

# HEATHER RIDGE OFFICE PARK

6330 South Western Avenue Sioux Falls SD 57108 – Suite 100

**FOR  
LEASE**



## Professional Office Building



**SIZE**  
1,613 SF



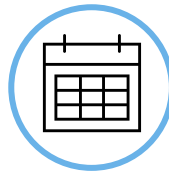
**PRICE**  
**LEASE RATE:**  
\$18.75 PSF NNN  
**ESTIMATED NNN:**  
\$6.44 PSF



**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](http://VBClink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



**605.351.5512**  
[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

# AREA MAP



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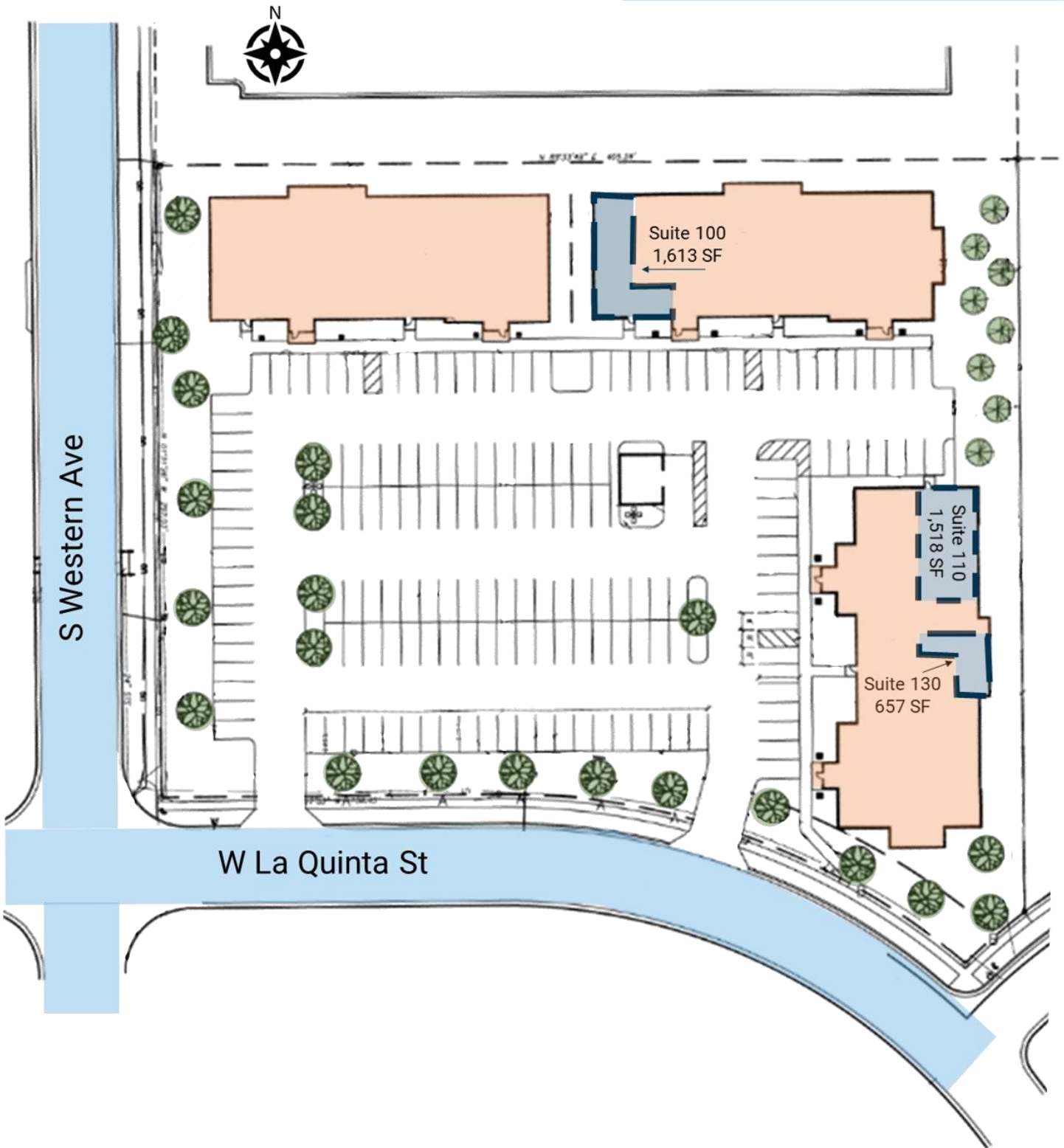
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SITE PLAN



