

# Office

For Sale & Lease

600 Stevens Port Dr Dakota Dunes, SD 57049





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Offering





## Property Overview

One River Place is a beautiful 3-story office building built by MidAmerican Energy in 1991 to kick off the Dakota Dunes Corporate Campus on the east side of I-29 bordering Two Rivers Golf Club. At \$100 psf, the price leaves room for a buyer to update the building at a fraction of the cost to build new, estimated at \$400 psf+. The building is 50% vacant with short term leases, so is ideal for an owner/user. Recent capital improvements include parking lot resurfacing, HVAC compressors, two boilers, window sealing, landscaping and a new roof in September of 2018.





# Location

LOCATION 5

OFFERING

LOCATION

LEASING

DEMOGRAPHICS



## Sale Price

\$3,100,000

## Lease Rate

\$12.00 SF/Yr

## Location Information

Building Name	One River Place
Street Address	600 Stevens Port Dr
City, State, Zip	Dakota Dunes, SD 57049
County	Union

## Building Information

Building Size	31,000 SF
Building Class	A
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	3
Year Built	1991
Number of Buildings	1

## Property Information

Property Type	Office
Property Subtype	Office Building
Lot Size	4.17 Acres
APN #	23.TR.03.1001

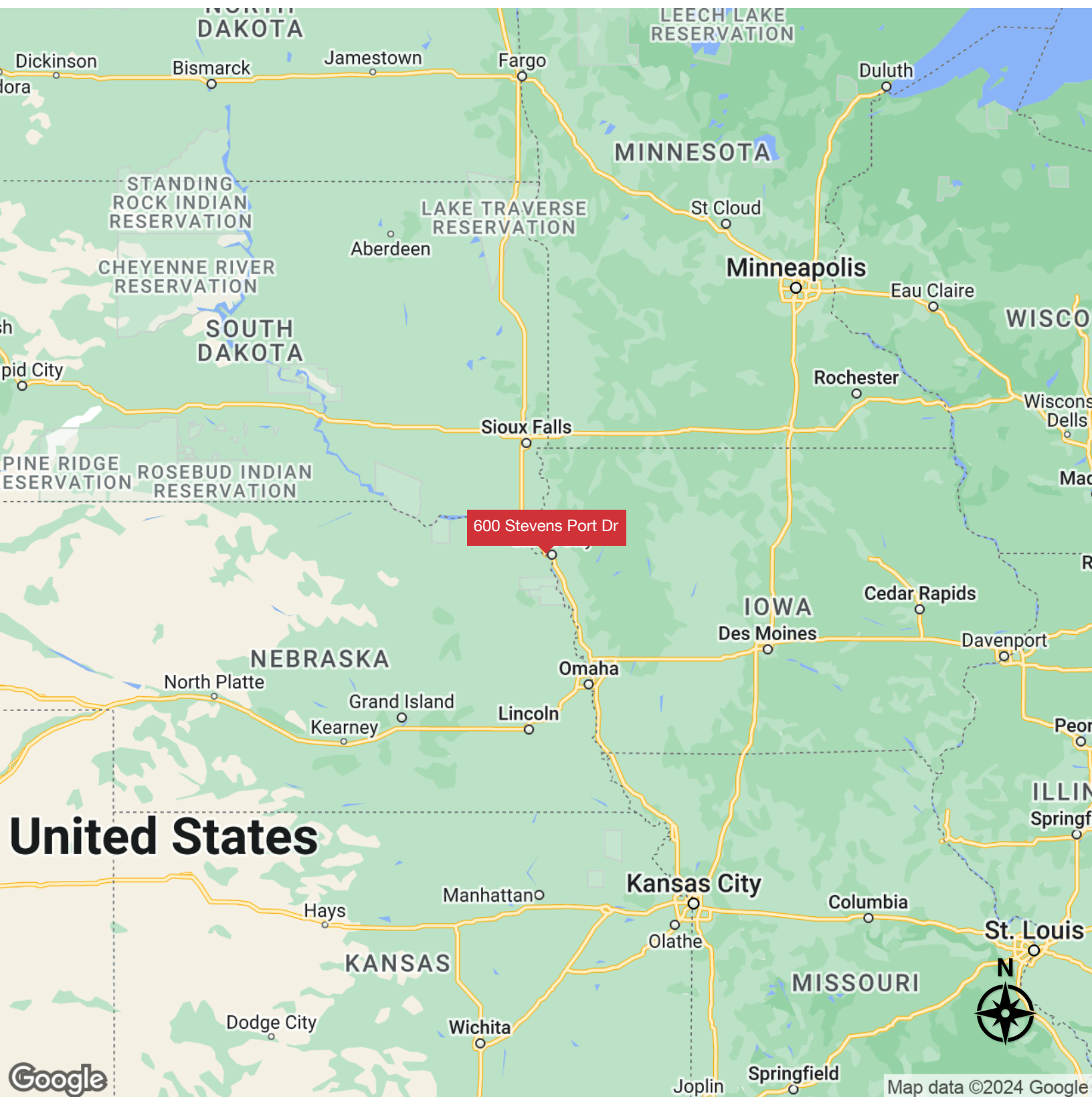
## Parking & Transportation

Parking Ratio	3.84
Number of Parking Spaces	119

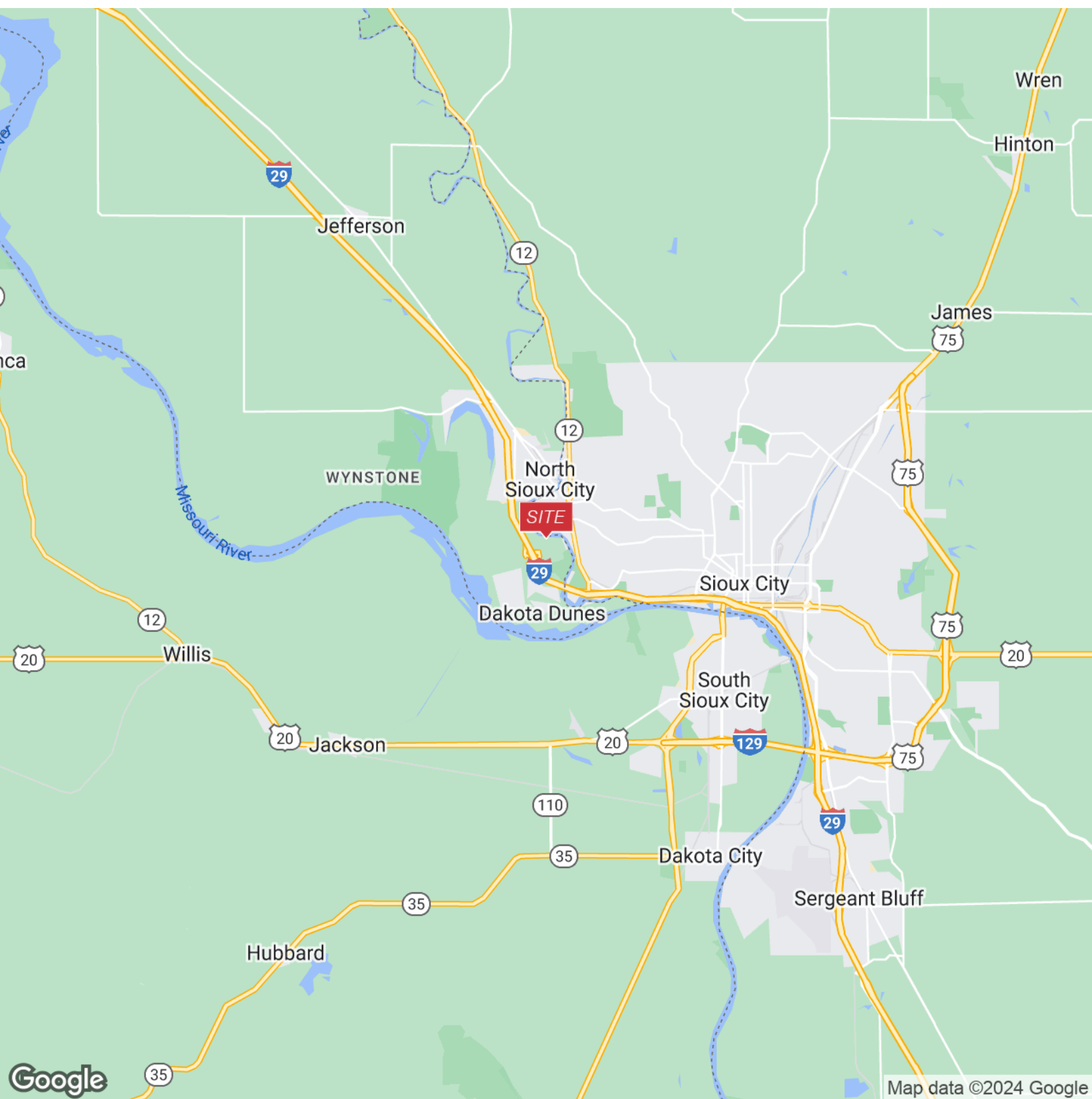
## Taxes & Valuation

Taxes	\$50,104.28
Foreclosure / Distressed	No

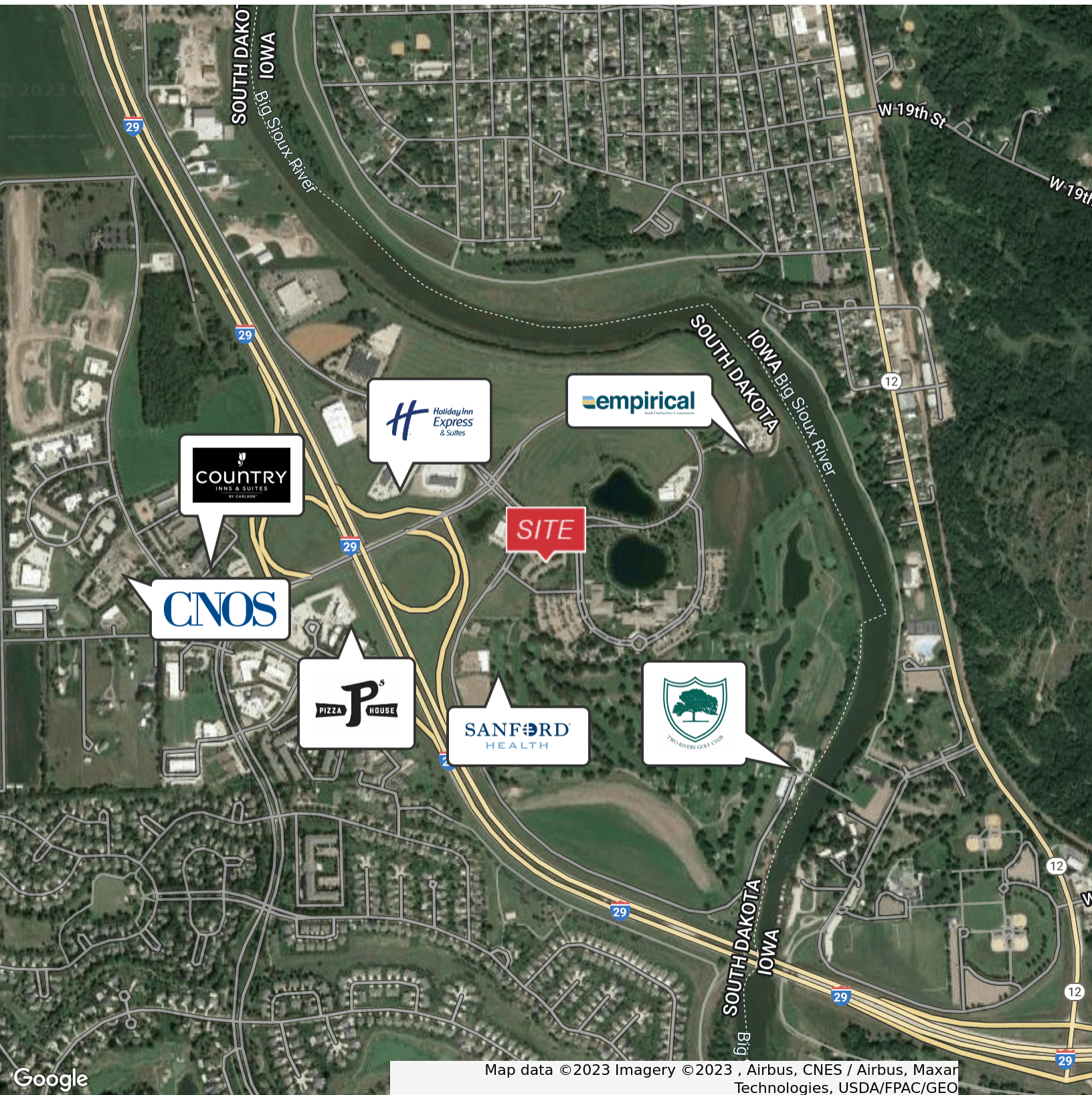








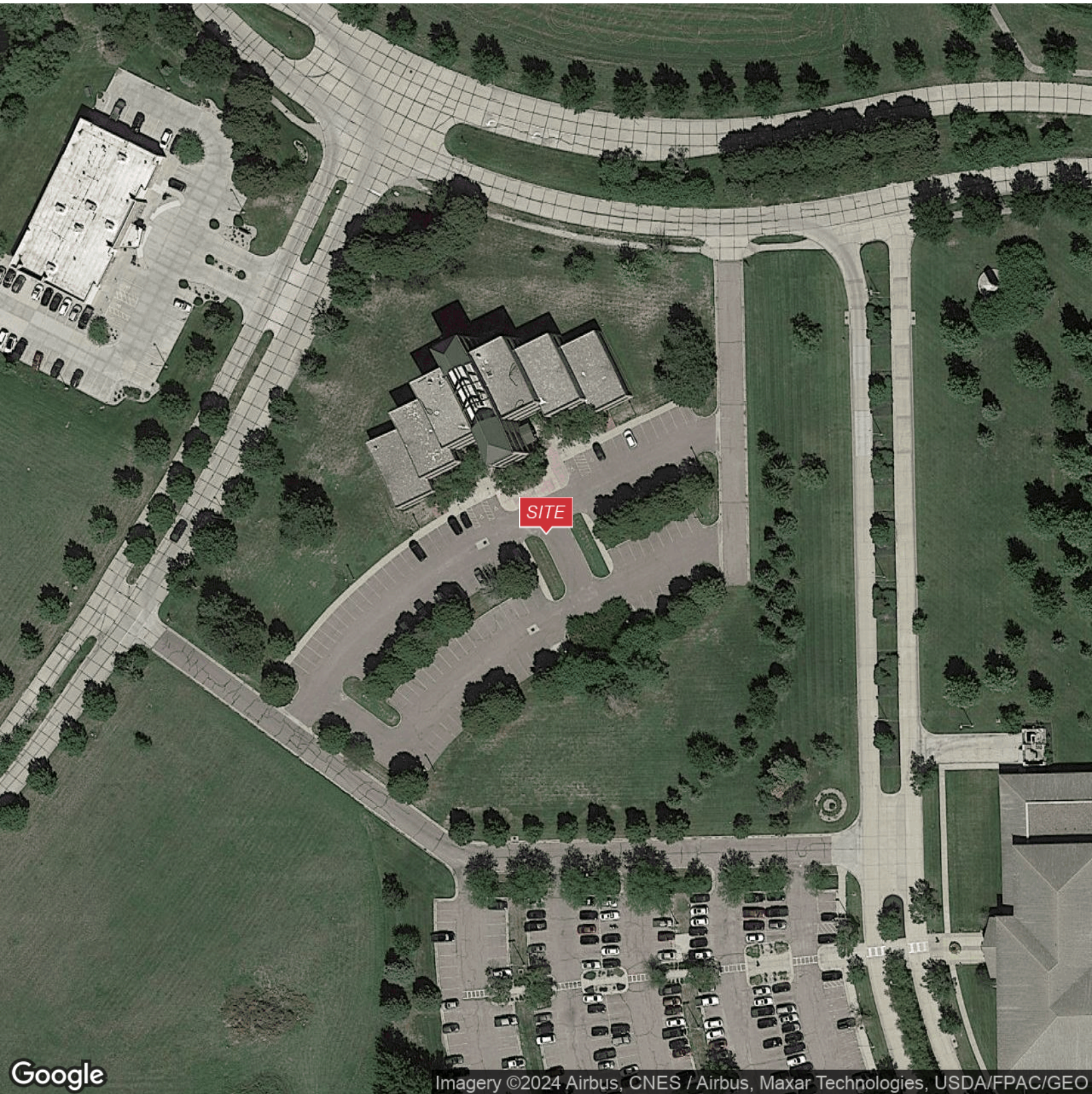




