

For Sale

Office Condos

4,271 SF

Gold Circle Centre

400 Gold Circle, Ste 240, Dakota Dunes, SD 57049

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BUILDING SIZE:	4,271 SF
YEAR BUILT:	2018
LOT SIZE:	7.84 Acres
LOT FRONTAGE:	211'
LOT DEPTH:	385'
PARKING SPACES:	330
PARKING RATIO:	9.4
ZONING:	Highway Commercial
TRAFFIC COUNT:	6,782
TRAFFIC COUNT STREET:	Sioux Point Rd
EXISTING BUILD-OUT:	Gray Shell
APN:	23.VC.01.4200N / 23.VC.01.4210CN / 23.VC.01.4220CN / 23.VC.01.TR0BN



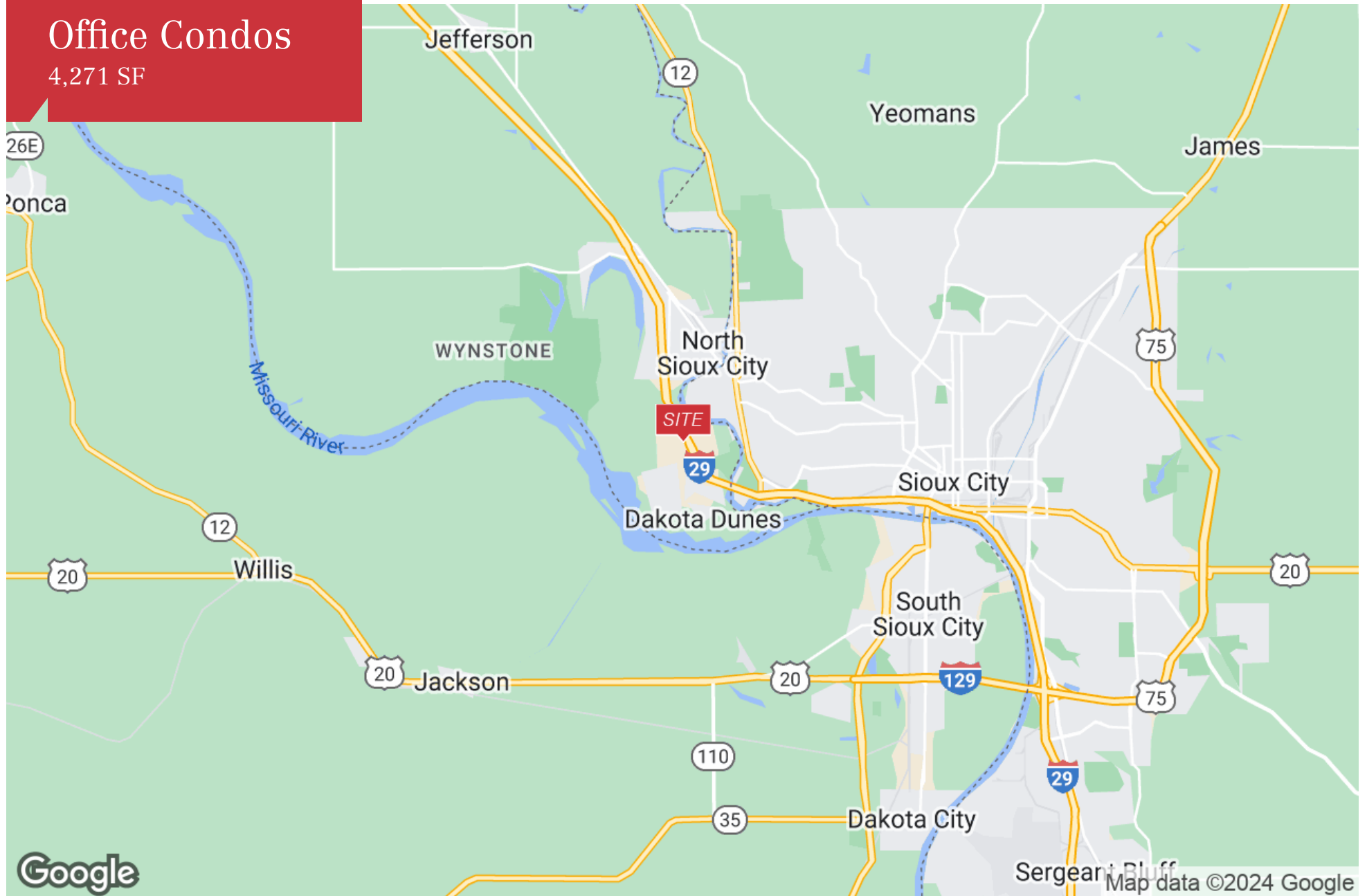
One of the best office spaces in Siouxland with sweeping views in three directions and a balcony for entertaining. Access to common restrooms. A load factor will be added to the usable square feet.

