



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

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



PROPERTY HIGHLIGHTS

Vibrant Urban Neighborhood

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 extend back to the former switchyard land. There will be endless options for living and working with apartments, condos, office buildings, retail and restaurant suites, parking structures and entertainment.

Downtown Redevelopment

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, hosting annual festivals, this neighborhood is meant to take advantage of the great outdoors.

Courtyard and Pedestrian Mall

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



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CHERAPA PLACE HIGHLIGHTS

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

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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 8,876 SF
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	Second Floor Office Space: Up to 8,834 SF
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FOR LEASE	\$25.00/SF NNN
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EST. NNN EXPENSES	\$10.00 – \$11.00/SF (once fully assessed)
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OCCUPANCY	Negotiable
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- 10-story office and retail building with luxury condos on 9th and 10th floors.
- 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.



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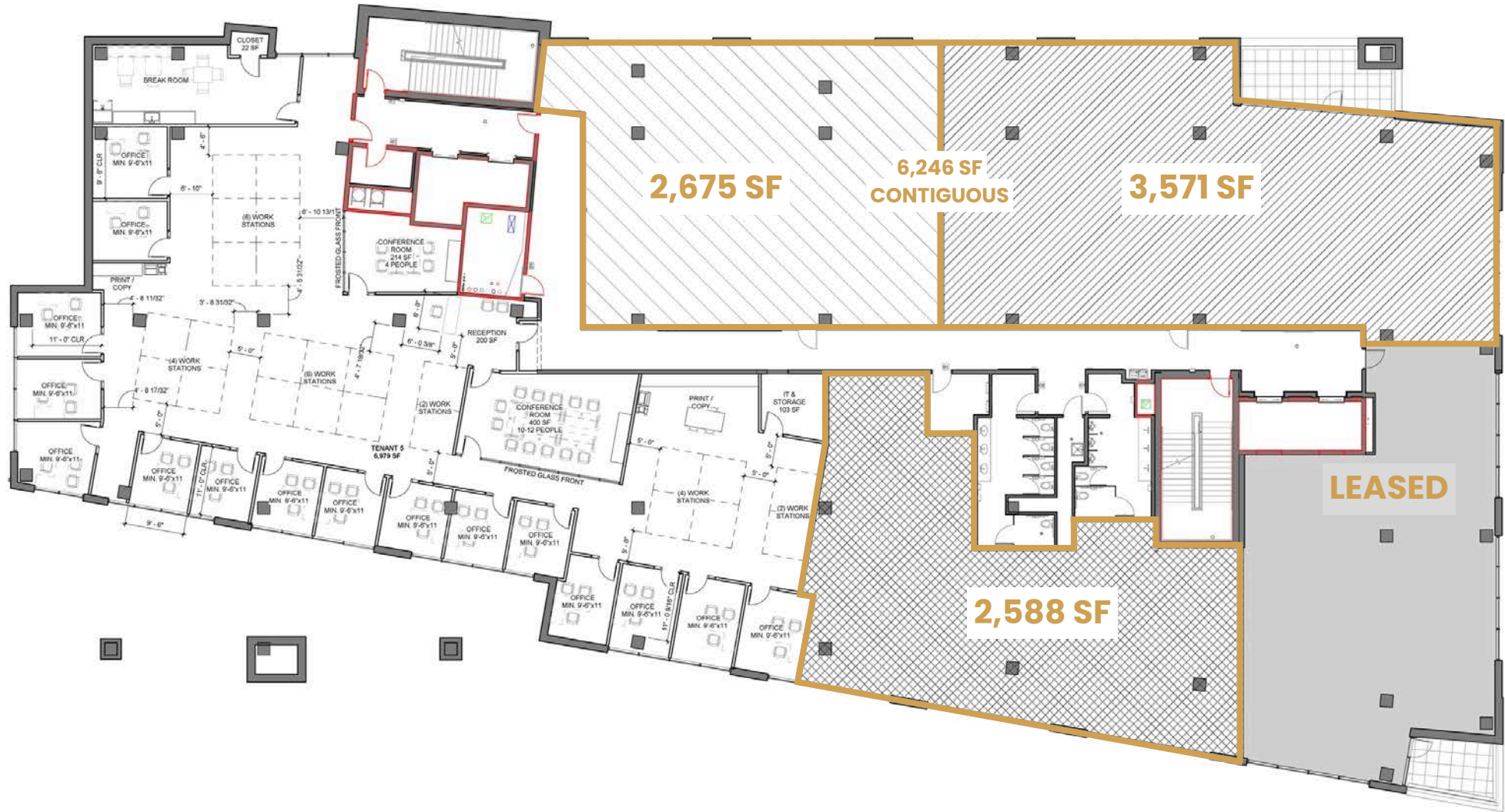
CHERAPA PLACE – BUILDING II – FIRST FLOOR



