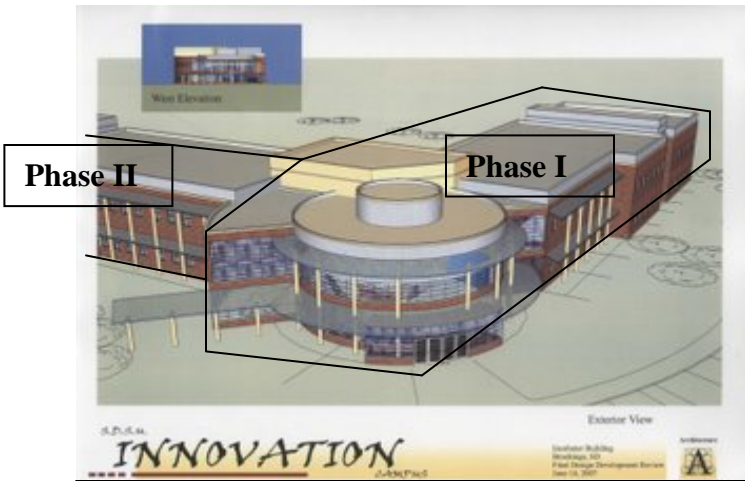


Building Profile

Site Selection Database – Brookings, South Dakota

South Dakota State University Innovation Campus
Innovation Center Building

City: Brookings **County:** Brookings
Micropolitan Area: Brookings



Building ID – Innovation Center Building

<u>Street Address</u>	2301 Research Park Way
<u>Nearest City</u>	Brookings
<u>Within City Limits</u>	Yes
<u>Zip Code</u>	57006
<u>Located in Industrial Park</u>	No
<u>Location next to Research University -</u>	Yes
	South Dakota State University
<u>Type of Property</u>	125-acre Research Park

General Building Data

<u>Phase I</u>	28,000 sq. ft.
<u>Space Available</u>	12,000 sq. ft.
<u>Phase II (Construction - 2010)</u>	32,000 sq. ft.
<u>Space Available</u>	32,000 sq. ft.
<u>Multi-Tenant</u>	Yes
<u>Building Dimensions (Phase I)</u>	84' x 222'
<u>Number of Buildings</u>	1
<u>Number of Floors</u>	2
<u>Office Area & Lab Space</u>	Yes
<u>Building Expandable</u>	Yes
<u>Ceiling Height</u>	9'
<u>Air Conditioned & Heated</u>	Yes
<u>Truck Dock(s)</u>	No
<u>Shipping & Receiving Area</u>	Yes
<u>Year Built</u>	2008
<u>Sprinklers</u>	Yes
<u>Security</u>	Alarm & Fire Sprinkler System
<u>Construction Material</u>	Brick
<u>Parking Paved</u>	Yes
<u>Number of Parking Stalls</u>	90
<u>Zoning</u>	Research/Education
<u>Previous Use</u>	None – New Construction

Transportation

<u>Rail Service</u>	Provider: DM&E less than 1 mile		
<u>Nearest Commercial Air City</u>	Brookings, South Dakota & Sioux Falls, South Dakota		
<u>Highways -</u>			
<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-29	Adjacent	Yes
Federal Highway	Hwy-14	Adjacent	2 Lanes

Utilities

<u>Water -</u>	<u>Electricity -</u>
Provider: Brookings Municipal Utilities	Provider: Brookings Municipal Utilities
Status: Existing	Status: Existing
<u>Sewer -</u>	Service: 6 mega watts/expandable
Provider: Brookings Municipal Utilities	Redundancy: Redundant path
Status: Existing	<u>Telecommunications -</u>
<u>Natural Gas -</u>	Provider: Swiftel Communications
Provider: Northwestern Energy	Fiber Optics: Yes
	Redundancy: Diverse Protected Route

Building Profile

Site Selection Database – Brookings, South Dakota

South Dakota State University Innovation Campus
Innovation Center Building

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Micropolitan Area: Brookings

Price

Lease Price -

** Contact Teresa McKnight for quotes*

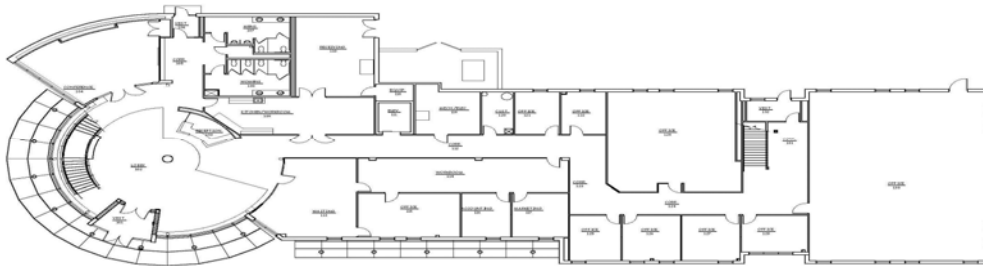
Lease Includes: Electrical, gas, water, and sewer. Use of common areas, workroom and employee break room, shipping/receiving, 2 conference rooms (Executive and Think Tank conference rooms) reception area, large rotunda area, interior storage areas and plenty of parking. Phone and data paid by Tenant. Janitorial services provided at cost upon request.

