

**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 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 135: \$2,635/month*
Suite 136: \$1,710/month*
*includes utilities



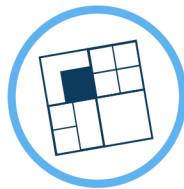
COTENANCY

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
mike.knudson@vbclink.com



Western Avenue



85th Street

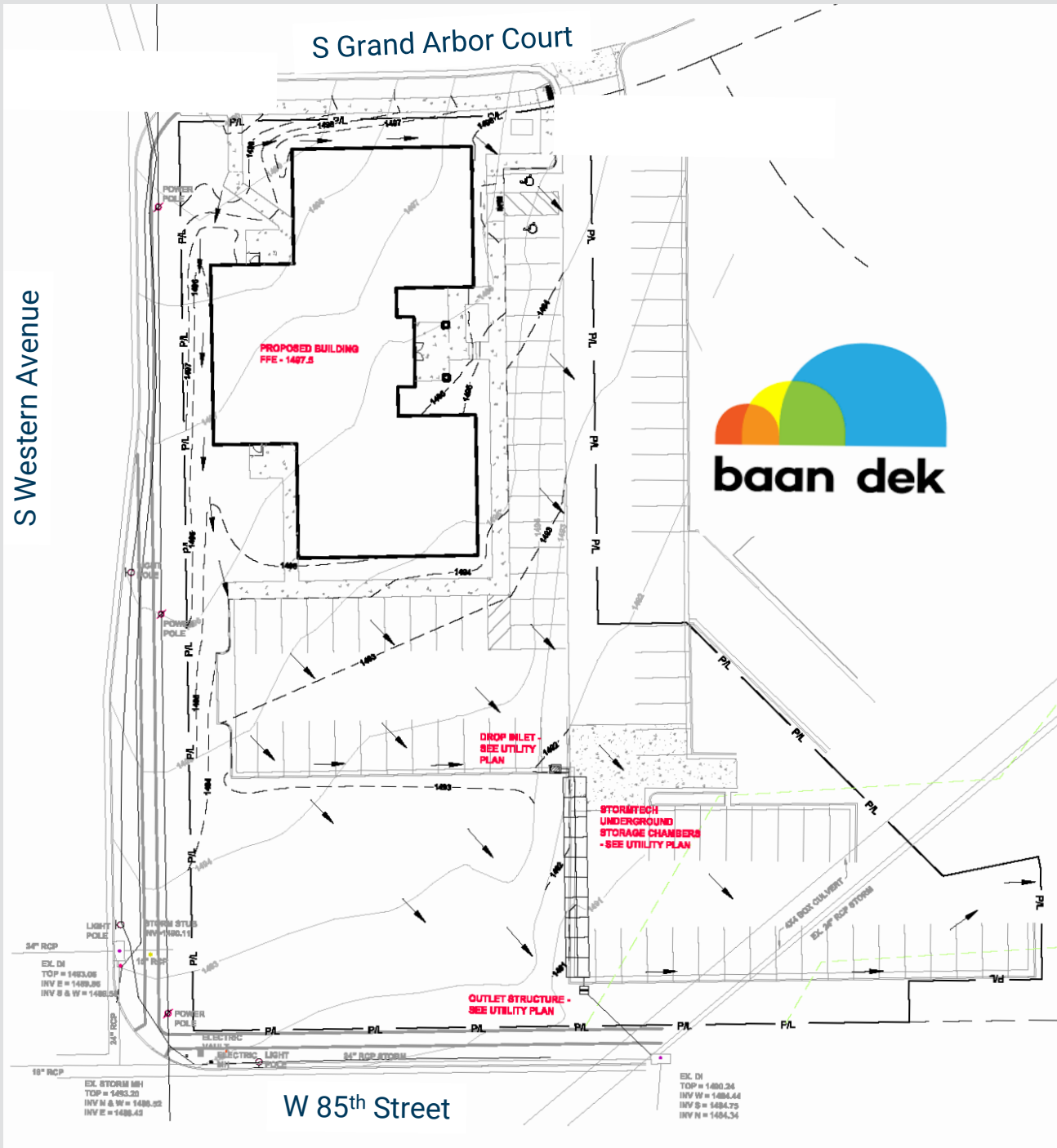


Minnesota Avenue

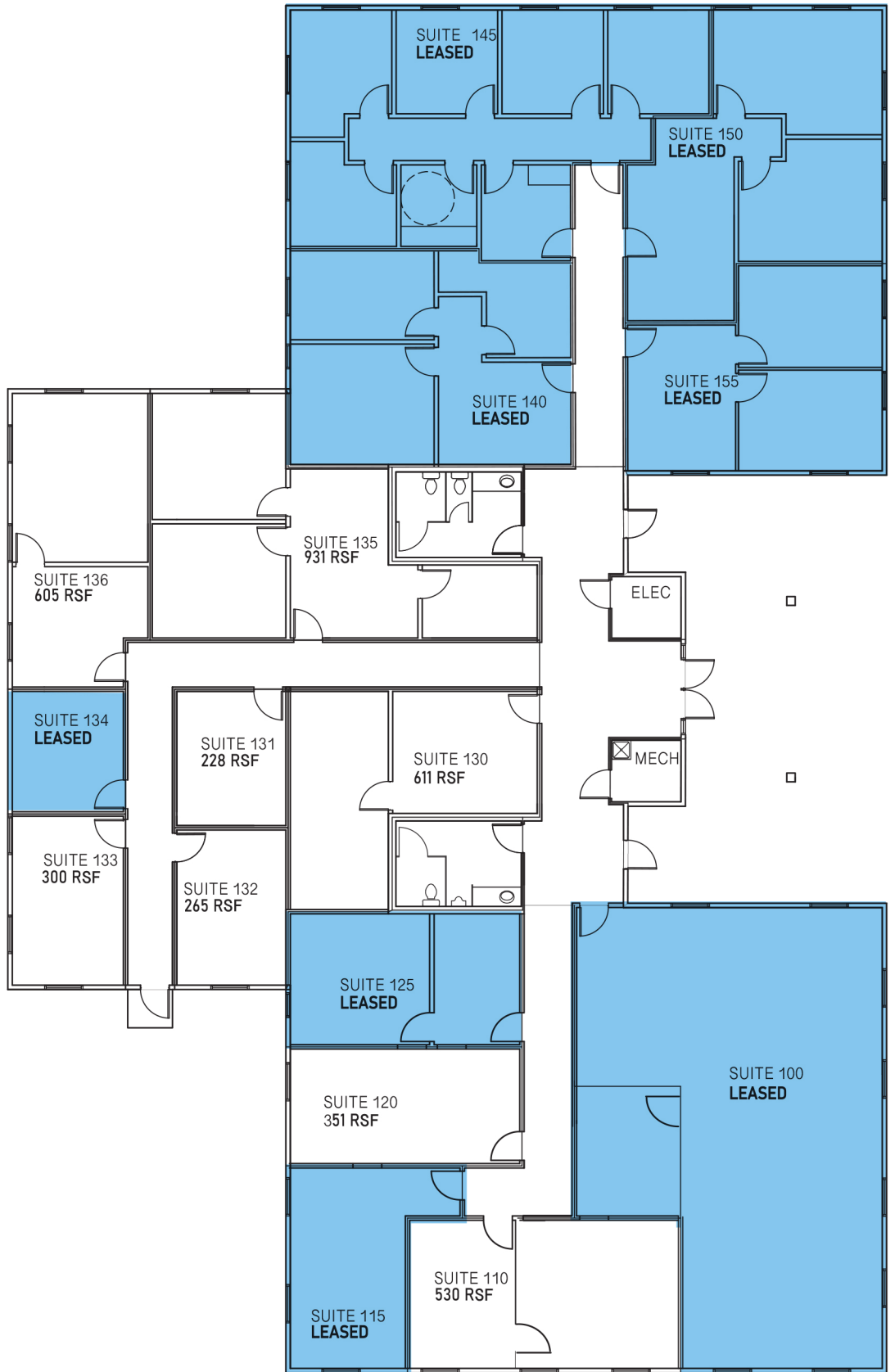


AERIAL MAP

SITE PLAN

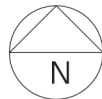


FLOOR PLAN



MARKETING PLAN

Scale: 1/8"=1'



INTERIOR PHOTOS