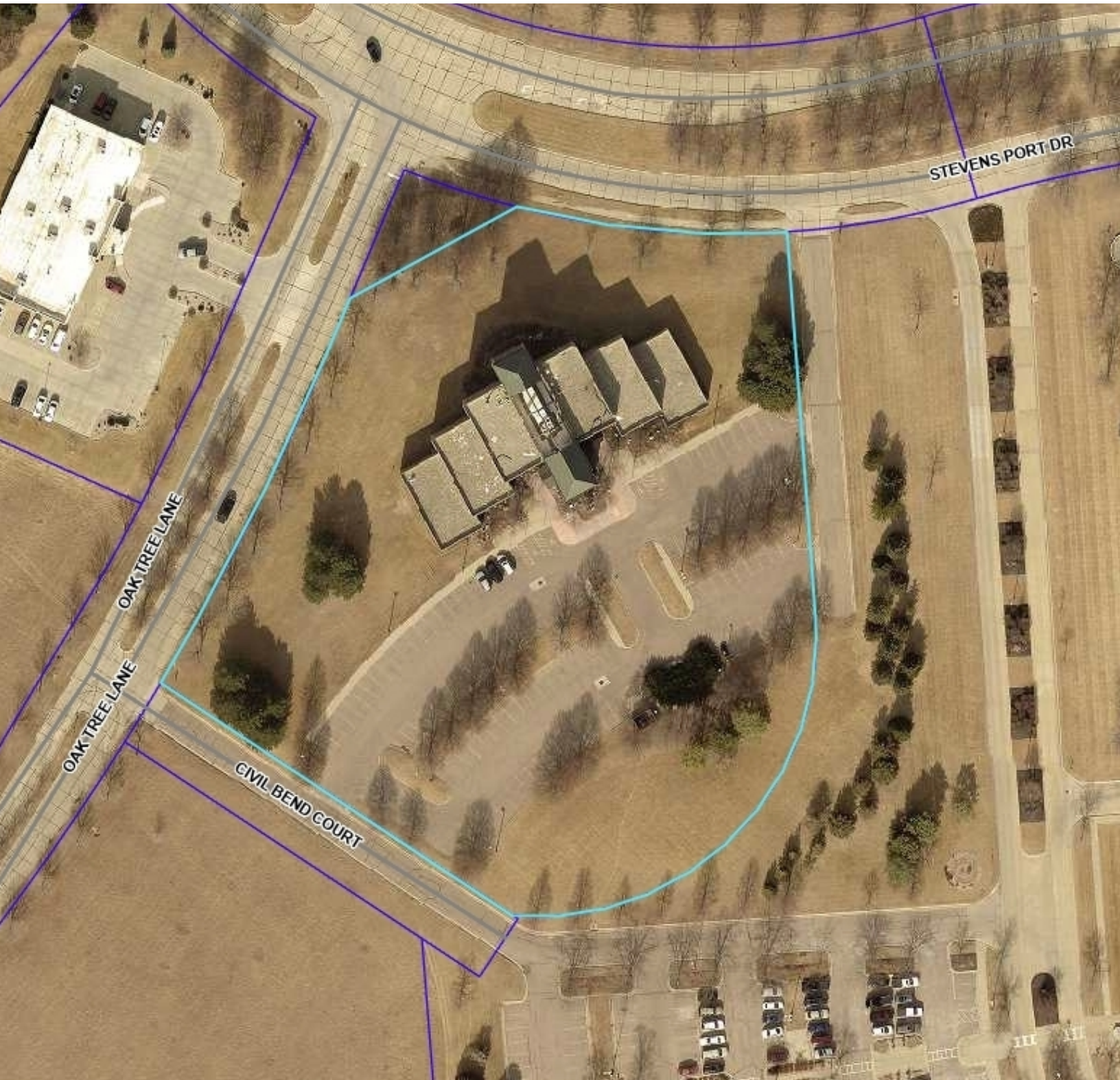


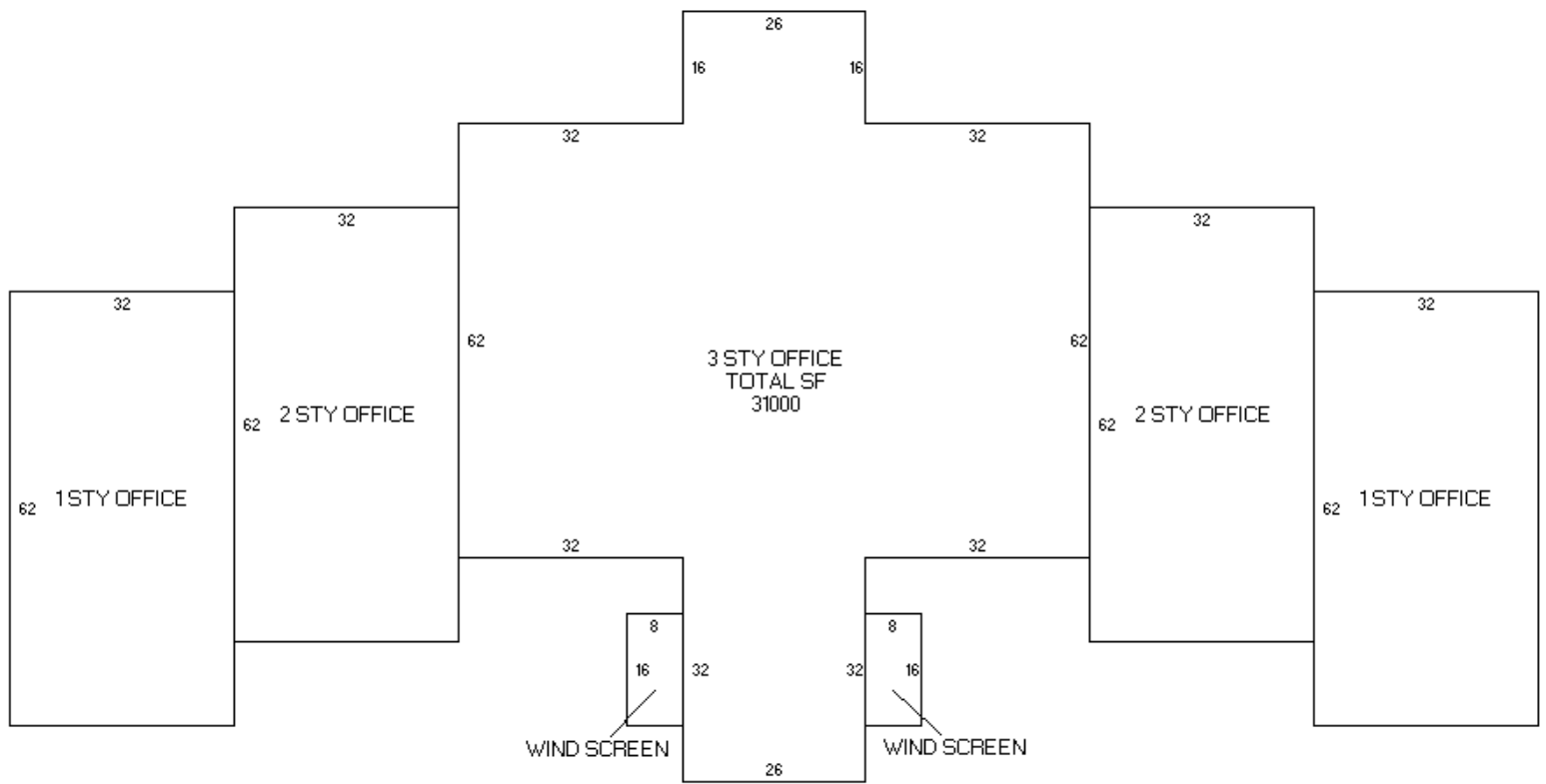






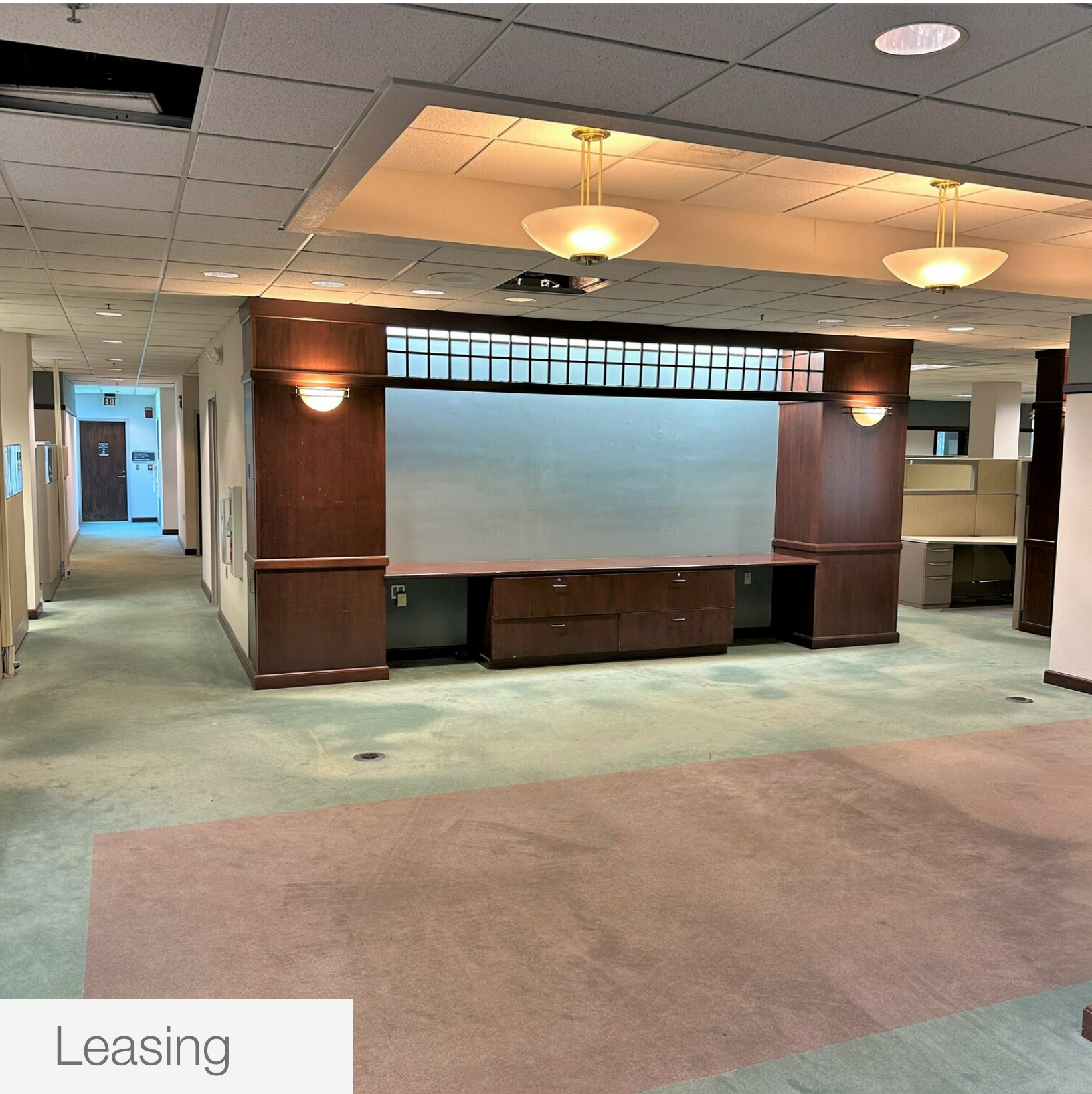






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# Leasing





Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
150	5,217 SF	Modified Gross	\$12.00 SF/yr
200	9,746 SF	Modified Gross	\$12.00 SF/yr
300	1,175 SF	Modified Gross	\$12.00 SF/yr

