

# EASTSIDE COMMONS - 1000 DEGREES PIZZA

770 22nd Ave S, Brookings, SD 57006

<b>Base Rent/Month:</b>	\$2,171 (\$16.50/per sq. ft.) + CAM Common Area Maintenance @ \$2.40/sq.ft
<b>Square Footage:</b>	1,579 sq. ft.
<b>Minimum Term:</b>	5 Years (3% increase each year)
<b>Utilities Included:</b>	Garbage
<b>Tenant Pays:</b>	Electric, Water, Sewer & Gas
<b>Utility Averages:</b>	Electric, Water & Sewer - \$1,100/month Gas - \$300/month
<b>HVAC Type:</b>	Gas Furnace (new in 2016)



## Miscellaneous Information:

The 1,579 sf space available is currently set up as a 1000 Degrees Pizza franchise. Eastside Commons owns the equipment within the space and is willing to sell equipment/lease equipment/or partner on the 1000 Degrees Pizza Franchise. If wanting to occupy space as 1000 Degrees Pizza interested party would need to become a 1000 Degrees Pizza franchisee. The franchise is NOT owned by the property owner.

*\*Keeping the 1000 Degrees Franchise is preferred but not required.*



**Eastside Commons in Brookings, SD is located in a high traffic location along 22nd Avenue South and features a variety of commercial leasing options for office or retail businesses.**

## Businesses Located at Eastside Commons:

- Audiology Services
- Anytime Fitness
- BPC Plasma
- Brookings Liquor Store
- Carpy's Pub
- Farmers Insurance
- Hy-Vee Grocery
- Hy-Vee Gas
- Independent Living Choices
- Lutheran Social Services
- Mutual of Omaha - Todd Haggerty
- Murry Chiropractic
- Metro by T-Mobile
- Nail City
- Right at Home
- Sake Hitachi & Sushi
- T&L Quick Care
- VRS Certified Public Accountants & Consultants