

**FOR
LEASE**

Multispecialty Wellness Building

7000 S. Lyncrest Place, Sioux Falls, SD 57108



Turn-Key Professional Medical Office & Exam Space



SIZE

1,457 RSF



PRICE

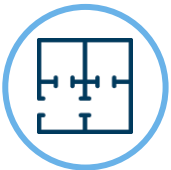
\$6,000/month
(GROSS)

Includes FF&E, shared use of reception desk & conference room. Several amenities included.



LOCATION

Highly visible location on the primary commuter route between Harrisburg and Sioux Falls.



LAYOUT

This medical center and spa inspired space has an opportunity for an independent medical professional who needs 2 private offices, one billing & coding room and 3 exam rooms, plus more...



TRAFFIC

S Minnesota Ave:
13,100 cars per day

85th Street:
9,100 cars per day



CO-TENANCY

Allure Health, ivClub, The Wine Bar at Allure, Starbucks, Tinner's Public House, Bright Eyes Daycare, ABC Dentistry, McDonald's, Circle K, Schulte Subaru, Walmart Supercenter, Burger King, Dollar Tree

Information deemed reliable but not guaranteed.



605.361.8211 | VBclink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.310.4509
mike.knudson@vbclink.com

AREA RETAIL MAP



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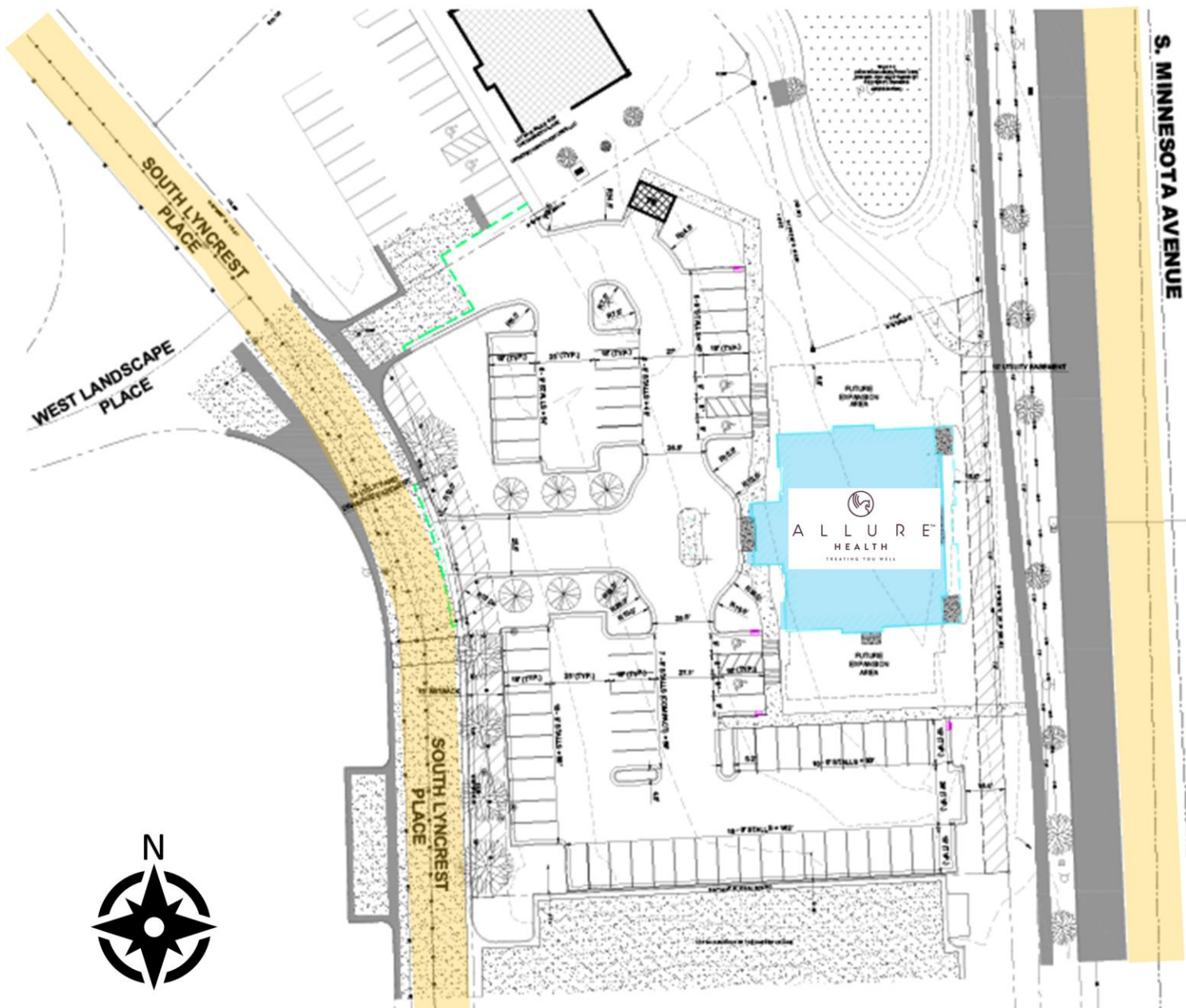
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SITE PLAN



