

RETAIL and OFFICE SPACE FOR LEASE

- **Building 1:** Approx. 7,550 Square Feet
- \$14.00 - \$17.50 per SF
- NNN (estimated at \$3.25 per square foot)
- \$15.00 TIA

-
- **Building 2:** Approx. 32,600 Square Feet
 - First floor retail approx. 17,700 SF
 - Second floor office approx. 4,900 SF
 - \$14.00 - \$17.50 per SF
 - NNN (estimated at \$3.25 per square foot)
 - \$15.00 TIA

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- **Building 3:** Approx. 5,625 Square Feet
 - \$14.00 - \$17.50 per SF
 - NNN (estimated at \$3.25 per square foot)
 - \$15.00 TIA

South Dakota Licensed Real Estate Broker is a fractional owner



Red Rock Towers

- **Prime retail and service opportunities**
- **Located at the controlled lighted intersection of East Arrowhead Pkwy (Hwy 42) and Foss Avenue**
- **2009 traffic volume on East Arrowhead Pkwy totals approximately 19,000 vehicles per day**
- **Offices to include heated underground parking**
- **Premier business site that offers easy access and excellent exposure**

For more information please contact:

Samuel R. Assam

Assam Commercial Real Estate, Inc.

3200 W. 49th Street Sioux Falls, SD 57106

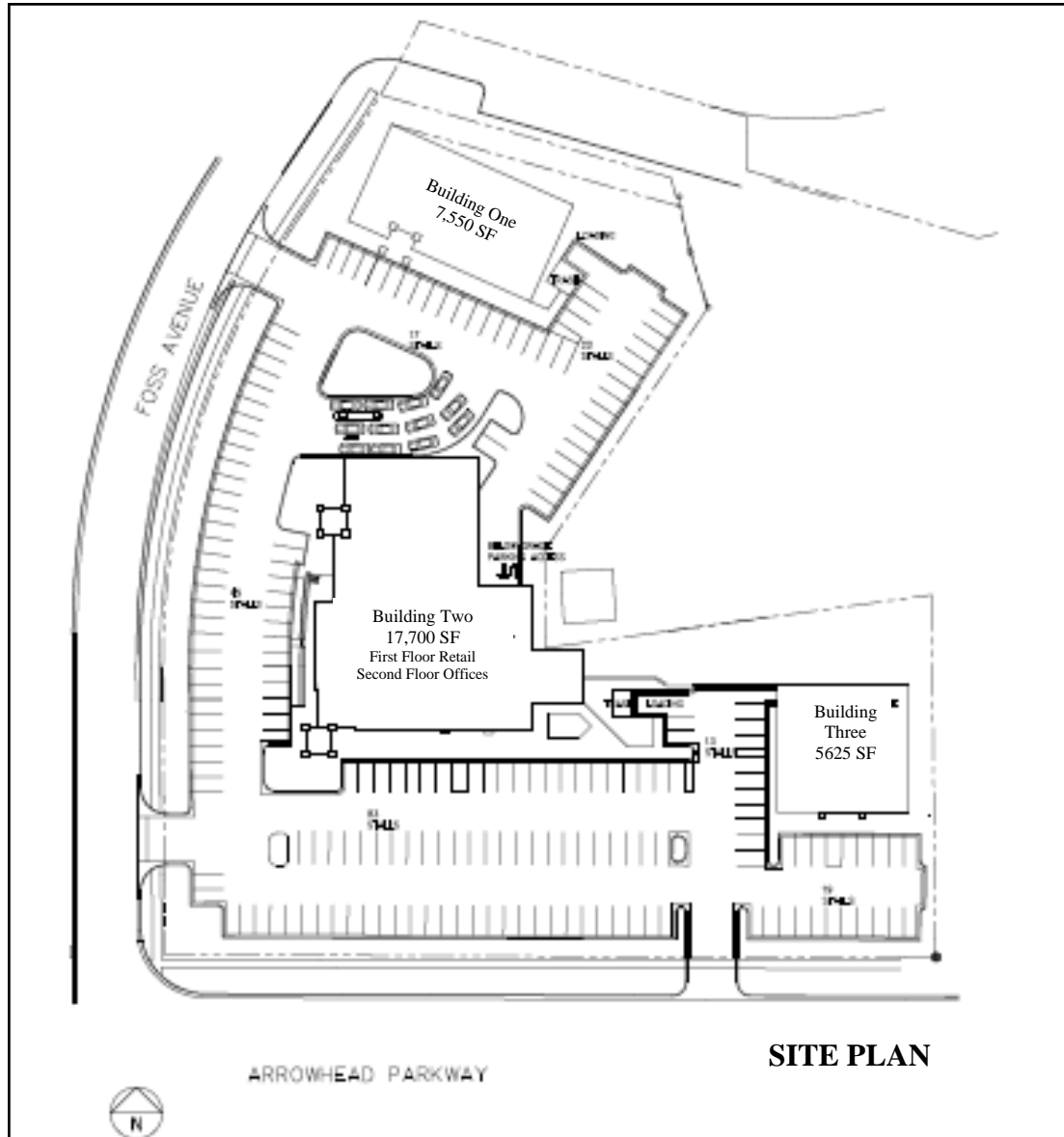
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This information has been secured from sources we believe to be reliable. We make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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Perspective looking North-East