Contact Information

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CEO & Executive Director
South Dakota State University Innovation Campus
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Cellular: (605) 690-5363
Phone: (605) 696-5600
Fax: (605) 696-5605
Website: www.sdstate.edu/innovationcampus

Building Layout



First Floor



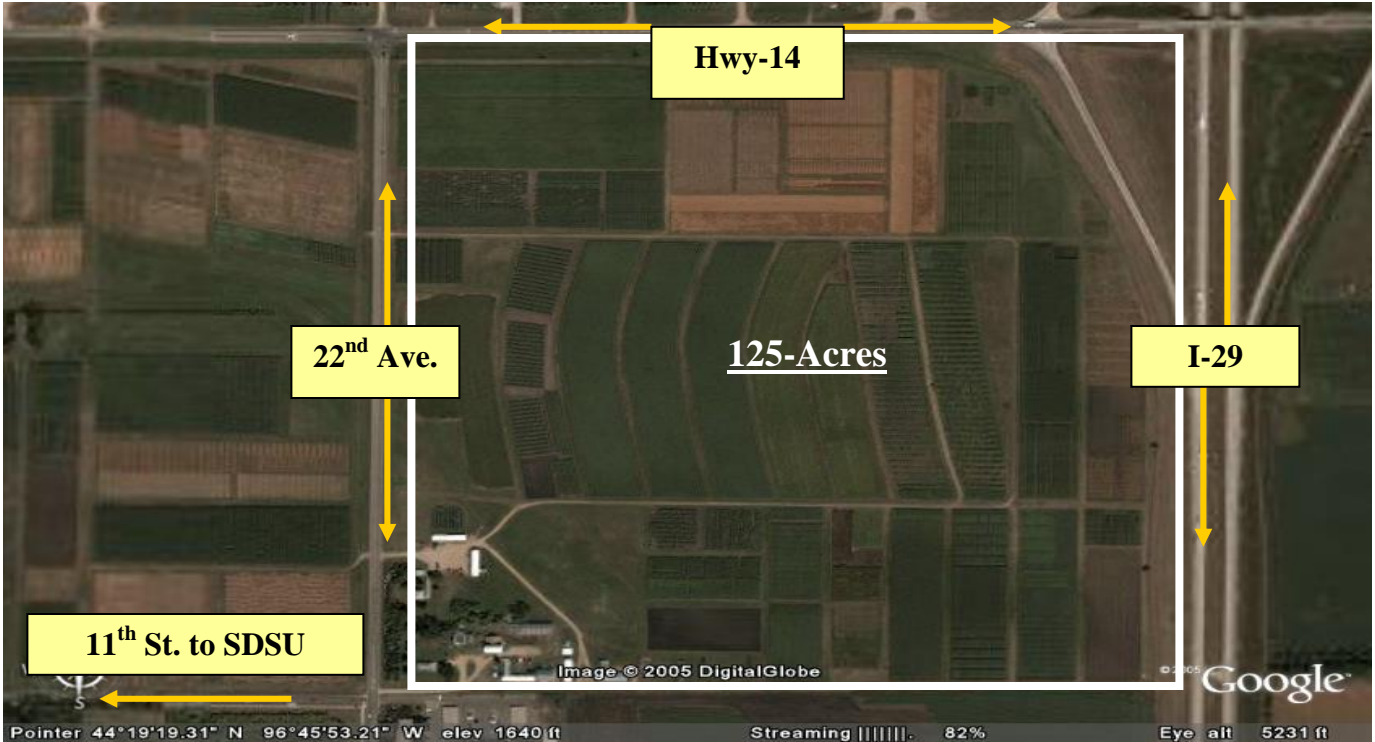
Second Floor

Building Profile

Site Selection Database – Brookings, South Dakota

South Dakota State University Innovation Campus
Innovation Center Building

City: Brookings **County:** Brookings
Micropolitan Area: Brookings



- Development:**
- Parcels 1 & 2 (Seed Tech Lab)
 - Parcel 6 (under negotiation)
 - Parcel 29 (Innovation Center Bldg.- Phase I)
 - Parcel 30 (Innovation Center Bldg.- Phase II)
 - Parcels 17, 18 & 32 (under negotiation)
- Availability:**
- Parcels 3 - 5
 - Parcels 7 - 13
 - Parcels 14 - 16
 - Parcel 19
 - Parcels 20 - 24
 - Parcels 25 - 28
 - Parcel 31

