

**FOR
LEASE**

HEATHER RIDGE OFFICE PARK

6330 South Western Avenue Sioux Falls SD 57108 – Suite 100



Professional Office Building



SIZE
1,613 SF



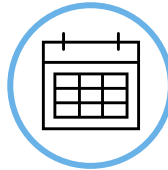
PRICE
LEASE RATE:
\$18.75 PSF NNN
ESTIMATED NNN:
\$6.50 PSF



LOCATION
Just south of 69th Street on S. Western Avenue. This office park is visible to traffic with convenient access to nearby restaurants and retail.



LAYOUT
Welcoming reception area, kitchenette, 4 offices with large windows, conference room and a file/copy room.



AVAILABLE
Move In Ready



CO-TENANCY
First Dakota Title, Bangs & McCullen Law Firm, Edward Jones, Pernell Insurance, 605 Real Estate, Kim Keiser & Associates, Bartels Counseling, Wells Fargo Advisors

Information deemed reliable but not guaranteed.



605.361.8211 | VBClink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



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AREA MAP



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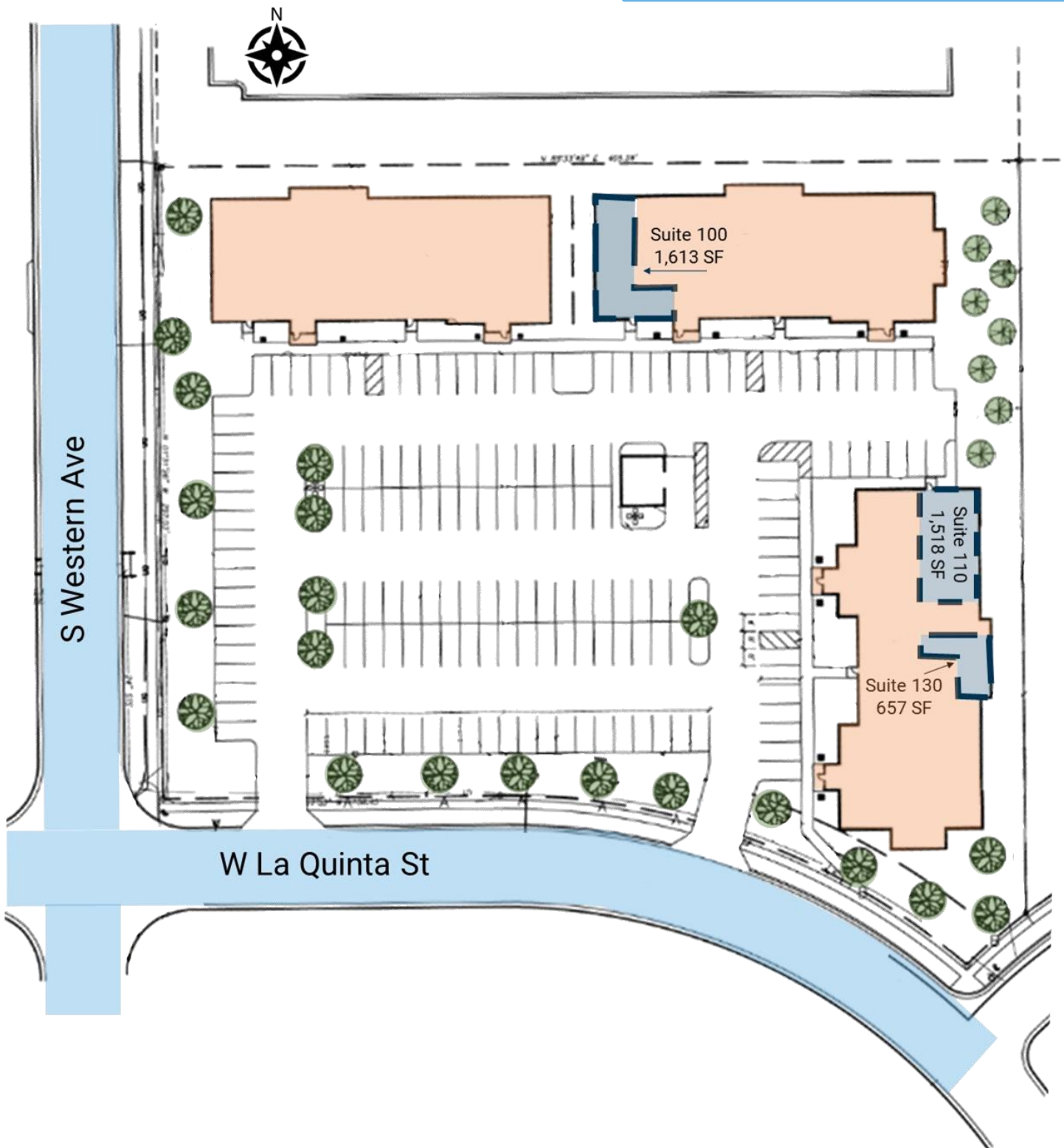
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SITE PLAN



