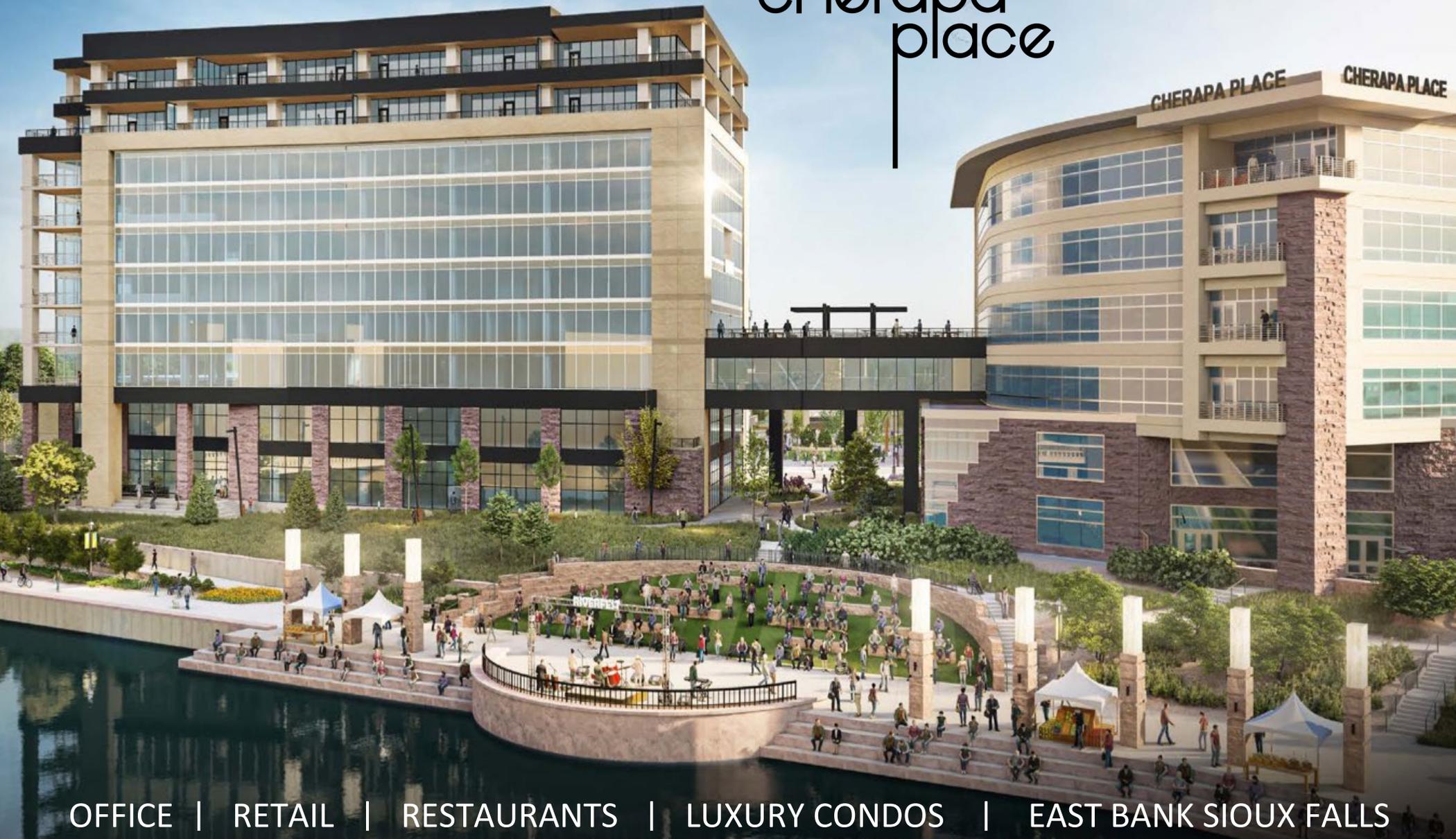


cherapa place



OFFICE | RETAIL | RESTAURANTS | LUXURY CONDOS | EAST BANK SIOUX FALLS

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CHERAPA PLACE | FOR LEASE | 301 - 350 NORTH REID PLACE | SIOUX FALLS, SD

Cherapa Place will soon be a vibrant, urban neighborhood fully embracing the “live-work-play” environment. This \$225 million development calls for continued density along the beautiful river greenway and will extend back to the former railroad switchyard land. There will be endless options for living and working with apartments, condos, office buildings, retail and restaurant suites, parking structures, indoor and outdoor entertainment, and more.

