

**FOR  
LEASE**

# GRAND ARBOR OFFICE

85TH STREET & WESTERN AVENUE



7520 SOUTH GRAND ARBOR COURT  
SIOUX FALLS, SD 57108



## SIZE

Suite 110: 574 sq. ft.  
Suite 120: 351 sq. ft.  
Suite 125: 399 sq. ft.  
Suite 130: 535 sq. ft.  
Suite 131: 200 sq. ft.  
Suite 132: 233 sq. ft.  
Suite 133: 263 sq. ft.  
Suite 134: 187 sq. ft.  
Suite 135: 816 sq. ft.  
Suite 136: 529 sq. ft.  
Suite 150: 791 sq. ft.



## PRICE

Suite 110: \$1,650/month\*  
Suite 120: \$1,000/month\*  
Suite 125: \$1,150/month\*  
Suite 130: \$1,500/month\*  
Suite 131: \$570/month\*  
Suite 132: \$660/month\*  
Suite 133: \$750/month\*  
Suite 134: \$530/month\*  
Suite 135: \$2,300/month\*  
Suite 136: \$1,500/month\*  
Suite 150: \$2,250/month\*  
\*includes utilities



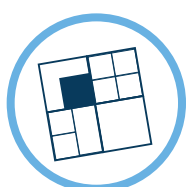
## COTENANCY

The Baan Dek Montessori,  
Legacy Law Firm, Kading,  
Kunstle & Goodhope,  
Kids 'R' Kids, SoDak Soda  
and Top Fitness



## TRAFFIC

10,700 vehicles  
per day



## ZONING

C-4 Commercial  
(Professional Offices)



## LOCATION

Southeast corner of  
85th St & Western Ave

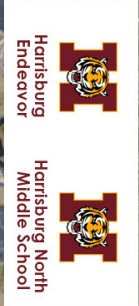
Information deemed reliable, but not guaranteed.



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Western Avenue



7520S Grand Court



85th Street



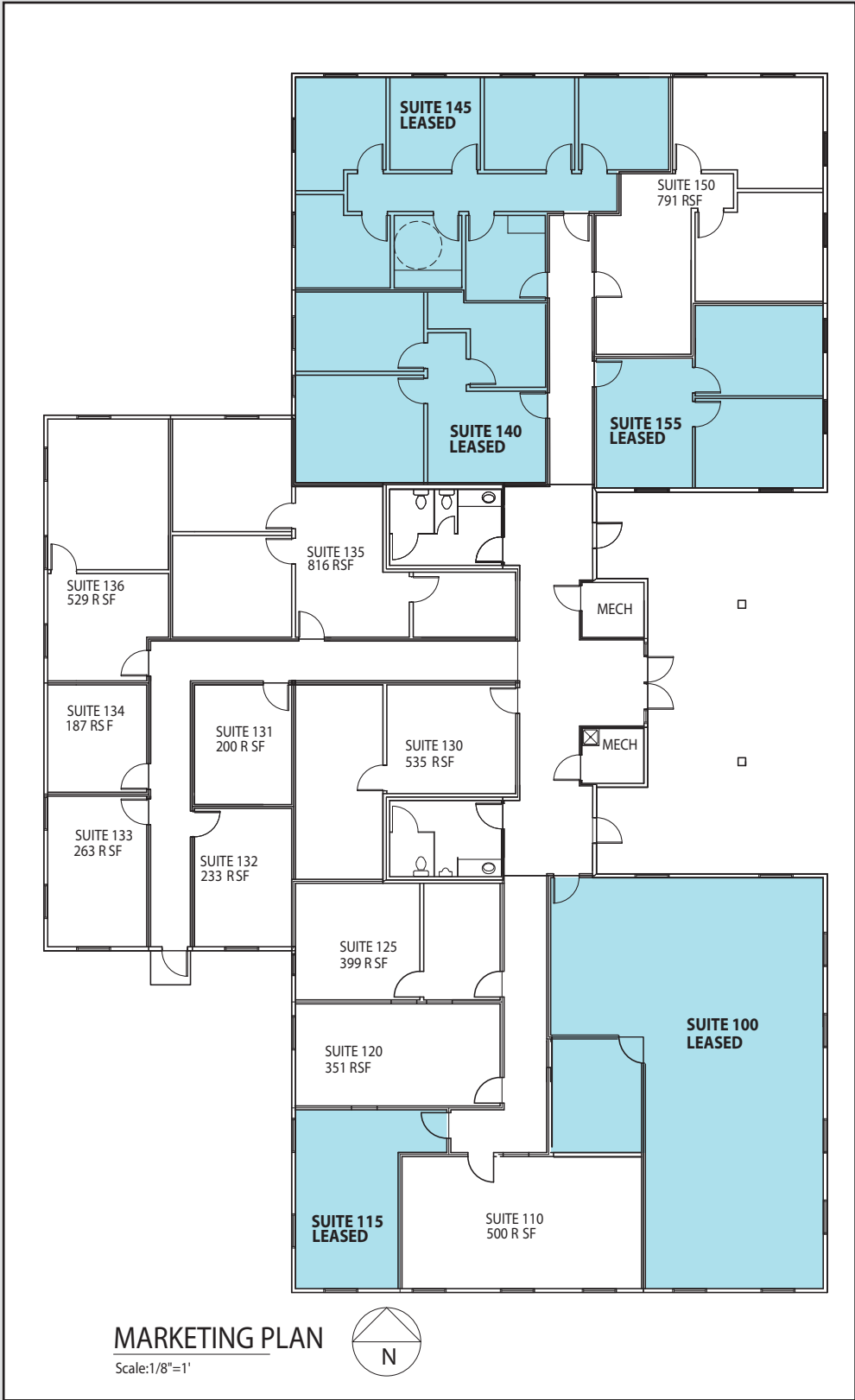
Minnesota Avenue



# AERIAL MAP



# FLOOR PLAN



# INTERIOR PHOTOS

