

HEATHER RIDGE OFFICE PARK SUBLEASE

6340 South Western Avenue Sioux Falls SD 57108 – Suites 110 & 130

**FOR
LEASE**



Sublease Through October 2021



SIZE

Suite 110:
1,518 SF
Suite 130:
657 SF



PRICE

LEASE RATE:
\$15.75 PSF NNN
ESTIMATED NNN:
\$6.44 PSF



LOCATION

On S Western Ave & the corner of W LaQuinta St, between busy W 69th St & W 85th St intersections.



LAYOUT

Suite 110:
Reception area, 1 private office, meeting room & open area with 3 half walls for 4 office spaces, a kitchenette & work area.



LAYOUT

Suite 130:
Reception area with hall to 3 separate office spaces.

Building provides common area restrooms.



NEIGHBORS

First Dakota Title, Bangs & McCullen Law Firm, Edward Jones, Pernell Insurance, 605 Real Estate, Kim Keiser & Associates, Bartels Counseling, Wells Fargo Advisor, 605 Real Estate & more .

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.351.5512

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BUILDING, 2 ENTRIES, MONUMENT SIGNAGE



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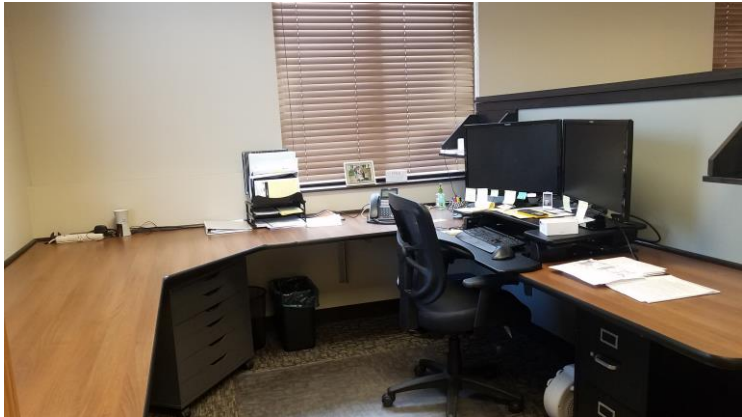
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Suite 110



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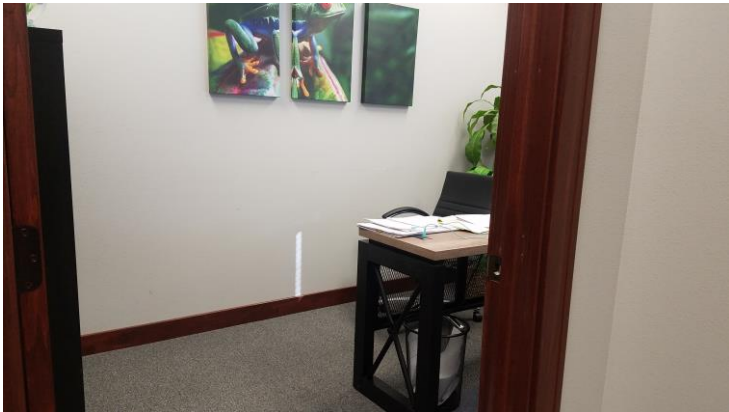
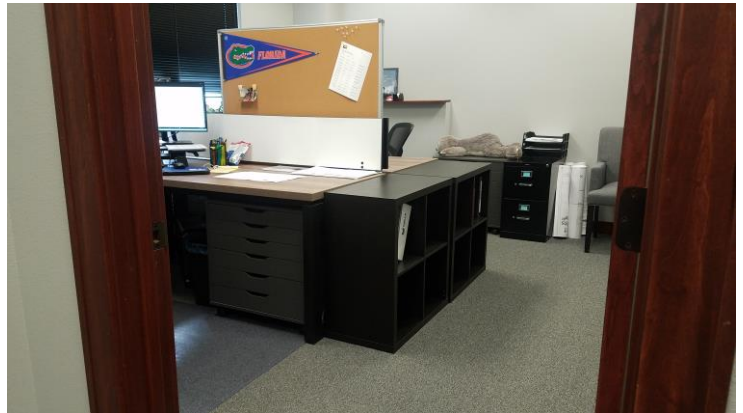
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Suite 130