Class A, 3-story office building on the best corner of Dakota Dunes. Great signage for major tenants. Developer controls balance of adjacent vacant land. Agent has interest in property.

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1st Floor Tenant - NAI United/United Real Estate Solutions

1st Floor Tenant - Central Bank

1st Floor Elevator

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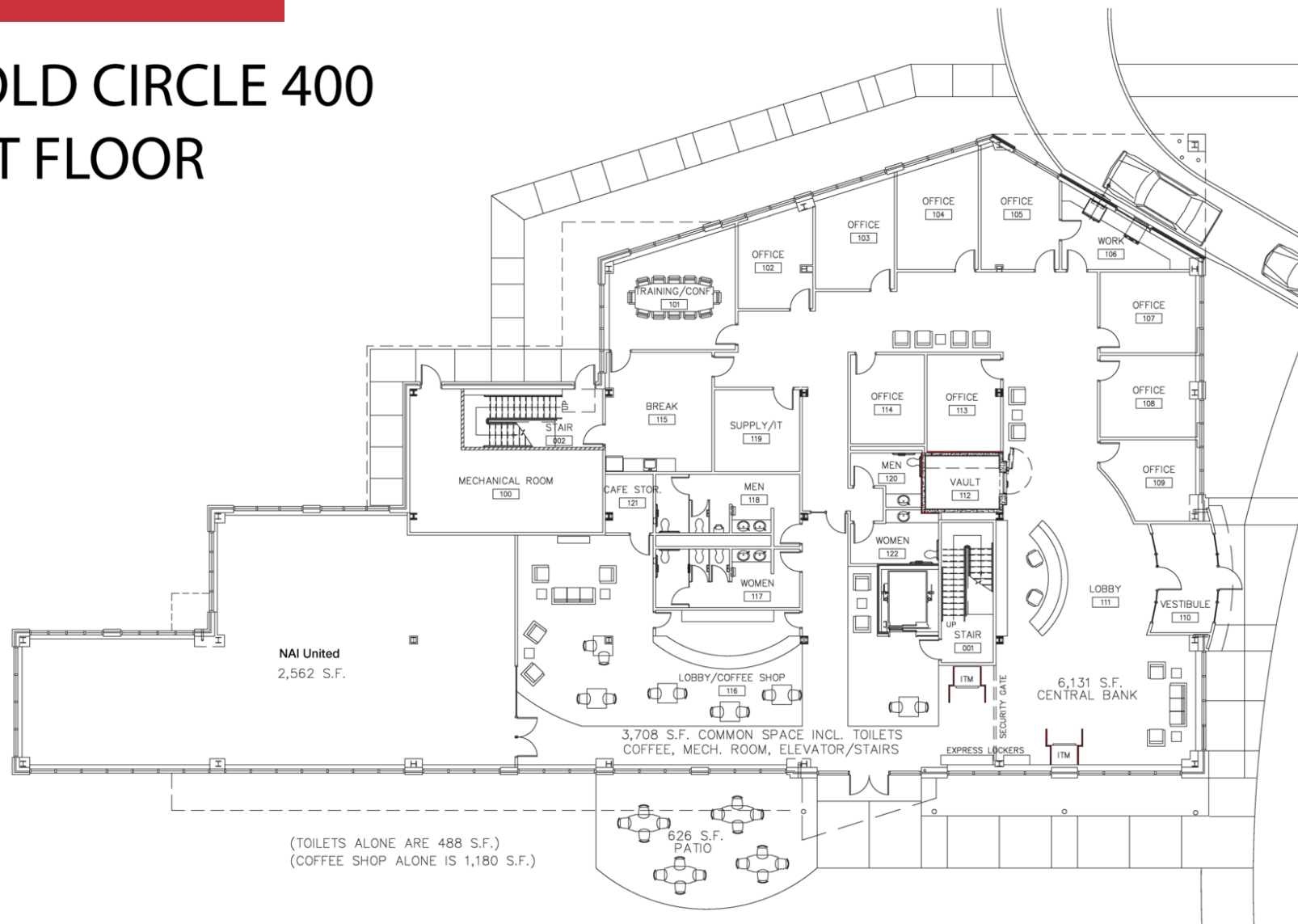
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GOLD CIRCLE 400 1ST FLOOR