Building 2 - looking North-East



Building 2 - looking South-East



Building 1 - looking North-East



Building 3 - looking North-East



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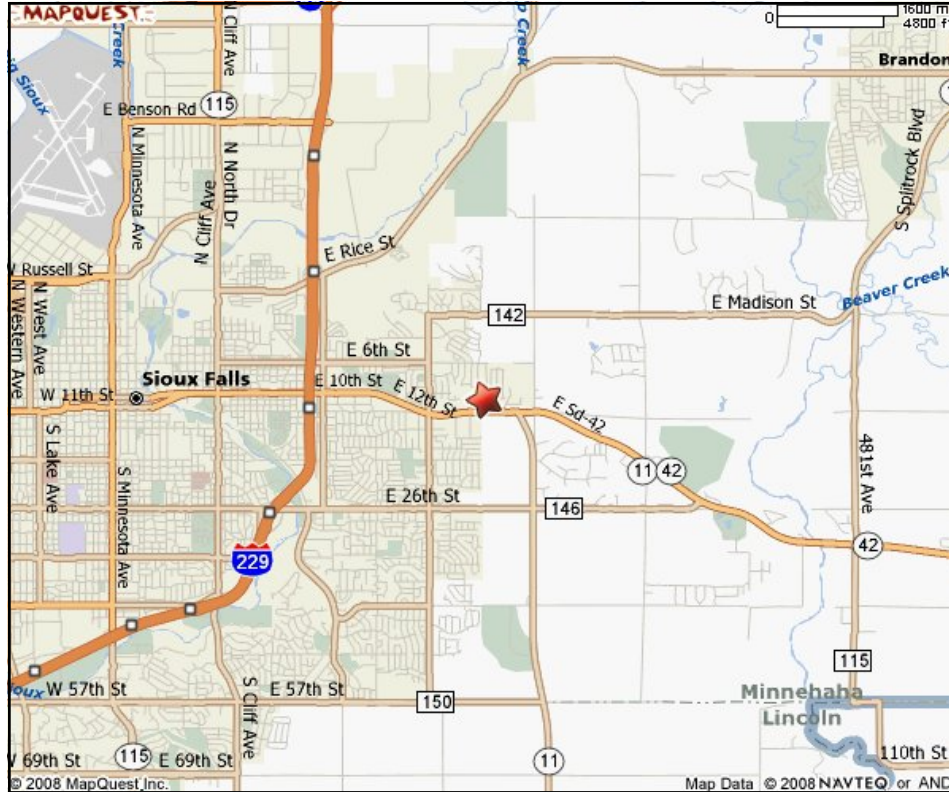
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Located on East Arrowhead Parkway, Red Rock Towers will sit near three of the largest traffic generators on the East Side of Sioux Falls: Menards, Wal-Mart and Target (opened October 2009). Construction of a 12 screen theatre complex located south of site is under way and Kohl's is slated to open in 2010.

Traffic continues to grow with the development of the East Side Corridor which is a new principal arterial roadway that will help traffic flow easier around the city.



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