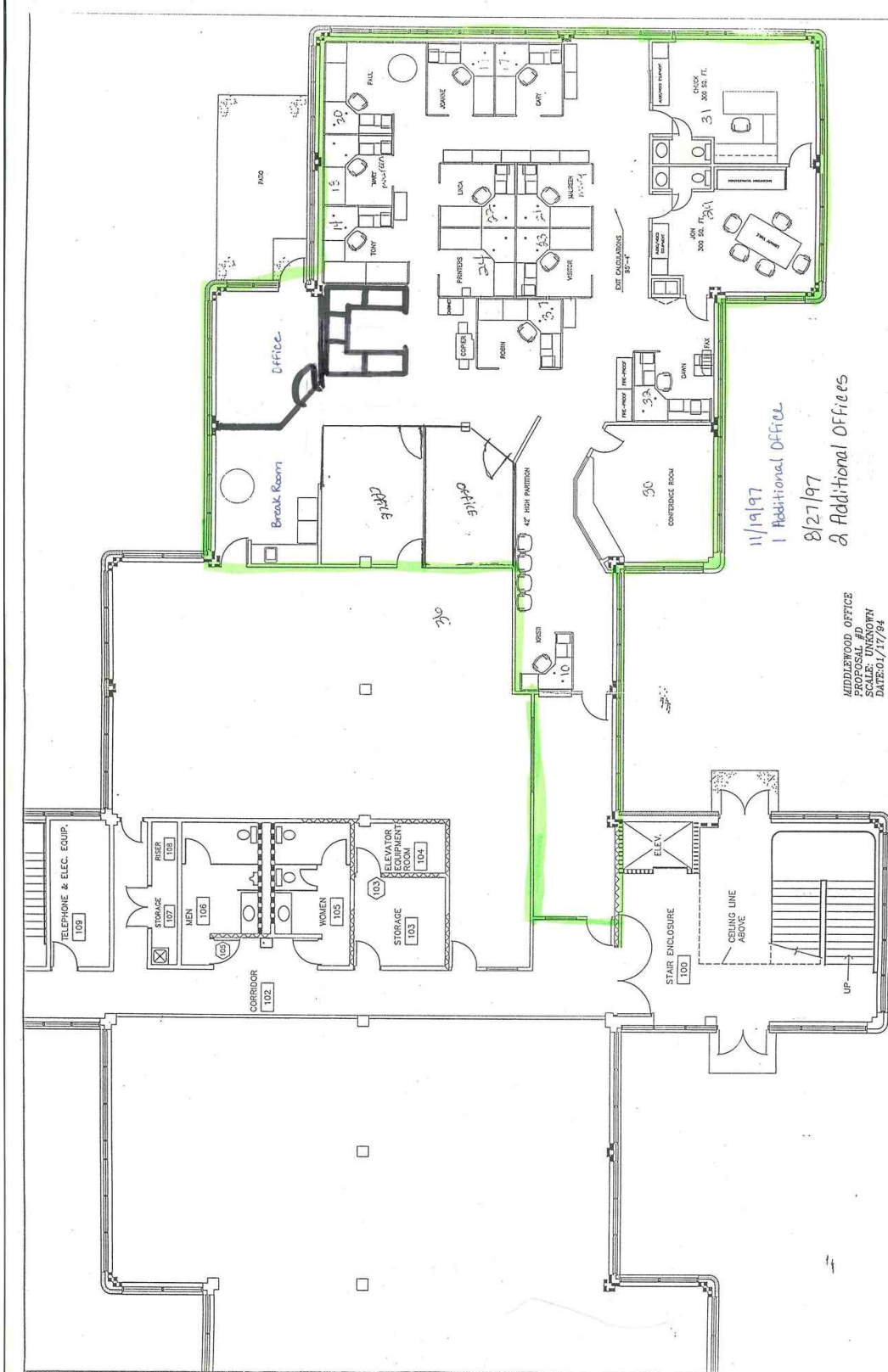








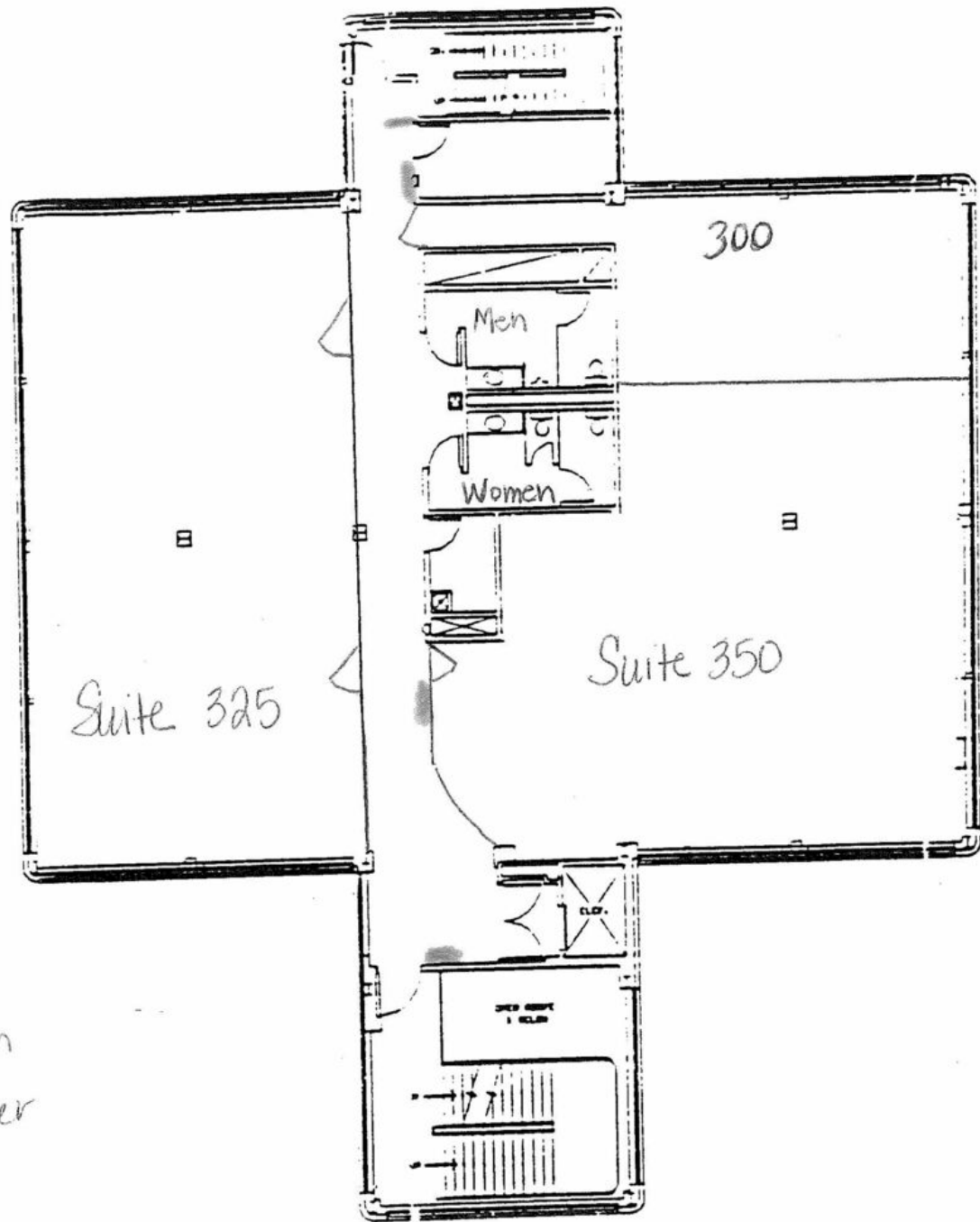






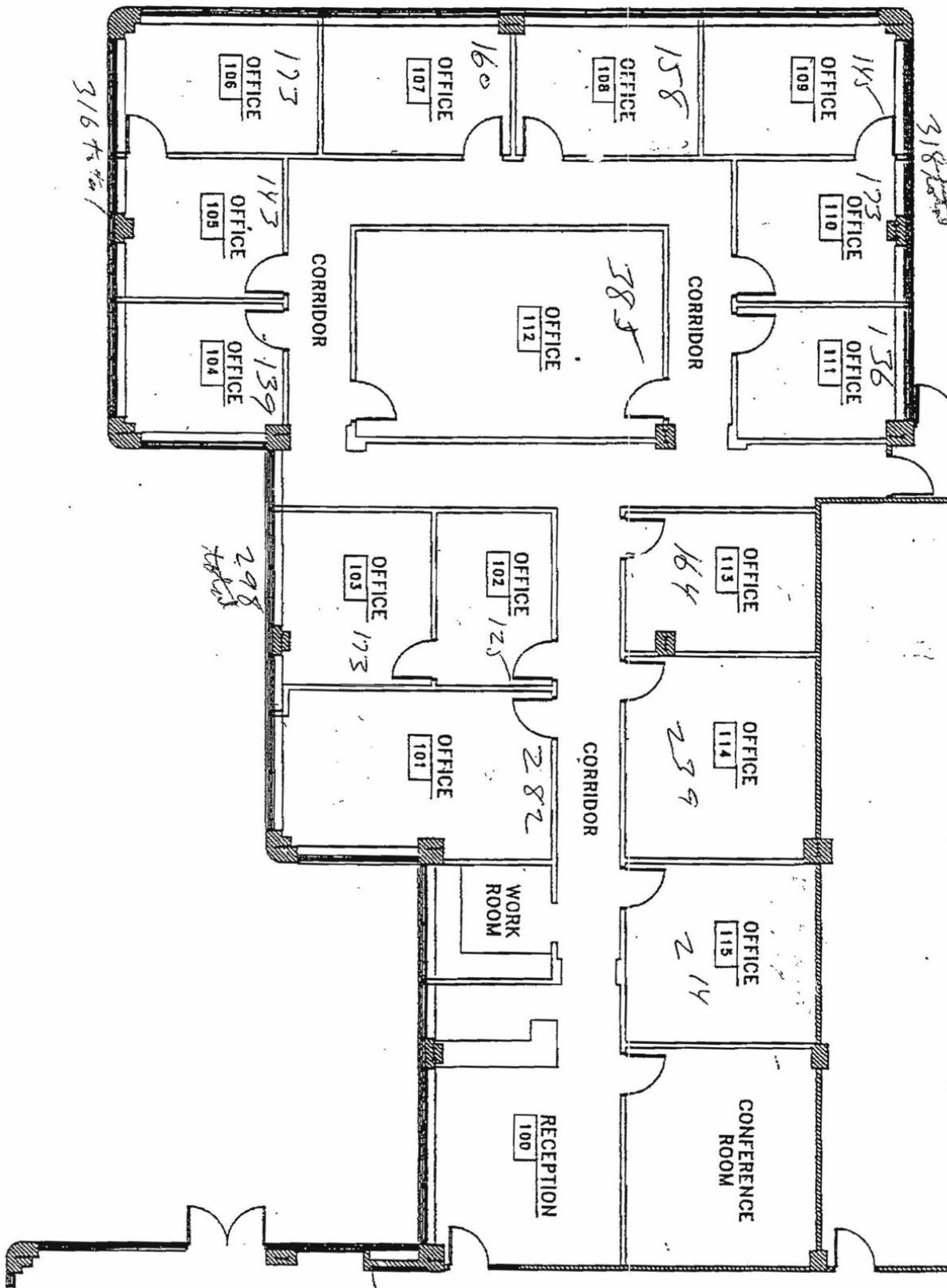








# One River Place Dares Business Suites

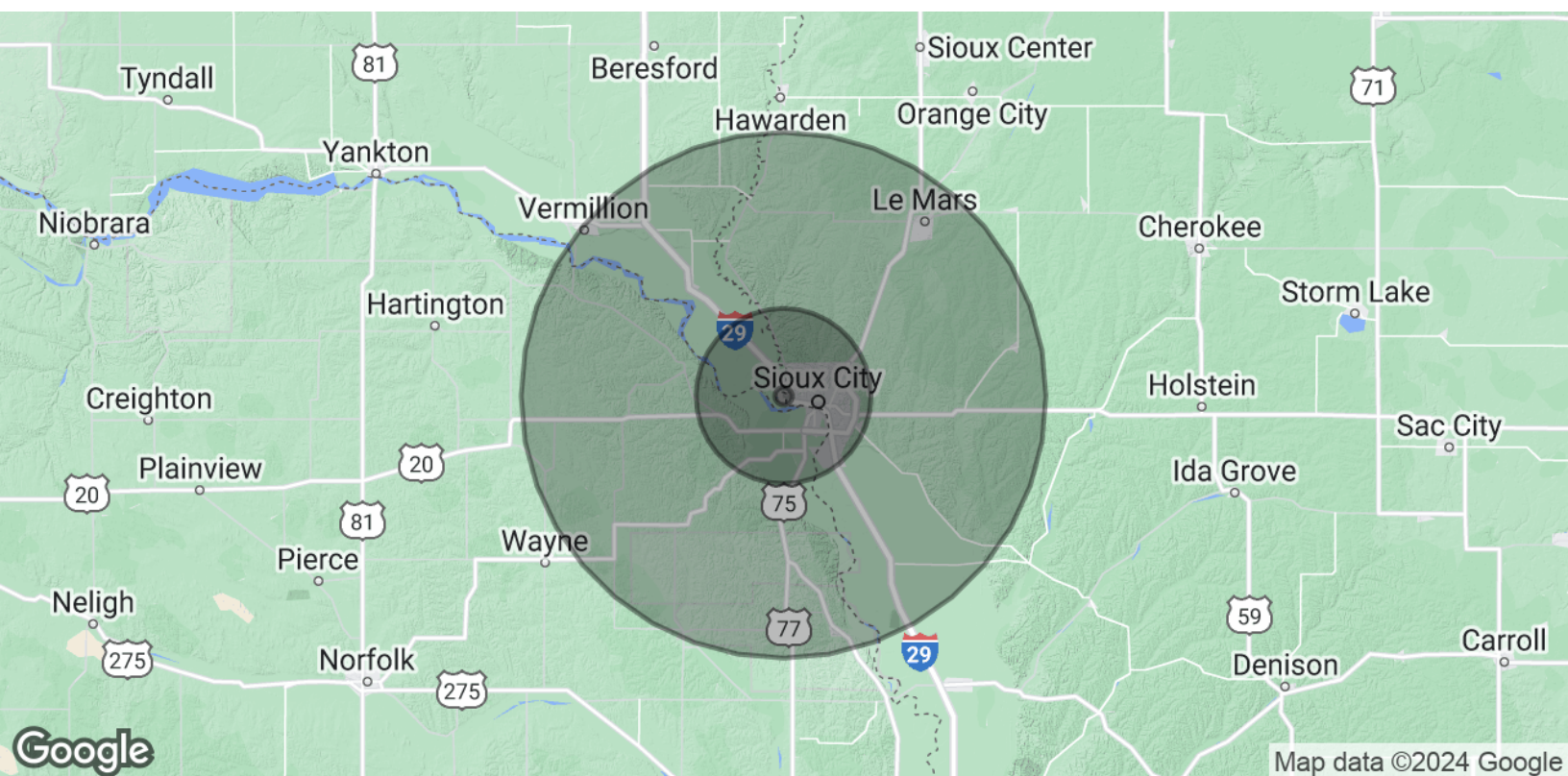






# Demographics





## Population

	1 Mile	10 Miles	30 Miles
Total Population	3,445	111,675	174,512
Average Age	37.6	34.9	36.5
Average Age (Male)	38.2	34.6	35.9
Average Age (Female)	40.7	35.9	37.5

## Households & Income

	1 Mile	10 Miles	30 Miles
Total Households	1,545	45,826	72,432
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$87,050	\$71,294	\$73,490
Average House Value	\$183,667	\$139,459	\$151,414

\* Demographic data derived from 2020 ACS - US Census