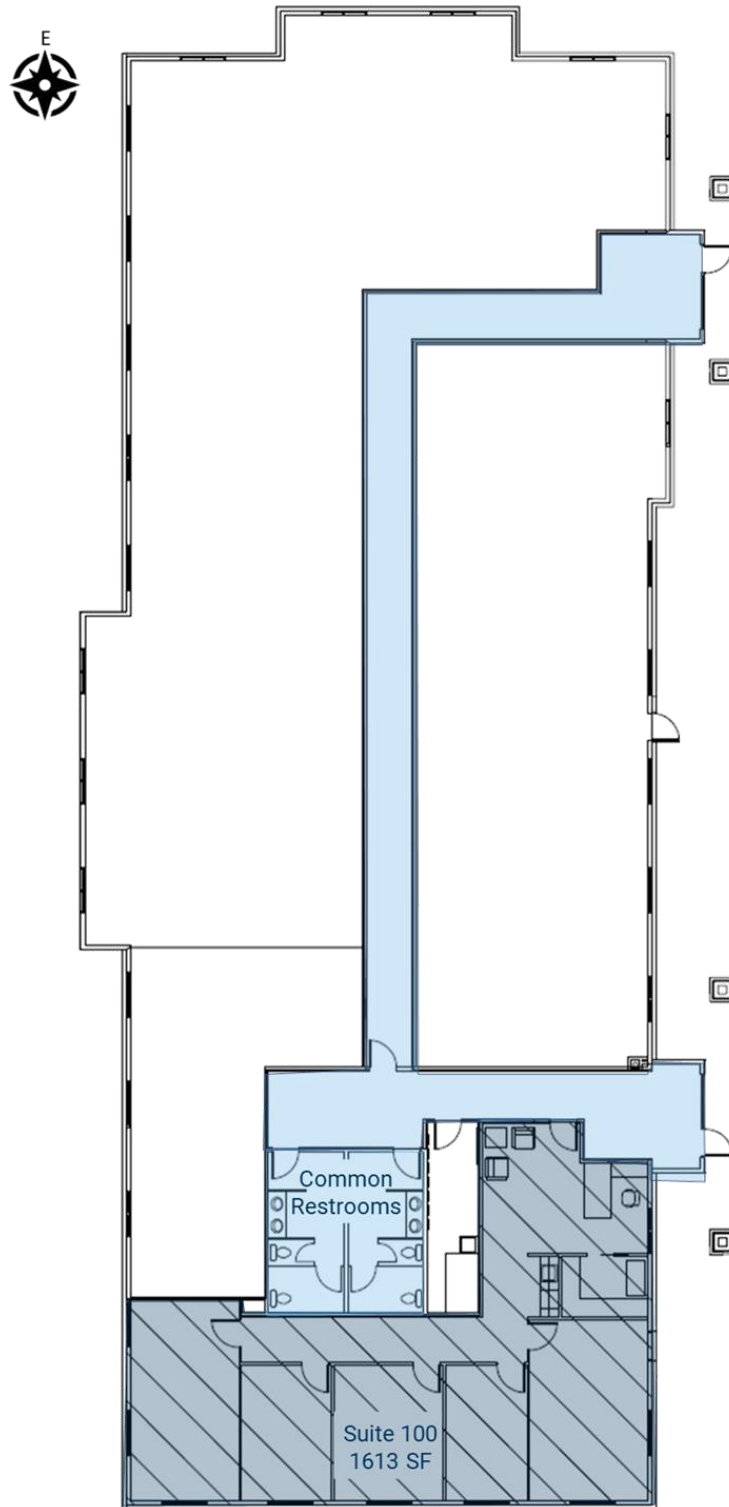
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BUILDING 2 FLOOR PLAN