1 01 - FIRST FLOOR
1/8" = 1'-0"



CHERAPA PLACE - BUILDING II - SECOND FLOOR



1 02 - SECOND FLOOR
1/8" = 1'-0"

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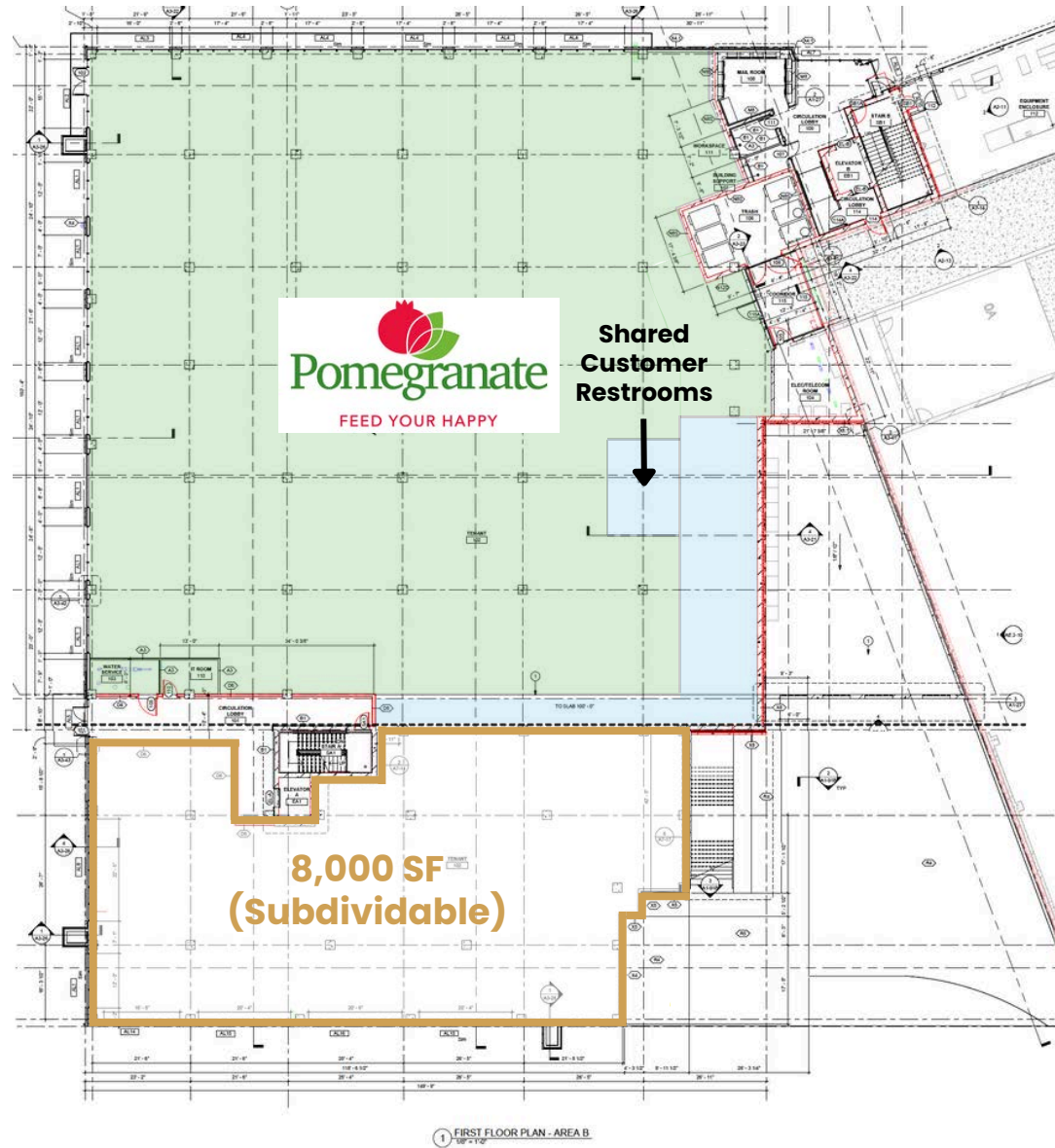
CURRENT AVAILABILITY
BUILDING III - THE CLARK AT CHERAPA PLACE
350 NORTH REID PLACE

SPACE AVAILABLE	First Floor Retail Space: Up to 8,000 SF
FOR LEASE	\$25.00/SF NNN
EST. NNN EXPENSES	\$10.00 - \$11.00/SF (once fully assessed)
OCCUPANCY	Negotiable

- 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.