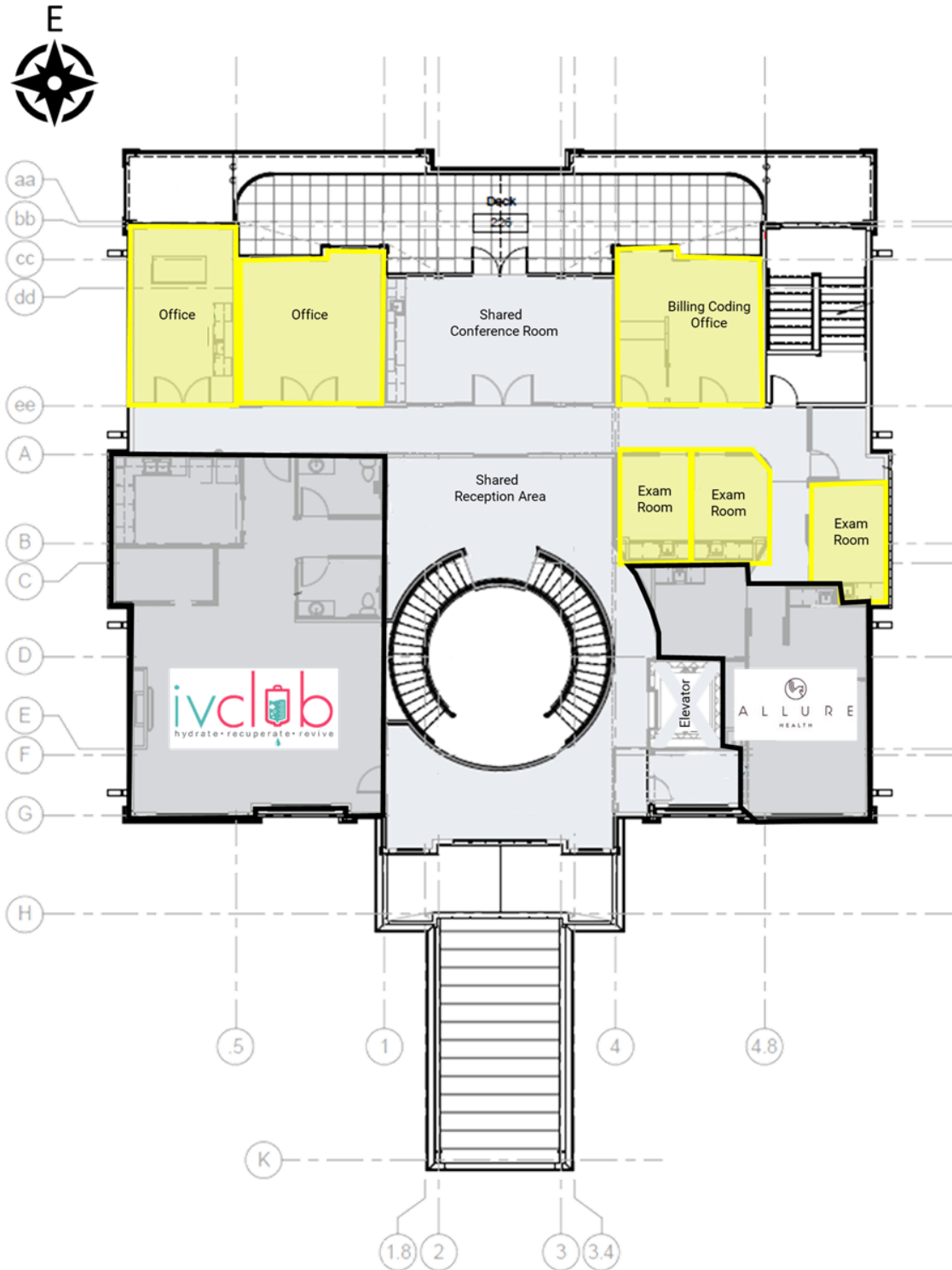
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2ND FLOOR MEDICAL OFFICE