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LANDLORD'S WORK

GOLD CIRCLE GRAY SHELL SPECIFICATIONS

1. Landlord to provide a current floor plan to the leased premises. Landlord and Tenant shall both sign a floor plan for approvals prior to any finish work being performed.
2. Landlord will be responsible for obtaining permits for their portion of the work. Tenant to obtain all permits for all interior finishes.
3. Exterior structure of building will be designed to carry loads in accordance with governing codes.
4. Tenant demising walls will be built to ceiling, insulated, and dry walled.
5. Landlord shall provide rooftop heating and cooling unit(s) (RTUs) with electrical and / or gas connections as required at one ton for every 400 sq. ft of demised space. Each RTU provided will be for approximately 5,000 SF and will be non-exclusive for any tenant smaller than 5,000 SF. Landlord will provide supply and return duct into each tenant's demised space.
6. Landlord shall provide basic electrical service entrance, meter, and distribution panel with a minimum of 200 amp, 208 / 120 volt, 3-phase service for each 5,000 SF of lease space. Each electrical panel will be non-exclusive for any tenant smaller than 5,000 SF, with panel available in a common utility room on tenant's floor.
7. Floor to be concrete.
8. Tenant to be responsible for own finish out, including all interior wall structure, MEPs & fixtures, ceiling, wall and floor finishes, cabinetry and countertops, and all trim and hardware. Tenant will submit to the Landlord a standard floor plan of Tenant's planned work.
9. Landlord responsible to provide a building fire alarm panel with signaling line circuit (SLC) loop in the vicinity of tenant space.
10. Landlord and Tenant shall both sign a color scaled signage plan prior to any signage being installed on the premises.
11. Landlord to provide common area mechanical room and common area restrooms.
12. Landlord to finish all outdoor patios with concrete tile block.

NOTE: Modifications to the plumbing, electrical, fire sprinkler system or HVAC systems required by the Tenant's Plans and Specifications shall be at the sole expense of the Tenant.

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Connelly Property Management Gold Circle Condo Association 2019 Estimated Operating Expenses - Owners

	2019 Campus Budget	2019 Building 200	2019 Building 400 Budget	Building 350 Budget
Administrative Fees	\$ 500.00			
Alarm Monitoring		\$ 1,000.00	\$ 1,200.00	\$ 1,000.00
CAM	\$ 1,000.00			
Dues		\$ 500.00	\$ 1,000.00	\$ 700.00
Electrical	\$ 2,500.00	\$ 1,000.00	\$ 3,000.00	\$ 1,500.00
Elevator Maintenance			\$ 2,000.00	\$ 1,500.00
HVAC		\$ 1,000.00	\$ 4,000.00	\$ 1,500.00
Inspections		\$ 500.00	\$ 1,000.00	\$ 500.00
Insurance	\$ 16,000.00			
Janitorial	\$ 1,000.00	\$ 6,600.00	\$ 18,000.00	\$ 13,000.00
Lawn Maintenance	\$ 10,000.00			
Maintenance Reserves	\$ 3,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
Management Fee	\$ 15,500.00			
Parking Lot / Sidewalk Maintenance	\$ 8,000.00			
Office Supplies	\$ 500.00			
Plumbing		\$ 1,000.00	\$ 1,500.00	\$ 1,000.00
Real Estate Taxes	\$ 17,000.00		\$ 58,000.00	\$ 40,629.00
Repairs and Maintenance	\$ 2,000.00	\$ 1,500.00	\$ 3,000.00	\$ 2,000.00
Snow Removal	\$ 12,000.00			
Telephone			\$ 1,000.00	\$ 1,000.00
Trash			\$ 2,000.00	\$ 1,500.00
Utilities	\$ 1,000.00	\$ 3,200.00	\$ 24,000.00	\$ 6,500.00
TOTAL	\$ 90,000.00	\$17,300.00	\$ 121,700.00	\$ 74,329.00
	60,891 s/f estimate when full	8,670 s/f	32,852 s/f estimate when full	11,474 s/f estimate when full
	\$1.48	\$2.00	\$3.70	\$6.48
TOTAL		\$3.47	\$5.18	\$7.96