CHERAPA PLACE - BUILDING III - FIRST FLOOR



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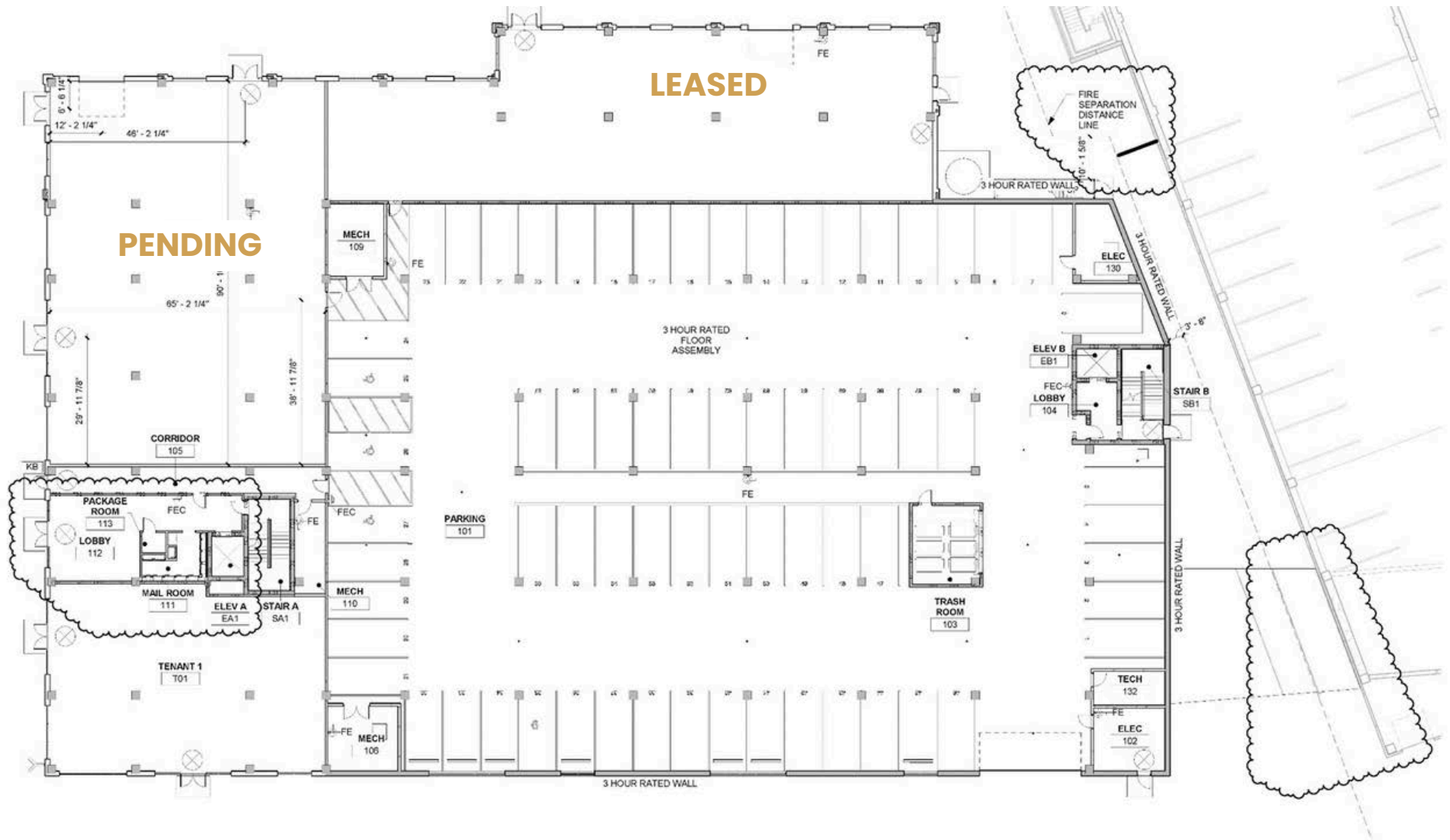
CURRENT AVAILABILITY BUILDING IV - THE DAKOTA AT CHERAPA PLACE 301 NORTH REID PLACE

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	Negotiable

- 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.



CHERAPA PLACE – BUILDING IV – FIRST FLOOR





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Information herein deemed reliable, but not guaranteed.