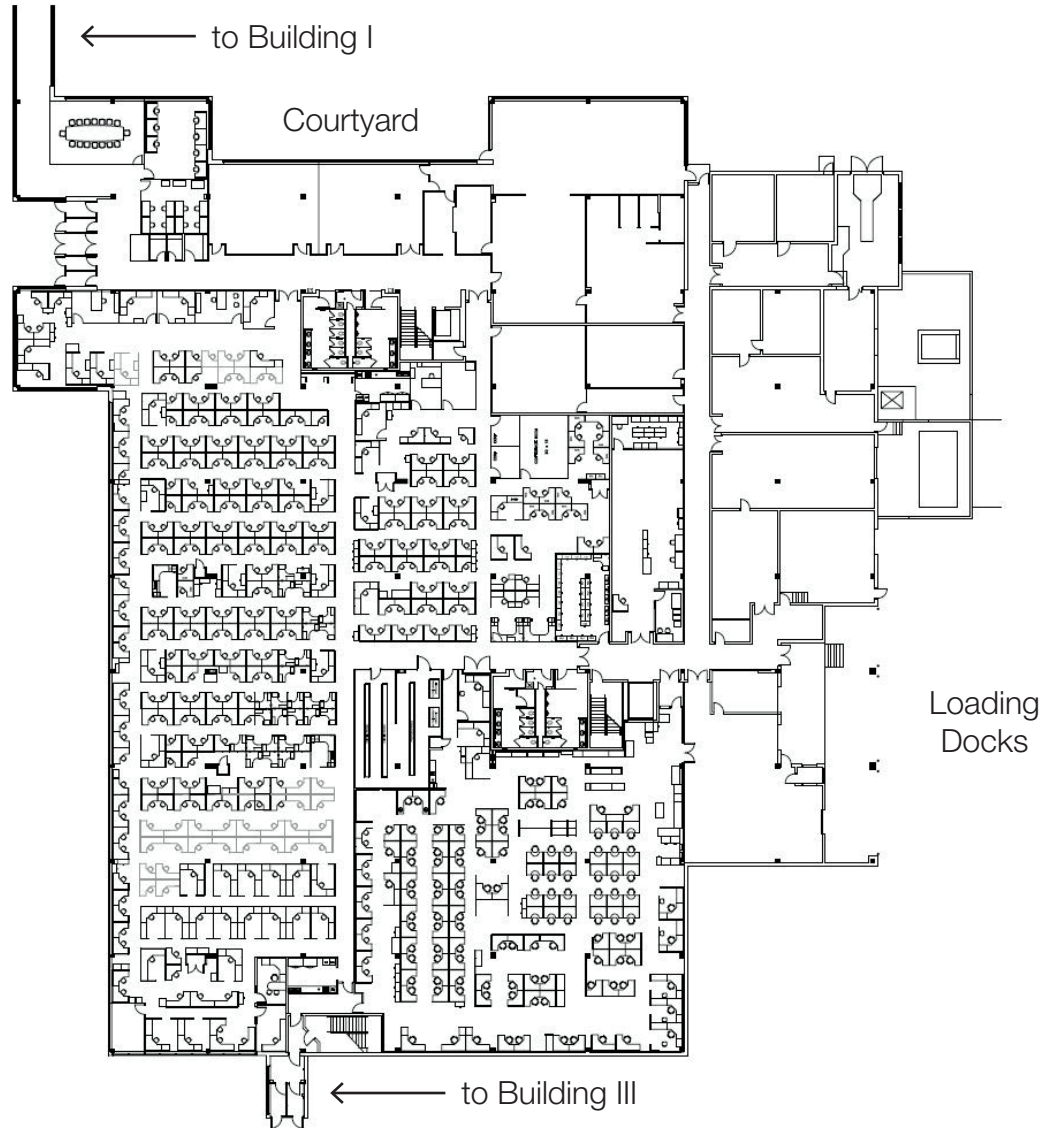


FLOOR PLANS

Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104

FIRST FLOOR
62,583 SQ. FT.

10 Offices
481 Workstations



FLOOR PLANS

Sioux Empire Corporate Park
705 E. 60th St. North, Building II
Sioux Falls, SD 57104

SECOND FLOOR
64,749 SQ. FT.