The current Cherapa Place rests on the former site of the Zip Feed Mill, and the project will continue to tower right next to the east bank of the Big Sioux River and expand to the railyard. From the River Greenway amphitheater, to the walking trails, to canoeing, to hosting annual festivals, this neighborhood is meant to take advantage of the great outdoors.

The Levitt and Jones 421 are within walking distance, and it’s a stone’s throw away to 8th & Railroad Center and Railyard Flats. Cherapa Place is right next to some of the best dining and breweries in town, including Highball, The Harvester Kitchen, Ode to Food & Drinks, Monks Ale House and R Wine Bar.

The envisioned Cherapa Place courtyard and pedestrian mall will add new and exciting shopping opportunities, as well as restaurants, bars, and a wide range of entertainment and activities.

Building on the momentum of growth on the Eastbank, the Cherapa Place community will consist of five buildings and a 5,000 sq. foot conference center interconnect and roof deck.



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CHERAPA PLACE HIGHLIGHTS

- Building on the momentum of growth on the Eastbank, the Cherapa Place community will consist of five buildings and central gathering area.
- **Cherapa Apex** | The existing 6-story office building.
- **The Bancorp Building at Cherapa Place** | A 10-story office and retail building with luxury condos on Floors 9 and 10.
- **The Clark at Cherapa Place** | A 6-story apartment and retail building.
- **The Dakota at Cherapa Place** | A 6-story apartment and retail building.
- **Cherapa Parking** | A 650 stall parking ramp.
- **The Cherapa Courtyard** | A central gathering space shared by the community and guests of downtown.
- Building 1 (Cherapa Apex) and Building 2 (The Bancorp Building) will be connected by a 5,000 SF meeting and event space on the 3rd Floor with views in all directions.

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- 1 Reid Street Streetscape**
 - On-street parking and loading stalls
 - Paving to denote vehicle and pedestrian circulation
 - Street trees and landscape to create pedestrian-oriented streetscape
 - Street lighting, site furniture, seating, and other amenities to enhance overall streetscape character
- 2 7th Street Streetscape**
 - On-street parking stalls
 - Street trees and landscape to create pedestrian-oriented streetscape
 - Street lighting, site furniture, seating, and other amenities to enhance overall streetscape character
- 3 6th Street Streetscape**
 - Coordination with the City of Sioux Falls and IDG to ensure future improvements planned for 6th Street integrate with the Cherapa development
- 4 Greenway Courtyard**
 - Provide connection from planned development to existing riverfront amenities
 - Create community space for tenants of existing and proposed buildings
 - Provide outdoor space for restaurants, café, and other retail tenants
 - Pedestrian lighting to promote safety and security
 - Landscape site furniture, seating, and other amenities as needed to create centralized courtyard
 - Identify location for public art installations (art to be completed by others)
- 5 Additional Building Amenities**
 - Coordinate with architecture team to develop plans and documentation for any rooftop amenity areas associated with the planned residential units.
- 6 Pedestrian Connection**
 - Internal connection through parking garage to maintain access to existing trail



