

NOW PRE-LEASING: MIDTOWN OFFICE BUILDING

PRELIMINARY RENDERING



49th St & S Minnesota Ave
(Address TBD)
Sioux Falls, SD 57105

TOTAL GLA: 46,275 SF
PRICE: TBD
TERMS: NNN
ZONING: C-2
OCCUPANCY: TBD

Estimated NNN: TBD



**For more information,
please contact:**

Mike Van Buskirk

p: 605.361.8211
c: 605.366.0936
e: Mike@VBCLink.com

PROPERTY INFORMATION

- Outstanding new professional office building to be constructed at the intersection of Minnesota Avenue and 49th Street.
- Forward-thinking architecture will embody this three-story structure, including thoughtful daylighting design to take advantage of South Dakota's abundant sunshine! Other features include underground parking (32 stalls), bank drive-up, and plentiful surface parking (1:234 ratio).
- Building and monument signage will capitalize on the prominence of this location, allowing for unparalleled corporate visibility.
- Traffic count along Minnesota Avenue of 27,900 VPD (2018), and 29,400 VPD on the I-229 North and South ramps.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

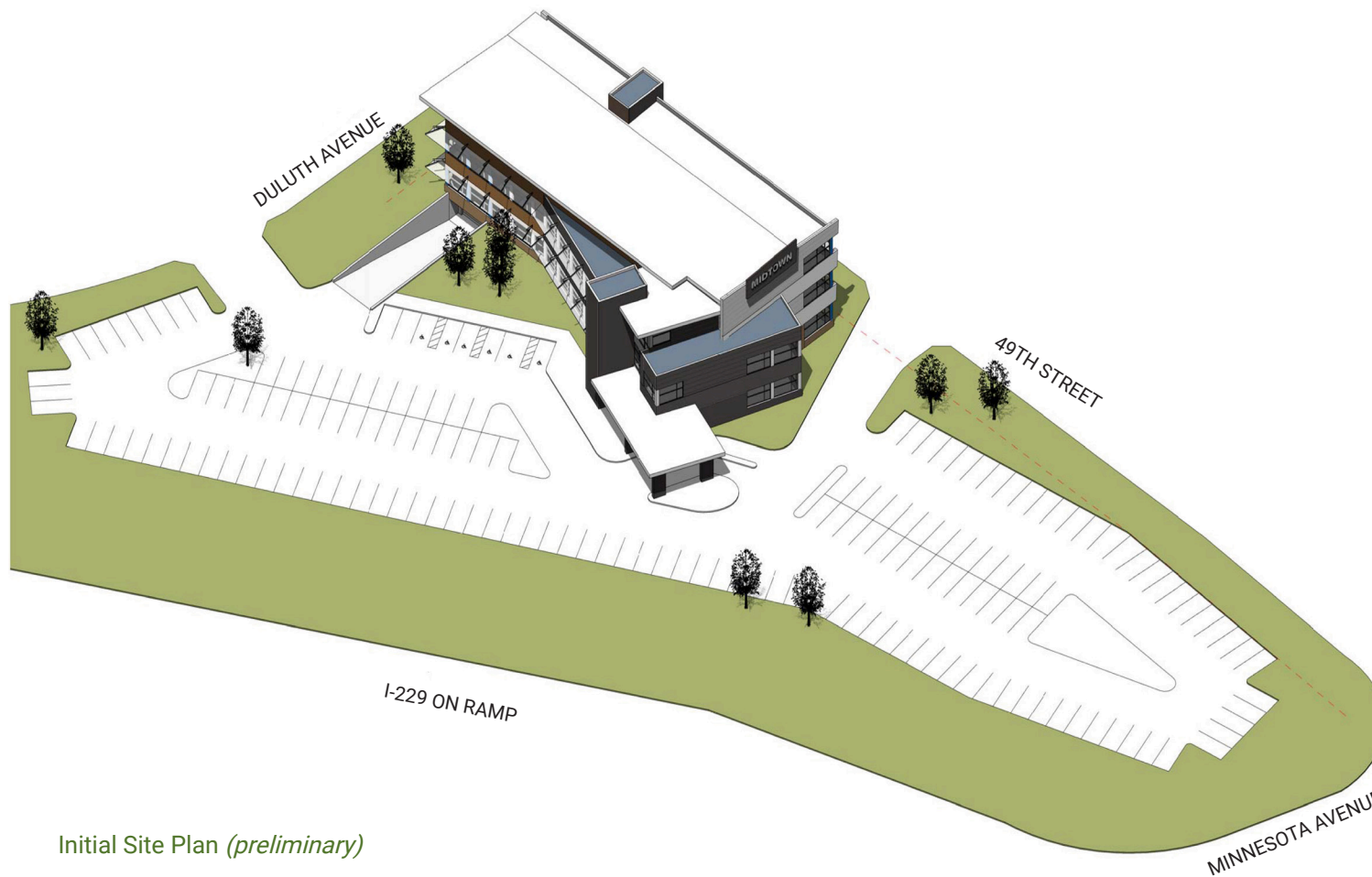
2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com



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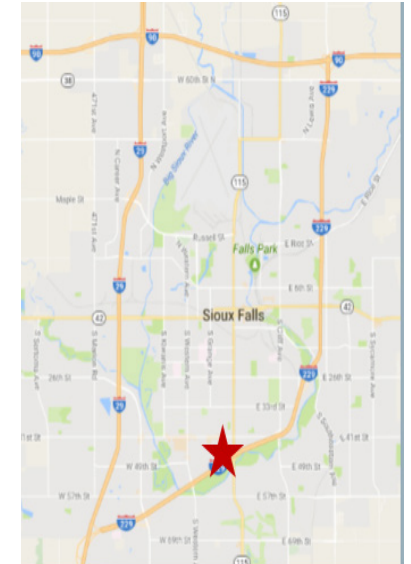
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Midtown Office is a short drive south on Minnesota Avenue from Downtown Sioux Falls, and is the ideal location for your professional business, without the hassle of limited parking! Coupled with convenient access for employees to multiple personal services, shopping, and dining options as well as to and from their homes, now is the time to take advantage of this fantastic opportunity position your business in this state-of-the-art, beautifully designed office building.



