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**Wheatgrass**  
TRADE CENTER

# OFFICE SPACE

FOR SALE OR LEASE

WHEATGRASS TRADE CENTER  
6809 S. MINNESOTA AVE.  
SIOUX FALLS, SD

**SPACE AVAILABLE:** +/- 1,258 SQ. FT.  
2ND FLOOR SUITE 202

**ZONING:** COMMERCIAL

**OCCUPANCY:** IMMEDIATE

**YEAR BUILT:** 2007

- FEATURES:**
- NEW CONSTRUCTION
  - LOCATED IN RECOGNIZABLE AREA WITH GROWING COMMERCIAL AND MEDICAL EMPHASIS



## PURCHASE OPTION

**PURCHASE PRICE:** \$207,570 OR \$165 PSF

**DEBT SERVICE/ANNUAL\*:** \$14,204.59

\*6.75% INTEREST RATE; 75/25 LTV

**ANNUAL ASSOCIATION FEES:** \$3,233.06

**ESTIMATED ANNUAL PAYMENT:** \$17,437.65

**DEBT SERVICE/MONTHLY\*:** \$1,183.72

\*6.75% INTEREST RATE; 75/25 LTV

**MONTHLY ASSOCIATION FEES:** \$269.42

**ESTIMATED ANNUAL PAYMENT:** \$1,453.14

## LEASE OPTION

**BASE LEASE RATE:** \$13.00 PSF

**TRIPLE NET FEES:** \$ 2.57 - TAXES, INSURANCE, COMMON AREA MAINTENANCE FEES

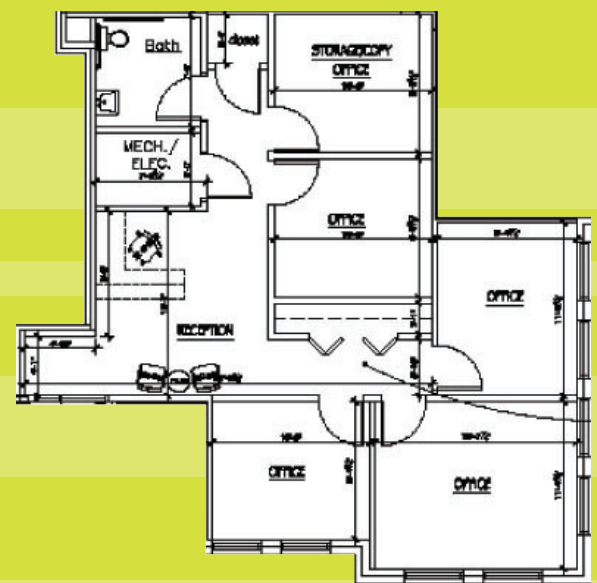
**GROSS LEASE RATE:** \$15.57 PSF

**ANNUAL LEASE RATE:** \$19,587.06

**MONTHLY LEASE RATE:** \$1,632.25

**\*\* LEASE TO OWN OPTIONS ALSO AVAILABLE**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



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