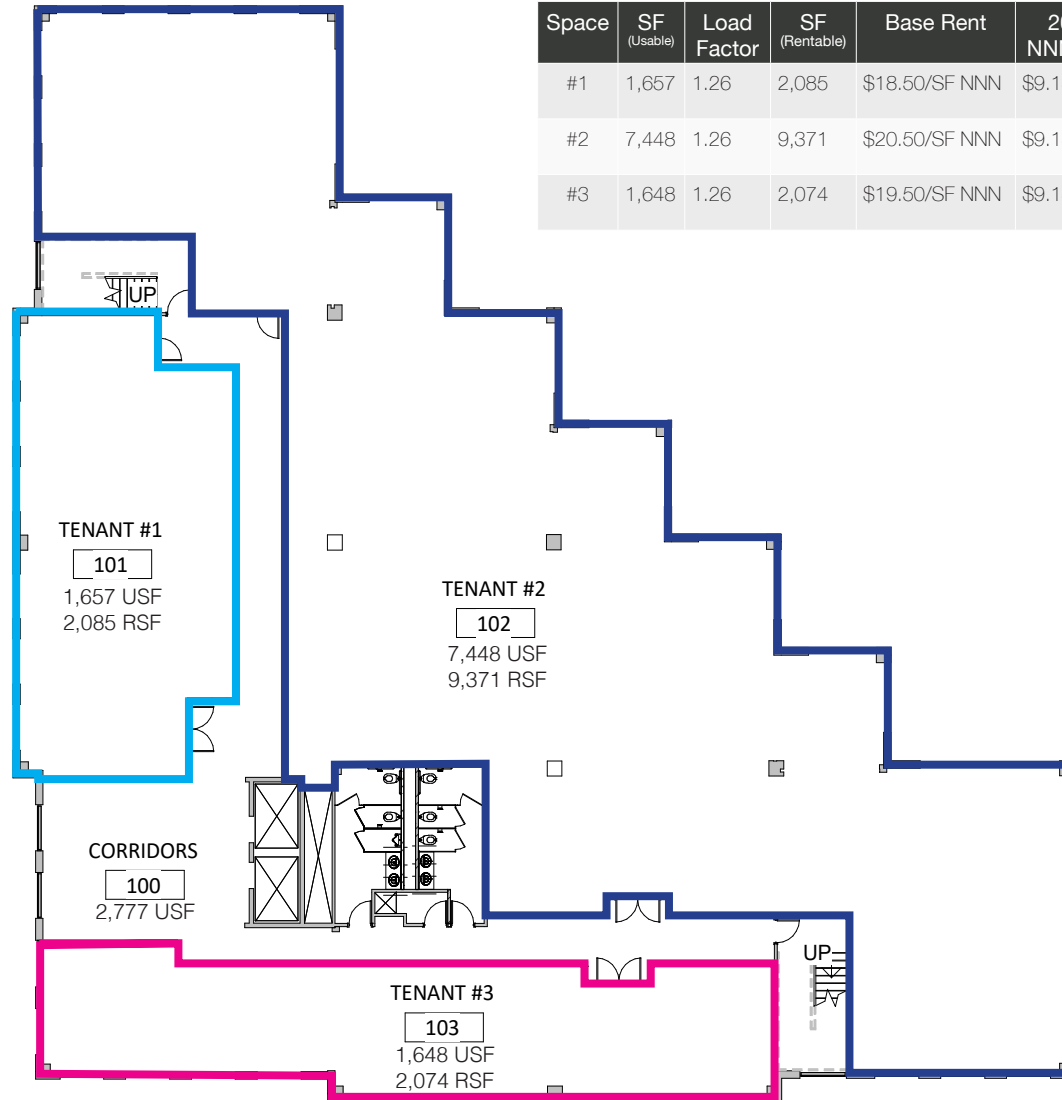


# 4TH FLOOR - SUBDIVIDED - OPTION #2

**AVAILABILITY: NEGOTIABLE**

*Concept only; subject to change*



Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2025 NNN Est.	Load Factor of 2nd Floor Amenities	Total Est. / SF	Yearly Total Est.	Monthly Total Est.	TIA
#1	1,657	1.26	2,085	\$18.50/SF NNN	\$9.14/SF	\$0.42/SF	\$28.06/SF	\$58,505.10	\$4,875.43	\$25.00/SF
#2	7,448	1.26	9,371	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$281,692.26	\$23,474.36	\$25.00/SF
#3	1,648	1.26	2,074	\$19.50/SF NNN	\$9.14/SF	\$0.42/SF	\$29.06/SF	\$60,270.44	\$5,022.54	\$25.00/SF

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.67*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.21*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.26*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

*Subdivision plans are subject to leasing 50% of the floor prior to commencing construction. Contact Broker for additional details.*