Initial Site Plan (preliminary)

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COMPANIES

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It's about the vision—Van Buskirk Companies has extensive experience helping their clients achieve their dreams. ***We offer every single service that is needed to complete any project, down to the key for the front door.*** We have the unique ability to help you through the entire process—from finding the right location, designing, constructing, managing—***we are here for you like no other, now and years down the road.*** Van Buskirk Companies employs decision makers. ***Every team member shares the same hard-working, honest values that have made Van Buskirk Companies a leader in our region for over 40 years!***

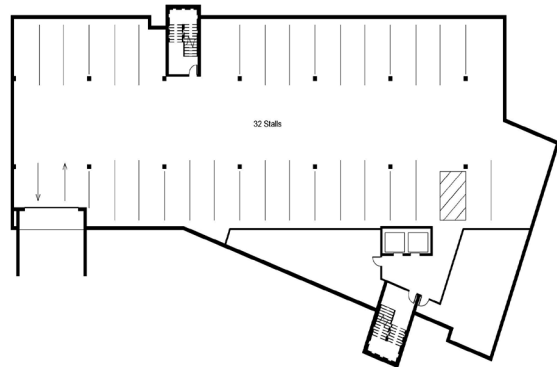
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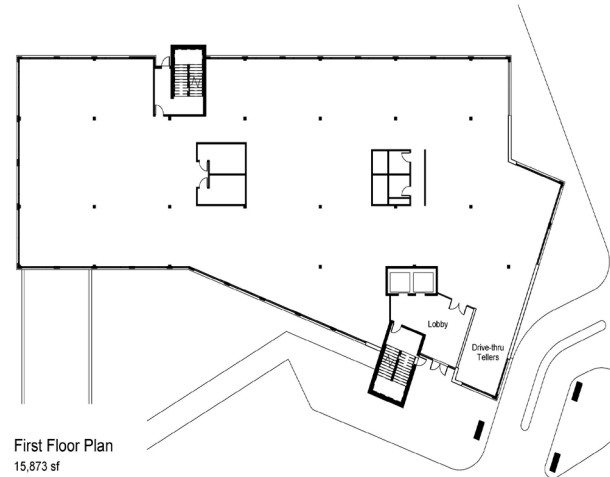
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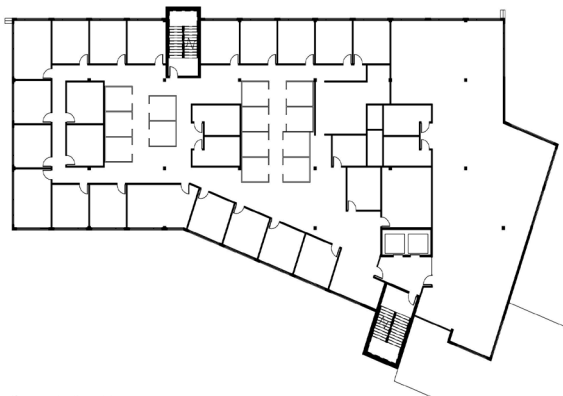
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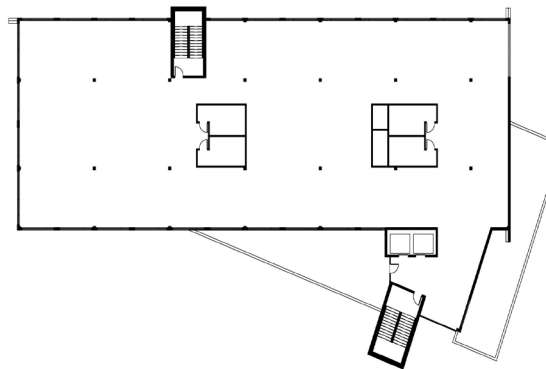
Garage Level Plan
15,729sf



First Floor Plan
15,873 sf



Second Floor Plan
15,829 sf



Third Floor Plan
14,573 sf

Midtown Offices
Sioux Falls, South Dakota



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Why Sioux Falls?

Sioux Falls is truly the Heart of America! From parks to arts and culture, entertainment and attractions, shopping, sports, over 650 restaurants, exceptional healthcare, and excellent hotels and facilities, are eager to have you experience the wonderful quality of life in the city we call home. Over 178,000 friendly citizens, fresh air, a safe city, and beautiful blue skies are here to welcome you.

Major employers anchored in Sioux Falls include Sanford Health, Avera Health, Smithfield Foods, Hy-Vee, Wells Fargo, Citi, Esurance, First Premier Bank/Premier Bankcard, Midco, Raven Industries, Starmark Cabinetry, Lewis Drug, Billion Automotive, Sammons Financial Group, Meta Financial Group, Good Samaritan Corporate Headquarters, and numerous other financial, medical, and retail services.

The Sioux Falls Metro Area statistics include:

- Population (2018): 266,700
- 92.1% High school graduate or GED; 45.5% Associates Degree or higher; 34.2% Bachelor's Degree or higher
- 67% housing units are owner-occupied
- Median family income is \$81,130
- Median age is 34.8 years
- 98,000 households within the Metro Area.

South Dakota ranks as one of America's top states for business: NO corporate income tax; NO personal income tax; NO personal property tax; NO inheritance tax; NO inventory tax, and South Dakota is a RIGHT TO WORK state.

Source: Sioux Falls Development Foundation

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