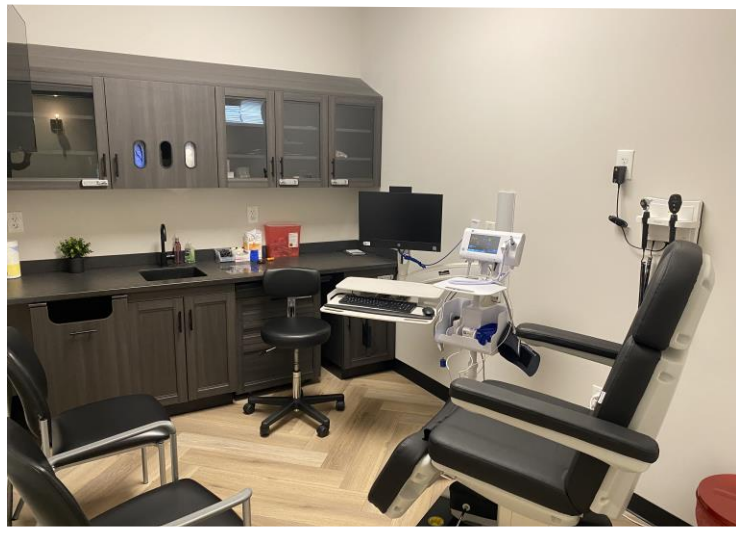
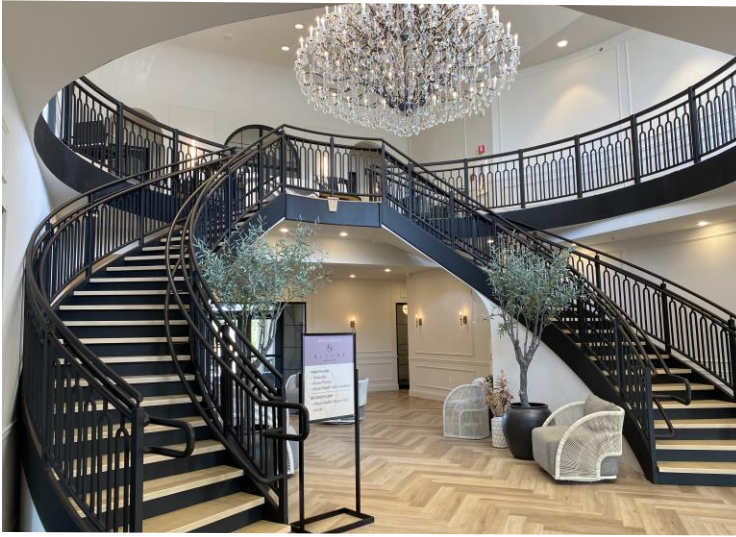
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PHOTO GALLERY



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