CHERAPA PLACE
SIOUX FALLS, SOUTH DAKOTA • 09-14-2021
ISG PROJECT NO. 21-25381



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CURRENT AVAILABILITY

BUILDING II – THE BANCORP BUILDING AT CHERAPA PLACE 345 NORTH REID PLACE

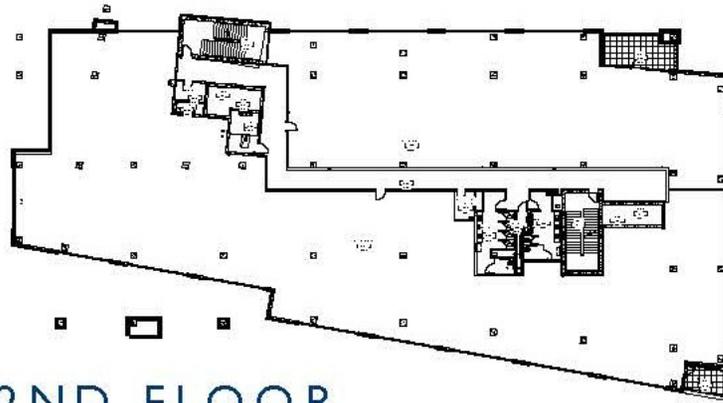
SPACE AVAILABLE	First Floor Retail/Office Space: Up to 30,000 SF
	Second Floor Office Space: Up to 20,000 SF
FOR LEASE	\$25.00/SF NNN
EST. NNN EXPENSES	\$10.00 - \$11.00/SF once fully assessed
OCCUPANCY:	Fall 2023

- 10-story office and retail building with luxury condos on 9th and 10th floor.
- Perfect for restaurant, personal services, boutique shops.
- Beautiful views of the Big Sioux River, the Arc of Dreams and downtown Sioux Falls.
- Access to bike trail.
- Onsite and underground parking.
- Below grade pedestrian connection to Cherapa III.
- Building tenants will include Bancorp, Eide Bailly, MarketBeat and ISG, Inc.
- Luxury Condos available – contact Broker for additional details.

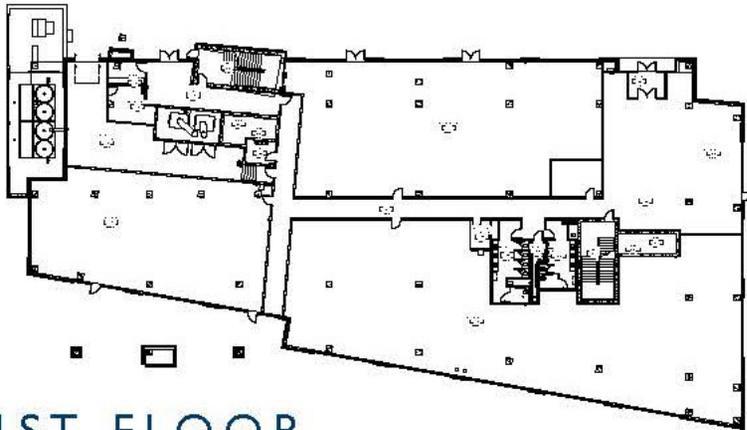


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BUILDING II FLOORPLANS



2ND FLOOR



1ST FLOOR



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CURRENT AVAILABILITY BUILDING III – THE CLARK AT CHERAPA PLACE 350 NORTH REID PLACE