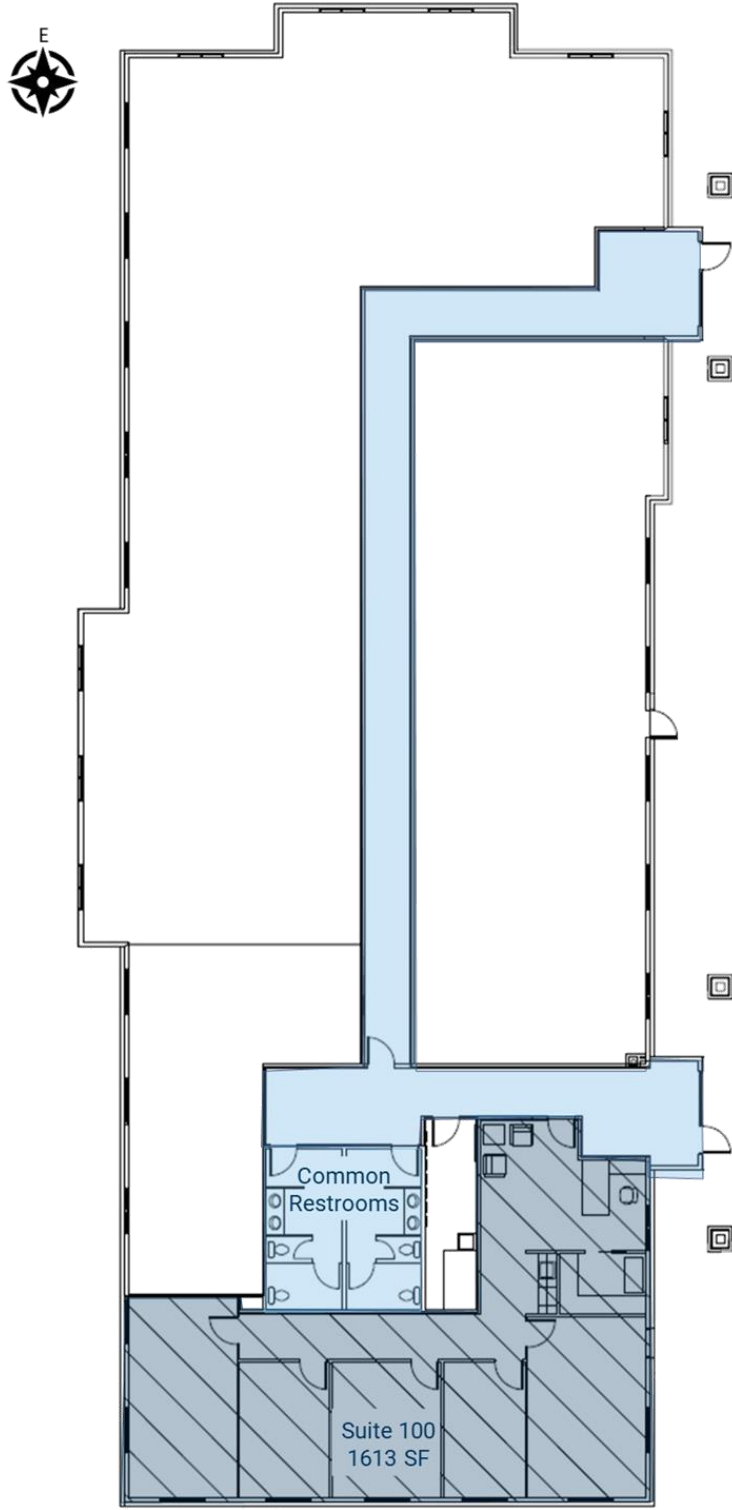
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# BUILDING 2 FLOOR PLAN