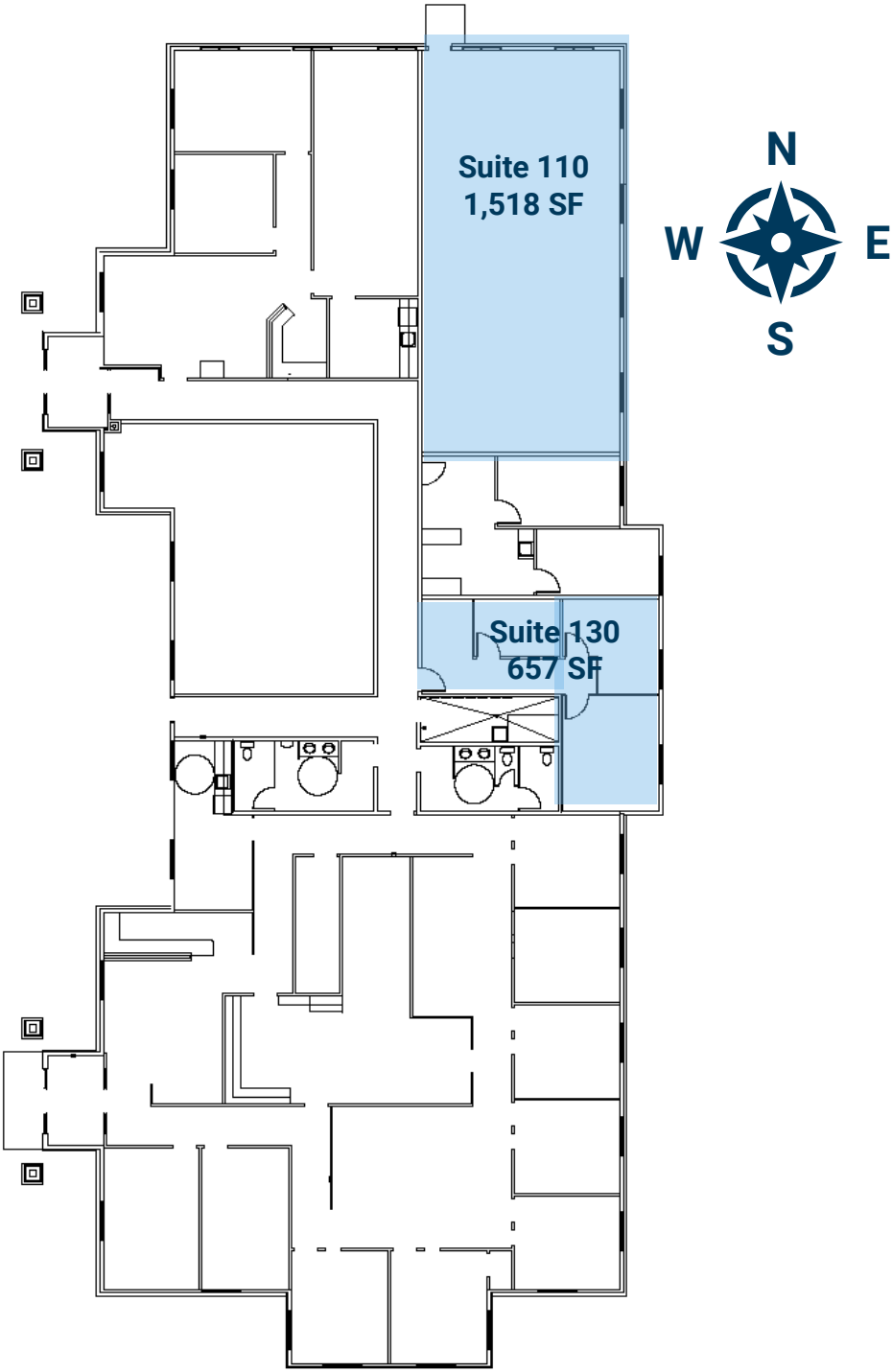


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FLOORPLAN



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AREA MAP



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