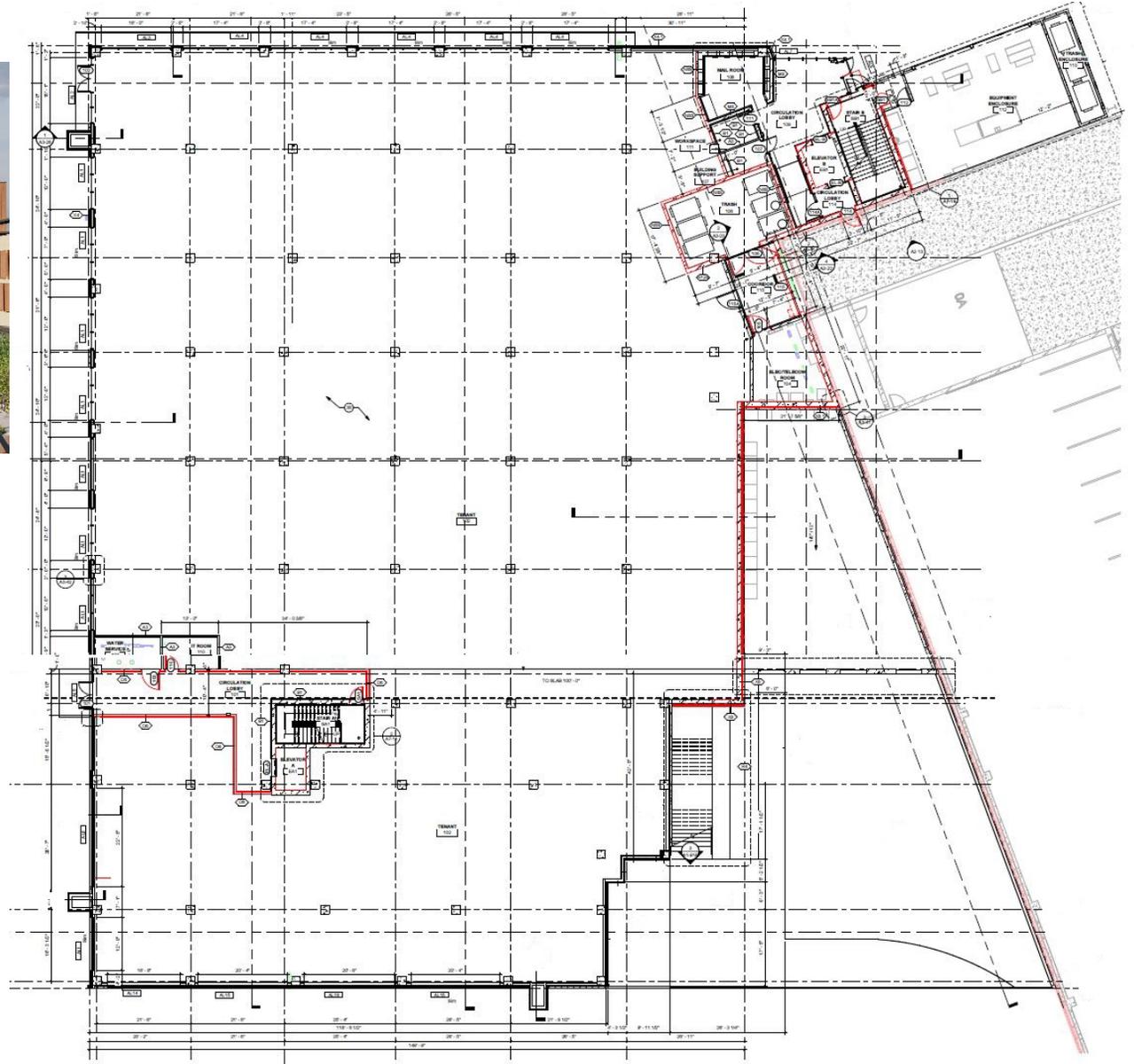
SPACE AVAILABLE	First Floor Retail Space: Up to 35,000 SF
FOR LEASE	\$25.00/SF NNN
EST. NNN EXPENSES	\$10.00 - \$11.00/SF once fully assessed
OCCUPANCY:	Fall 2023

- 6-story building with main level retail with luxury condos on floors 2 thru 6.
- Perfect for restaurant, personal services, boutique shops.
- Beautiful views of the Big Sioux River, the Arc of Dreams and downtown Sioux Falls.
- Access to bike trail.
- Onsite and underground parking.
- Below grade pedestrian connection to Cherapa II and parking garage.
- Luxury Condos available – contact Broker for additional details.