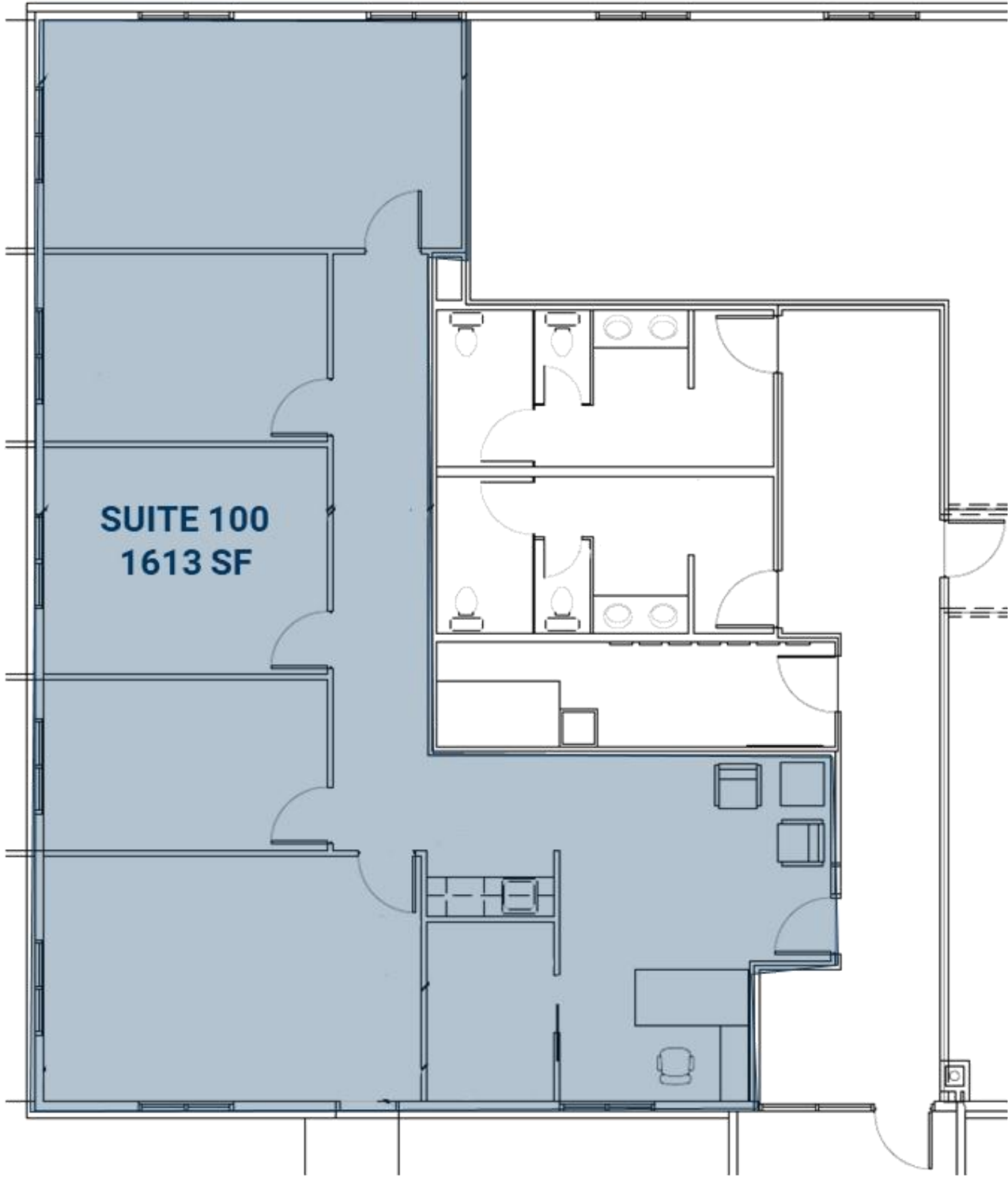
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SUITE FLOOR PLAN



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# PHOTO GALLERY



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