

**FOR  
LEASE**

# GRAND ARBOR OFFICE

85TH STREET & WESTERN AVENUE



7520 SOUTH GRAND ARBOR COURT  
SIOUX FALLS, SD 57108



## SIZE

Suite 110: 530 sq. ft.  
Suite 120: 351 sq. ft.  
Suite 130: 611 sq. ft.  
Suite 131: 228 sq. ft.  
Suite 132: 265 sq. ft.  
Suite 133: 300 sq. ft.  
Suite 134: 213 sq. ft.  
Suite 135: 931 sq. ft.  
Suite 136: 605 sq. ft.



## PRICE

Suite 110: \$1,500/month\*  
Suite 120: \$995/month\*  
Suite 130: \$1,725/month\*  
Suite 131: \$650/month\*  
Suite 132: \$750/month\*  
Suite 133: \$850/month\*  
Suite 134: \$600/month\*  
Suite 135: \$2,635/month\*  
Suite 136: \$1,710/month\*  
\*includes utilities



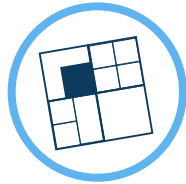
## COTENANCY

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.

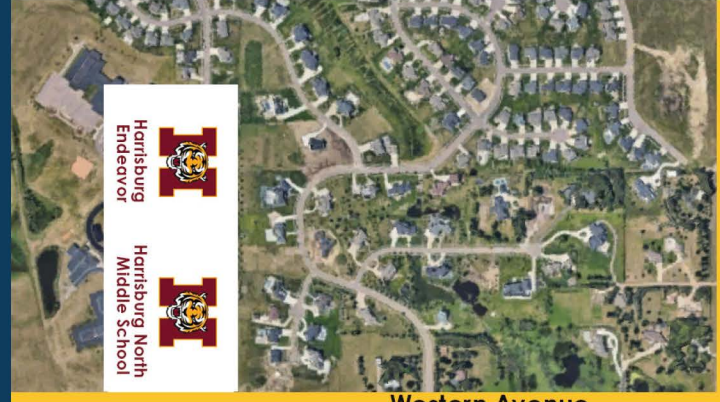


2571 S Westlake Drive #100  
Sioux Falls, SD 57106  
605.361.8211 | VBCcommercial.com



**605.310.4509**  
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Western Avenue



85th Street



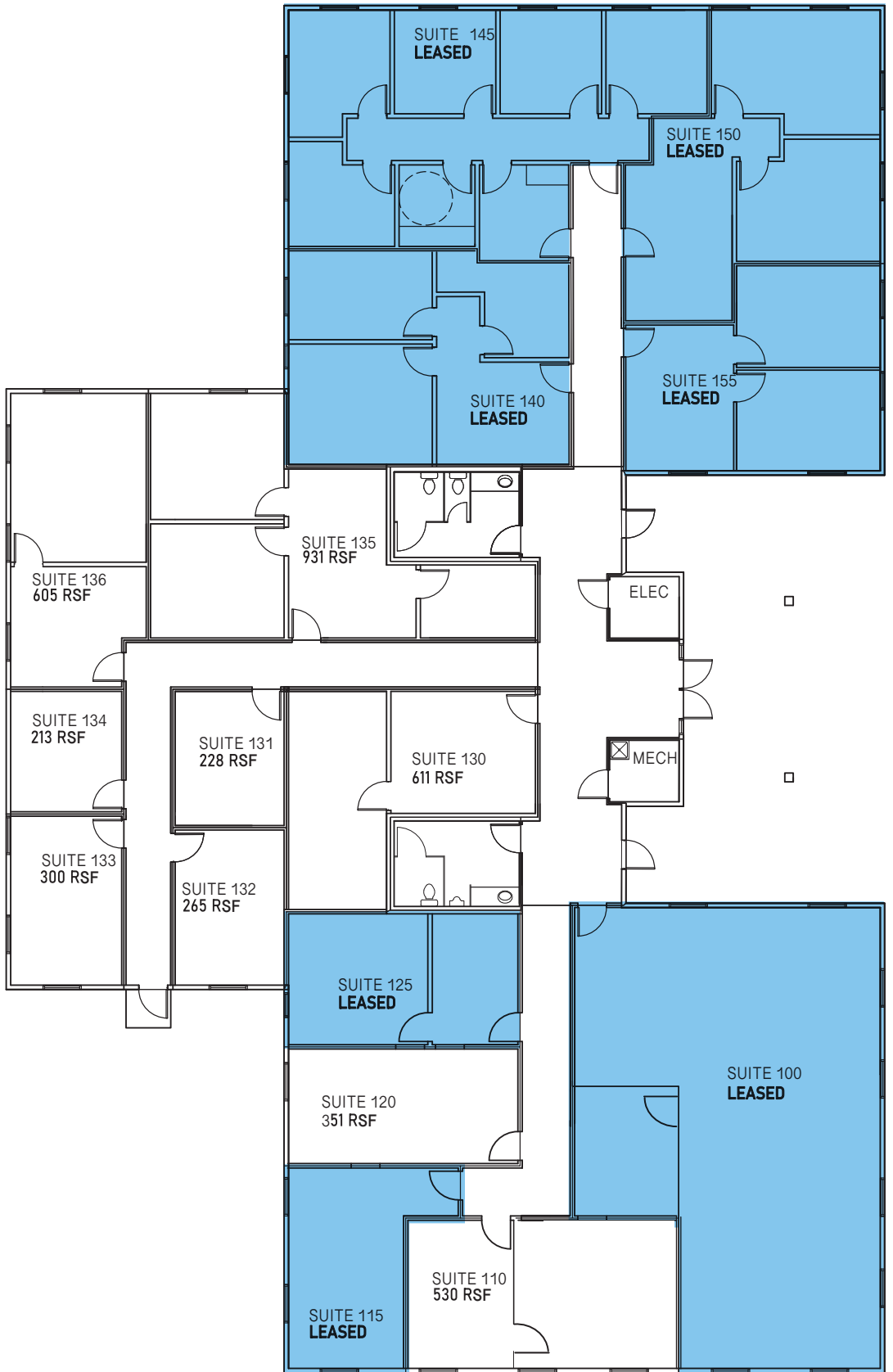
Minnesota Avenue



# AERIAL MAP

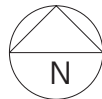


# FLOOR PLAN



MARKETING PLAN

Scale: 1/8"=1'





# INTERIOR PHOTOS

