

**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 130-135: 3,152 sq.ft.  
(subdividable)  
Suite 150: 791 sq.ft.



## PRICE

Suite 110: \$1,650/month\*  
Suite 120: \$1,000/month\*  
Suite 125: \$1,150/month\*  
Suites 130-135: \$25 PSF (NNN)  
NNN estimated at \$7.30 PSF  
Suite 150: \$2,250/month\*  
\*includes utilities



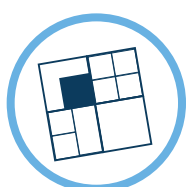
## LOCATION

Southeast corner of  
85th St & Western Ave



## TRAFFIC

10,700 vehicles  
per day



## ZONING

C-4 Commercial  
(Professional Offices)



## COTENANCY

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

Information deemed reliable, but not guaranteed.



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**KADING, KUNSTLE & GOODHOPE, LLP**  
ATTORNEYS AT LAW

**LEGACY LAW FIRM, P.C.**  
Legacy Law Firm, P.C. is a member of the Legacy Law Firm Group, a national law firm serving clients in over 20 states.

**SōDak**  
soda  
gourmet soda bar

**Kids R Kids**  
Academics • Activities

**Harrisburg Endeavor**

**Harrisburg North Middle School**

Western Avenue

**Harrisburg Journey**

**7520S Grand Court**

**boon dek**

**ALDI**

**SUBARU**

**85th Street**

**RELIABANK**

**verizon**

**Pizza That**

**Walmart**  
Save money. Live better.

**TRAVEL CHISLIC**

**BURGER KING**

**SCOOTERS**

Minnesota Avenue

**McDonald's**

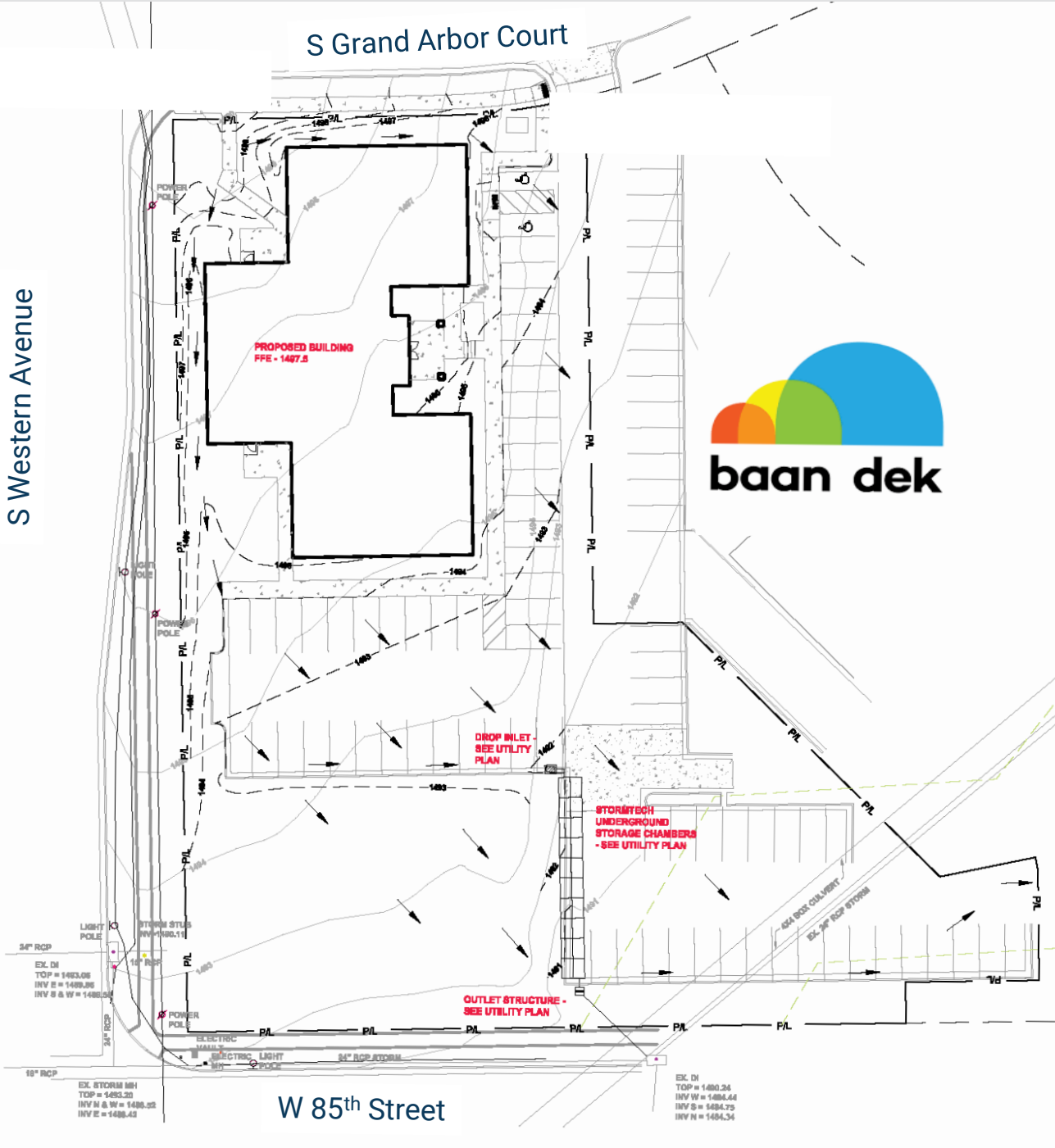
**CIRCLE K**

**SIoux FALLS URGENT CARE**

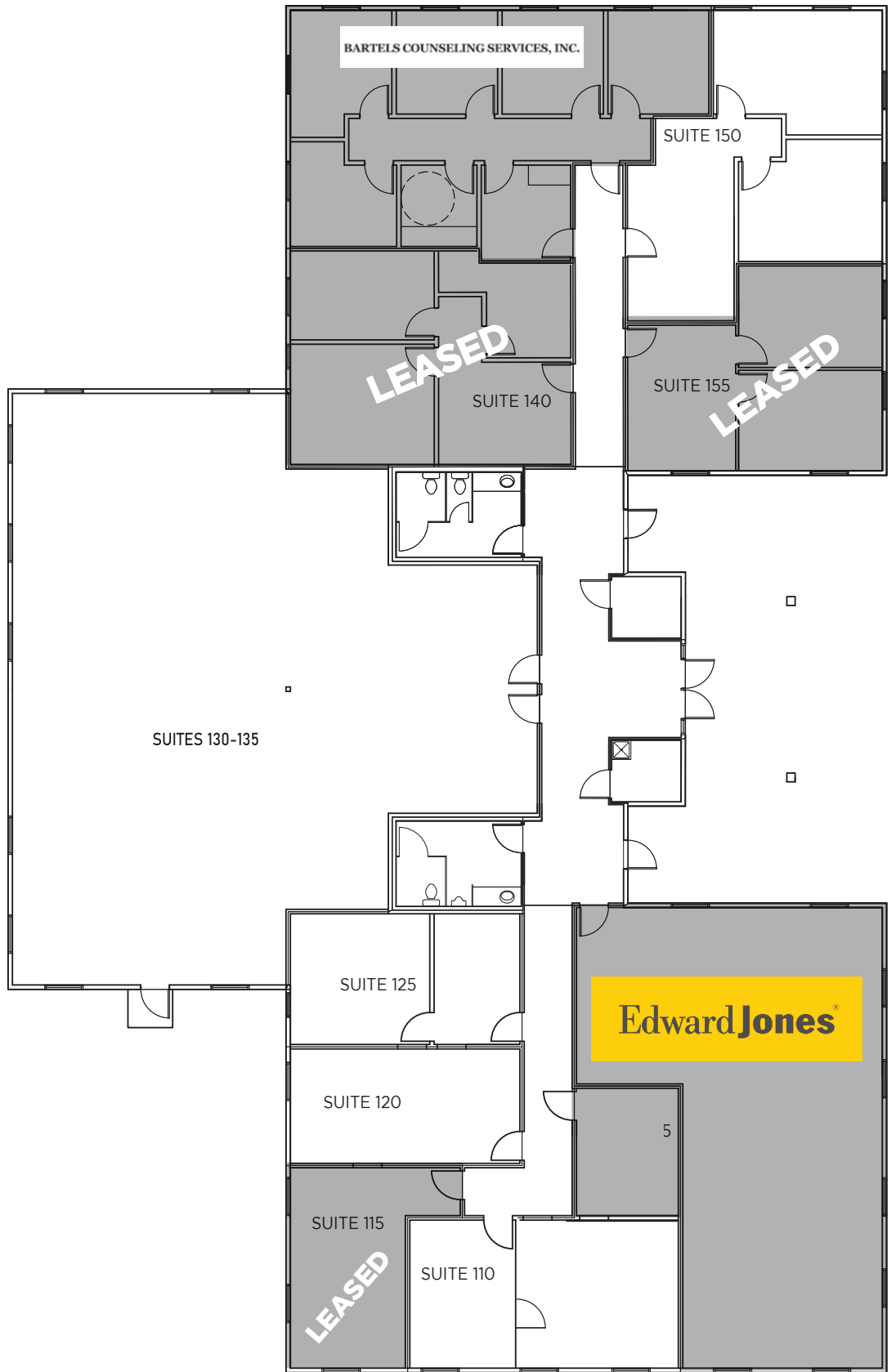


# AERIAL MAP

# SITE PLAN



# FLOOR PLAN



MARKETING PLAN

Scale: 1/8"=1'



# ELEVATIONS

