

**FOR  
SUBLEASE**

# HEATHER RIDGE OFFICE PARK

CUSTOM OFFICE SPACE IN SOUTHWEST SIOUX FALLS



6320 S WESTERN AVE, SUITE 150  
SIOUX FALLS, SD 57108



## SIZE

2,280 sq. ft.



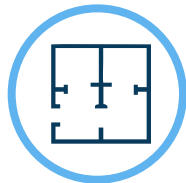
## PRICE

\$20 PSF NNN  
NNN Estimated  
at \$6.50 PSF



## LOCATION

Near the corner of  
69th Street and  
Western Avenue



## LAYOUT

Beautiful lobby,  
6 offices, break area  
and in suite restrooms



## OCCUPANCY

September 1, 2023  
Lease runs through  
October 31, 2027



## COTENANCY

Wells Fargo Advisors, First  
Dakota Title, Edward Jones,  
Bangs McCullen Law Firm,  
Charlie's Pizza, McNally's  
Irish Pub, and Faini Designs  
Jewelry Studio

Information deemed reliable, but not guaranteed.



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# AERIAL MAP

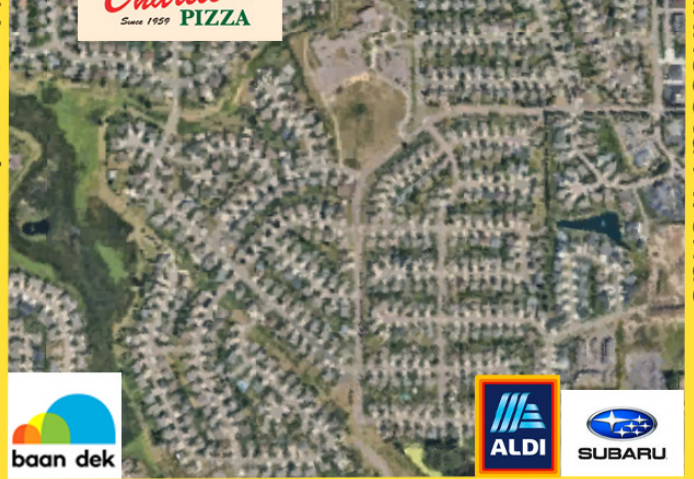


69th Street

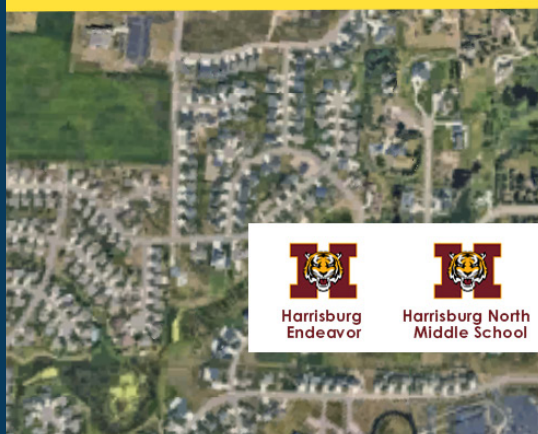


Western Avenue

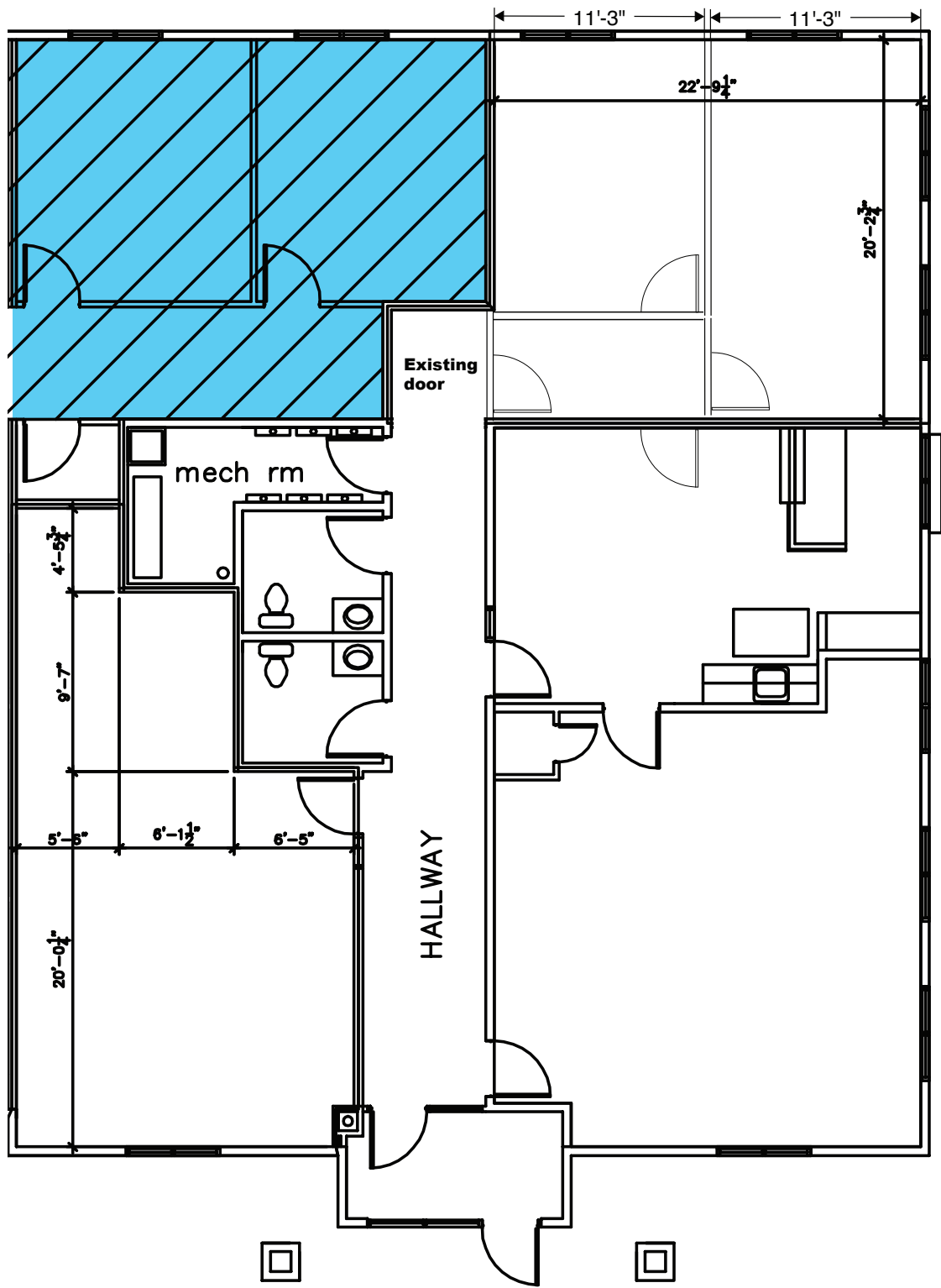
Minnesota Avenue



85th Street



# FLOOR PLAN





# PHOTOS: INTERIOR





# PHOTOS: INTERIOR





# PHOTOS: INTERIOR