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BUILDING III FLOORPLAN



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CURRENT AVAILABILITY

BUILDING IV – THE DAKOTA AT CHERAPA PLACE

301 NORTH REID PLACE

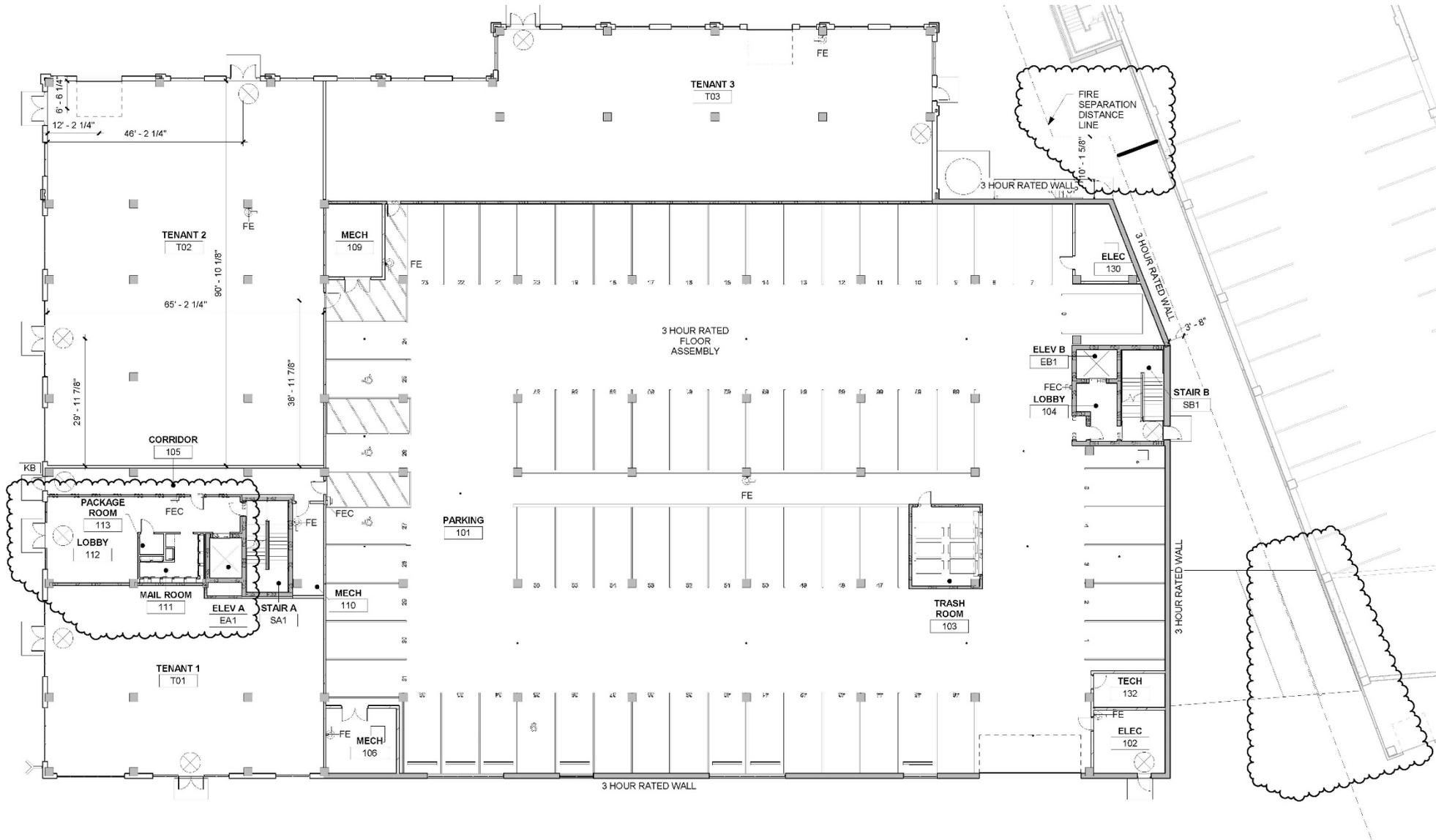
SPACE AVAILABLE	First Floor Retail Space: Up to 10,350 SF
FOR LEASE	\$25.00/SF NNN
EST. NNN EXPENSES	\$10.00 - \$11.00/SF once fully assessed
OCCUPANCY:	Fall 2023

- 6-story building with main level retail with luxury condos on floors 2 thru 6.
- Perfect for restaurant, personal services, boutique shops.
- Beautiful views of the Big Sioux River, the Arc of Dreams and downtown Sioux Falls.
- Access to bike trail.
- Onsite and underground parking.
- Proposed pedestrian walkway from parking ramp.
- Luxury Condos available – contact Broker for additional details.