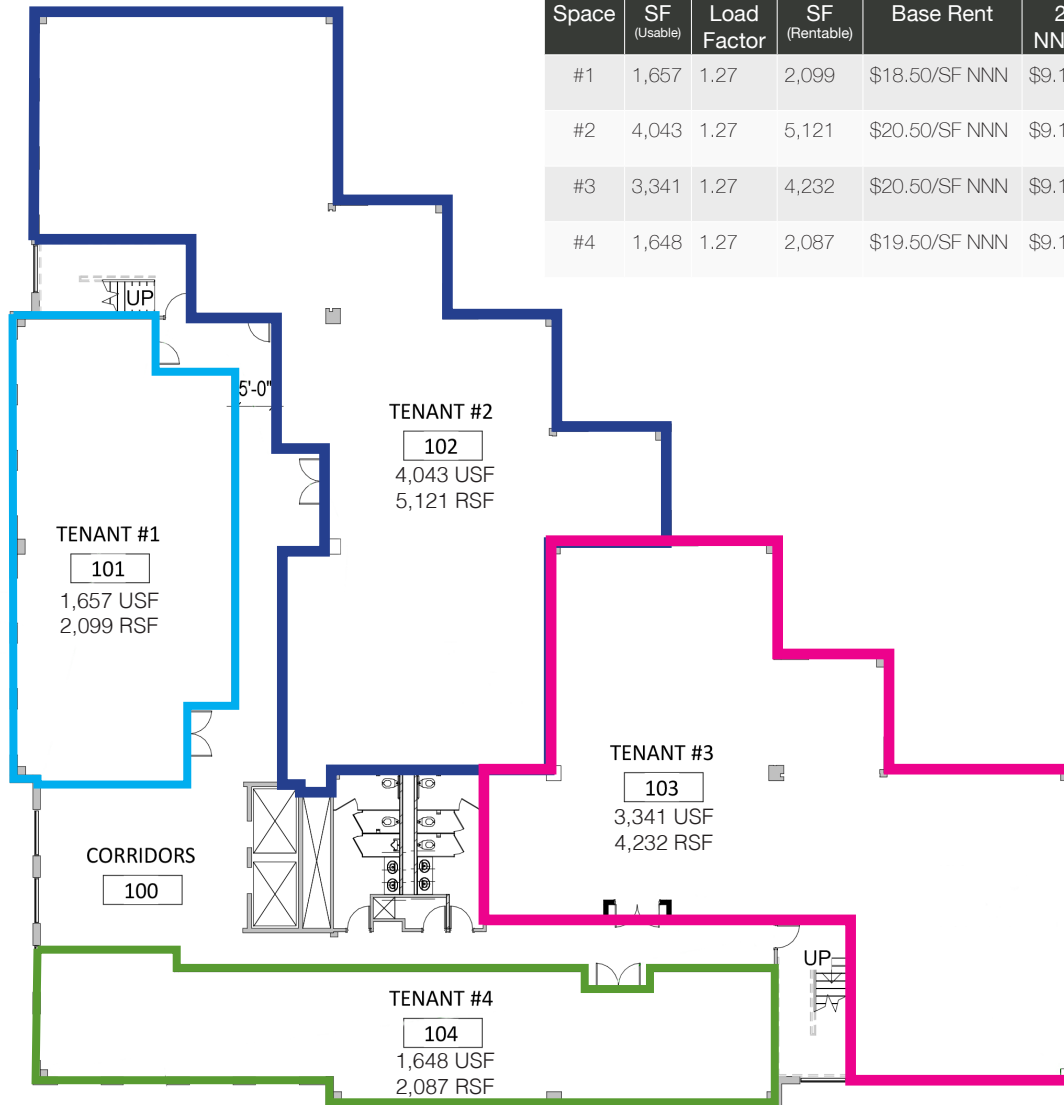


# 4TH FLOOR - SUBDIVIDED - OPTION #3

**AVAILABILITY: NEGOTIABLE**

Concept only; subject to change

**RIVER**  
Centre



Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2025 NNN Est.	Load Factor of 2nd Floor Amenities	Total Est. / SF	Yearly Total Est.	Monthly Total Est.	TIA
#1	1,657	1.27	2,099	\$18.50/SF NNN	\$9.14/SF	\$0.42/SF	\$28.06/SF	\$58,897.94	\$4,908.16	\$25.00/SF
#2	4,043	1.27	5,121	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$153,937.26	\$12,828.11	\$25.00/SF
#3	3,341	1.27	4,232	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$127,213.92	\$10,601.16	\$25.00/SF
#4	1,648	1.27	2,087	\$19.50/SF NNN	\$9.14/SF	\$0.42/SF	\$29.06/SF	\$60,648.22	\$5,054.02	\$25.00/SF

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.67*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.21*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.26*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