Estimates will change once buildings are constructed and occupied

This Estimate assumes Central Bank is responsible for ALL Fountain Maintenance and this will not be a condo association expense

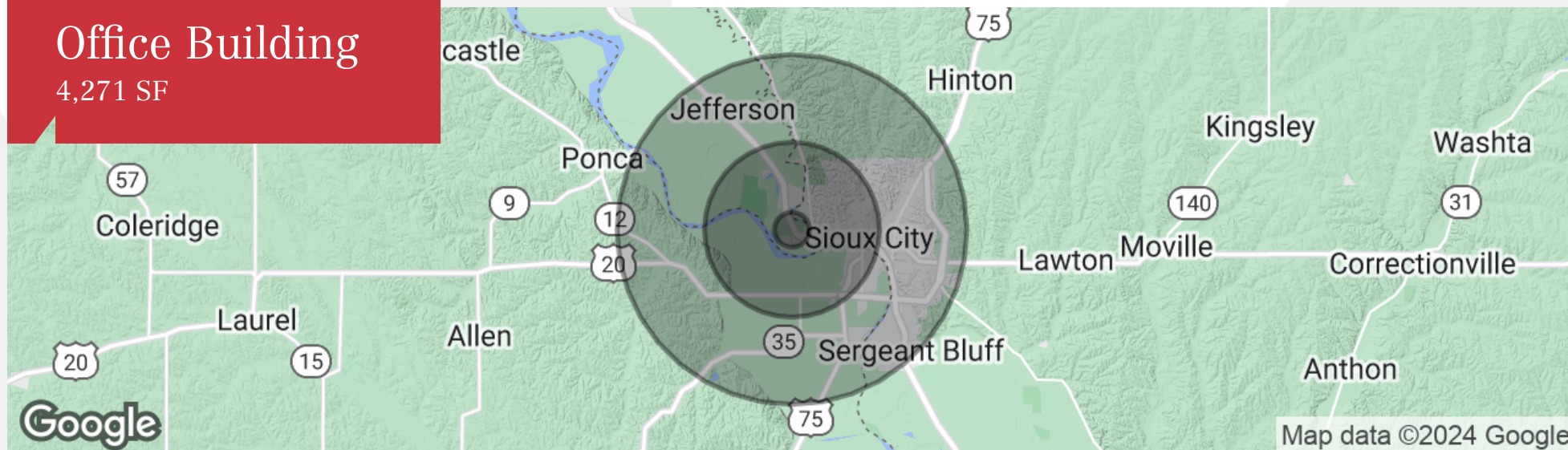
Property Taxes for Building 200 and 400 are paid by Gold Circle LLC - NOT condo association

Property Taxes for Building 200 are estimated at \$21,000 and for Building 400 are estimated at \$58,000

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	1 Mile	5 Miles	10 Miles
Population			
Total Population	1,017	30,068	120,541
Median Age	38.5	33.0	33.7
Median Age (Male)	39.5	32.8	32.7
Median Age (Female)	37.6	33.0	34.6
Households & Income			
Total Households	412	10,576	44,820
# of Persons Per HH	2.5	2.8	2.7
Average HH Income	\$58,144	\$52,335	\$55,631
Average House Value	\$121,877	\$117,383	\$128,041
Race			
% White	95.2%	77.3%	78.2%
% Black	0.5%	4.3%	3.1%
% Asian	0.4%	2.5%	3.4%
% Hawaiian	0.0%	0.0%	0.2%
% Indian	0.1%	3.6%	2.1%
% Other	1.0%	9.3%	10.4%
Ethnicity			
% Hispanic	4.0%	19.9%	20.6%

** Demographic data derived from 2020 ACS - US Census*