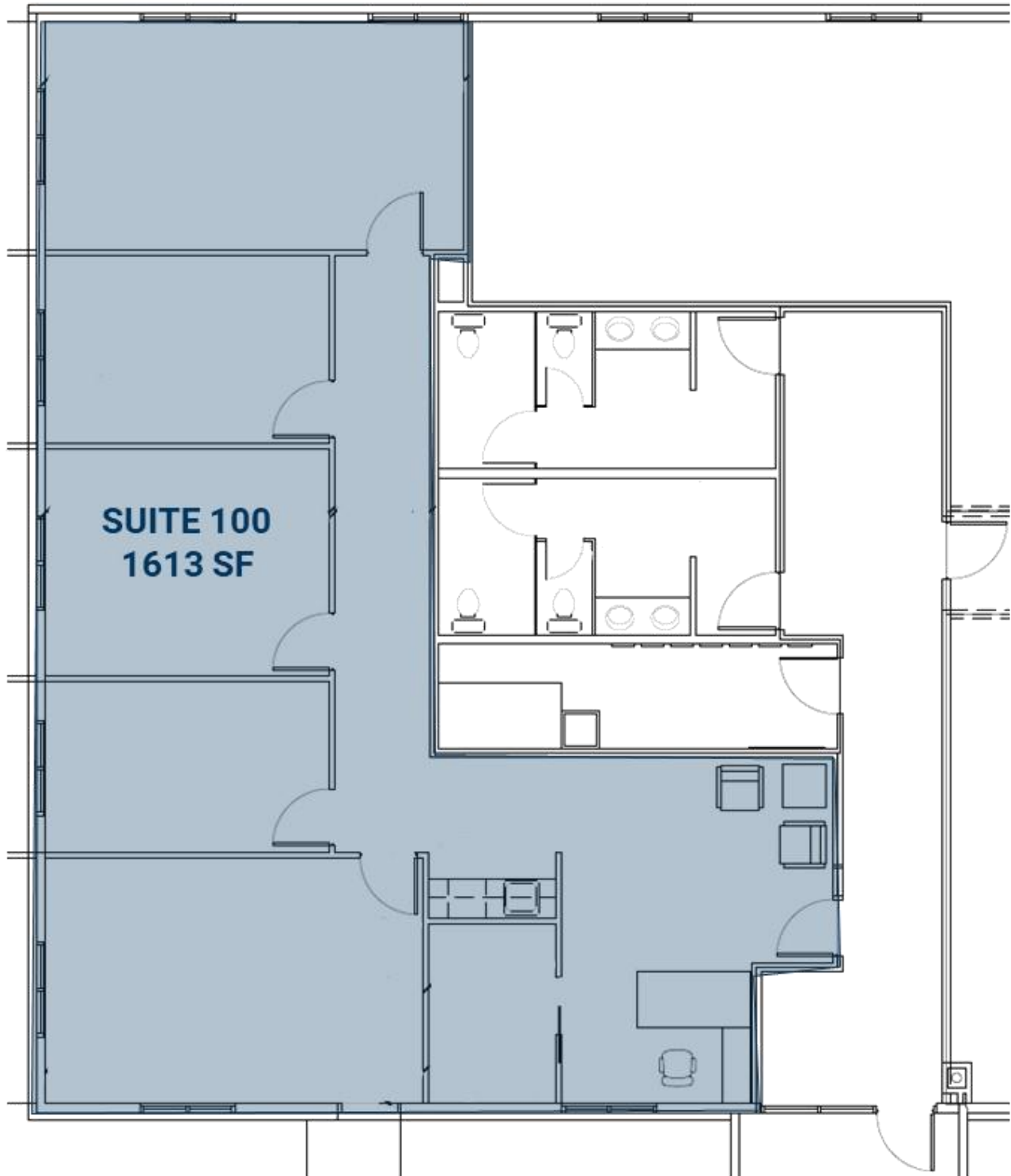
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SUITE FLOOR PLAN



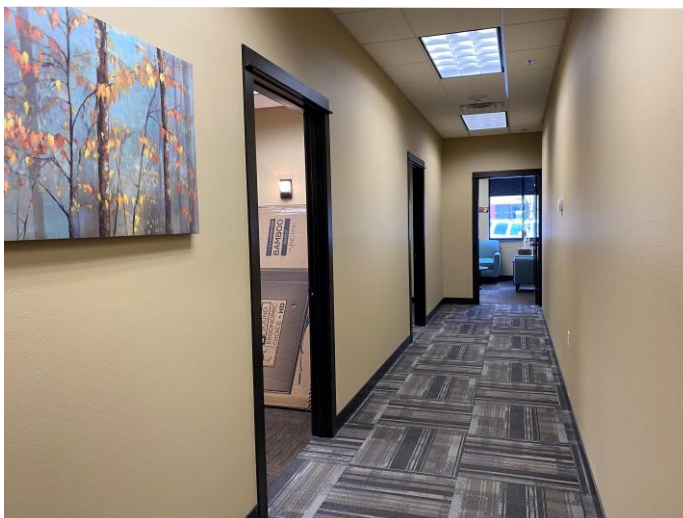
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PHOTO GALLERY



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