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BUILDING IV FLOORPLAN



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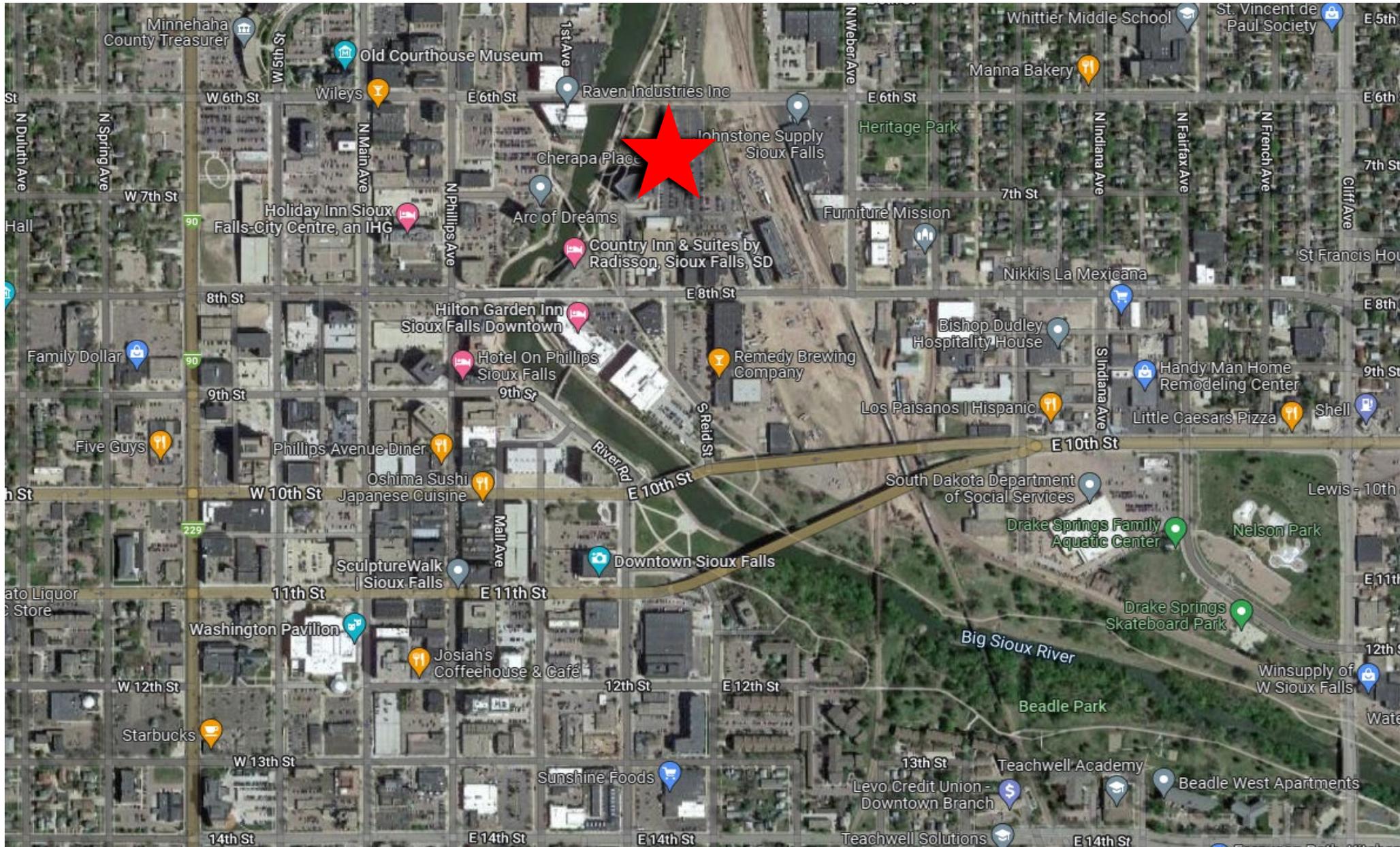


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