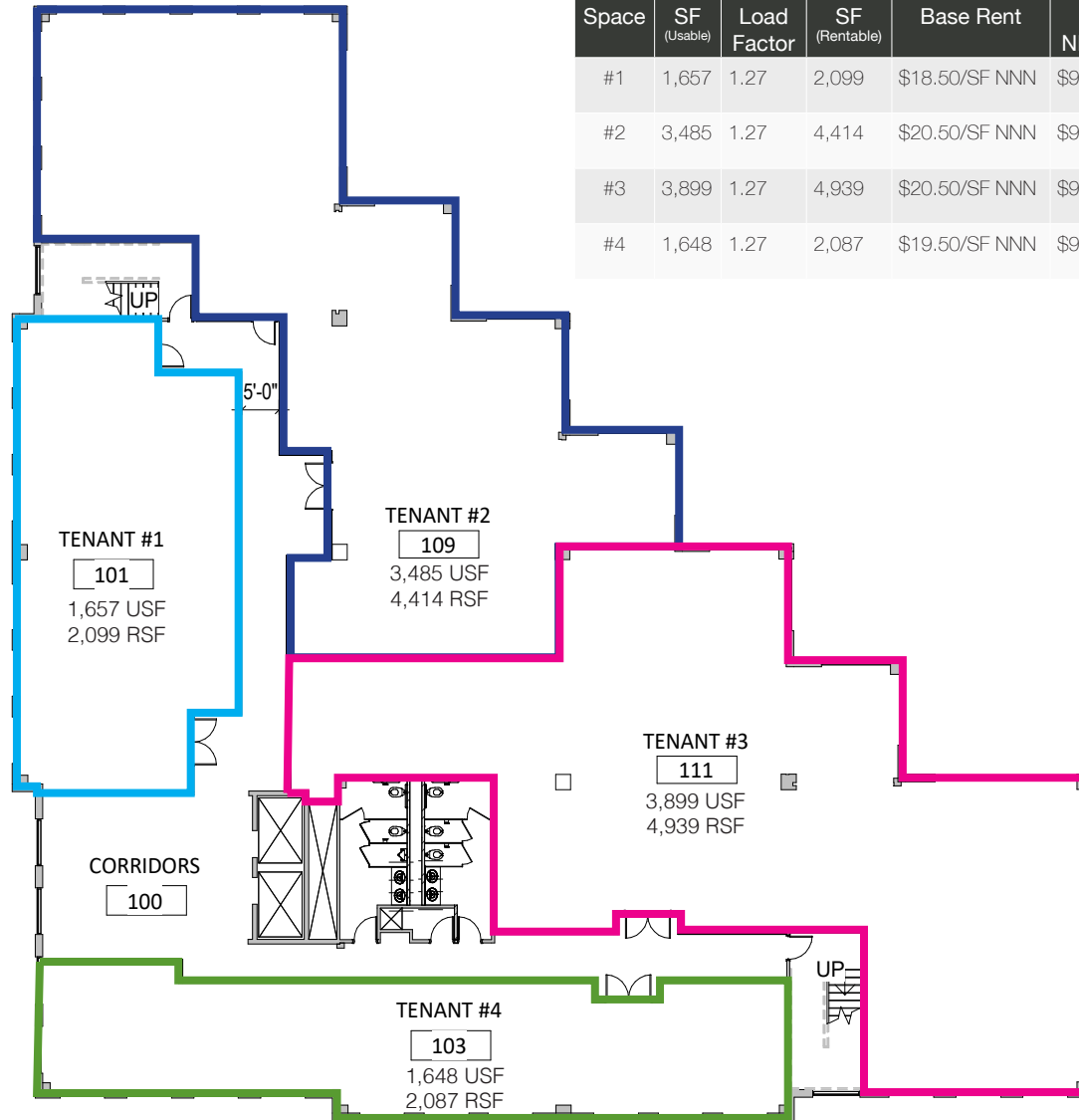
Subdivision plans are subject to leasing 50% of the floor prior to commencing construction. Contact Broker for additional details.

# 4TH FLOOR - SUBDIVIDED - OPTION #4

**AVAILABILITY: NEGOTIABLE**

*Concept only; subject to change*

**RIVER**  
*Centre*



*Subdivision plans are subject to leasing 50% of the floor prior to commencing construction. Contact Broker for additional details.*

Space	SF (Usable)	Load Factor	SF (Rentable)	Base Rent	2025 NNN Est.	Load Factor of 2nd Floor Amenities	Total Est. / SF	Yearly Total Est.	Monthly Total Est.	TIA
#1	1,657	1.27	2,099	\$18.50/SF NNN	\$9.14/SF	\$0.42/SF	\$28.06/SF	\$58,897.94	\$4,908.16	\$25.00/SF
#2	3,485	1.27	4,414	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$132,684.84	\$11,057.07	\$25.00/SF
#3	3,899	1.27	4,939	\$20.50/SF NNN	\$9.14/SF	\$0.42/SF	\$30.06/SF	\$148,466.34	\$12,372.20	\$25.00/SF
#4	1,648	1.27	2,087	\$19.50/SF NNN	\$9.14/SF	\$0.42/SF	\$29.06/SF	\$60,648.22	\$5,054.02	\$25.00/SF

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.67*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.21*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.26*
<b>Total</b>	-	<b>\$9.14</b>
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A