

## Office

For Sub-Lease

870 Cottonwood Lane, Dakota Dunes, SD 57049





For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office



### Property Description

Freshly renovated in 2020, this call center space boasts an open floor plan, 4 private offices, 2 conference rooms, a training center, large kitchen and shared access to a dock. Can be demised to 5,646 rentable square feet. The space is supported by UPS and a back-up generator. For sub-lease. Across the street from the Holiday Inn Express Conference Center.

### Location Description

Dakota Dunes, SD



For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office

## Location Information

Building Name	River View Corporate Centre
Street Address	870 Cottonwood Lane
City, State, Zip	Dakota Dunes, SD 57049
County	Union
Market	South Dakota
Sub-market	Dakota Dunes

## Building Information

Building Size	34,940 SF
Building Class	B
CAM	\$3.25 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Year Built	2005
Year Last Renovated	2020
Office Buildout	Call Center

## Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial
Lot Size	5.74 Acres
APN #	23.TR.05.1003
Lot Frontage	594 ft
Lot Depth	862 ft
Traffic Count	2093
Traffic Count Street	Cottonwood Lane

## Parking & Transportation

Parking Type	Surface
Parking Ratio	7.61
Number of Parking Spaces	316

For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office





For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar  
Technologies, USDA/FPAC/GEO

400 Gold Circle, Suite 120  
Dakota Dunes, SD 57049  
712 224 2727 tel  
[naiunited.com](http://naiunited.com)



For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar  
Technologies, USDA/FPAC/GEO



For Lease

5,646 - 12,487 SF | \$10.00 SF/yr

Office



For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office



$5145 + 4270 = 9415$  usable sf

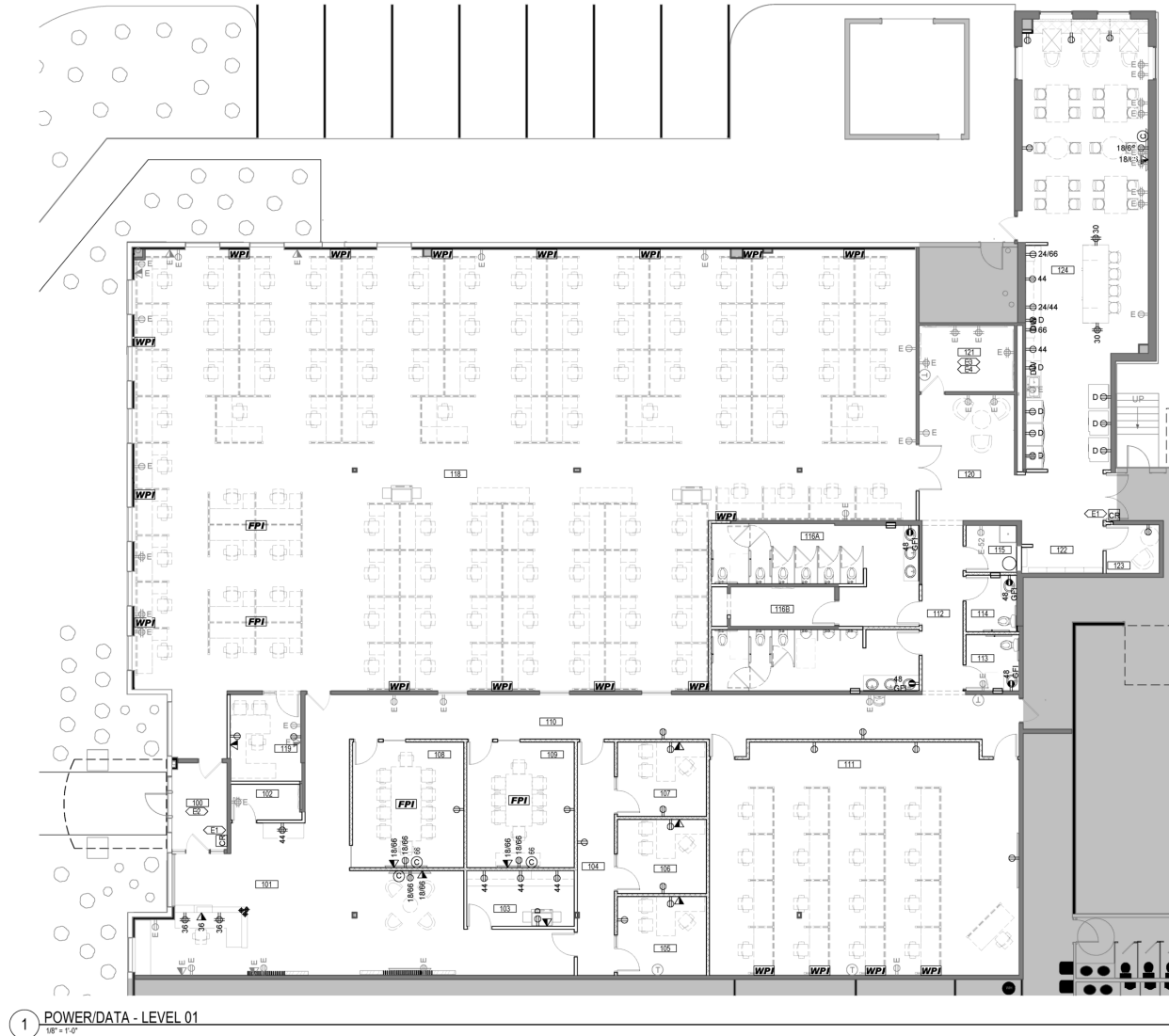
$5145 / 9415 = 55\%$   
55% of 2625 lc = 1444 lc sf  
 $5145$  usf +  $1444$  lc sf =  $6589$  sf  
 $6589$  sf + 3.58% load =  $6825$  rsf

$4270 / 9415 = 45\%$   
45% of 2625 lc =  $1181$  lc sf  
 $4270$  usf +  $1181$  lc sf =  $5451$  sf  
 $5451$  sf + 3.58% load =  $5646$  rsf



For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office



For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office





For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office



For Lease

5,646 - 12,487 SF | \$10.00 SF/yr  
Office

Population	1 Mile	2 Miles	3 Miles
Total Population	3,172	8,232	14,901
Average Age	37.7	36.7	35.8
Average Age (Male)	36.9	36.8	34.5
Average Age (Female)	43.1	40.0	38.6
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,464	3,765	6,490
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$72,788	\$95,215	\$82,816
Average House Value	\$148,079	\$208,700	\$176,003

\* Demographic data derived from 2020 ACS - US Census

