

**FOR  
LEASE**

# Multispecialty Wellness Building

7000 S. Lyncrest Place, Sioux Falls, SD 57108



## Turn-Key Professional Medical Office & Exam Space



### SIZE

853 RSF



### PRICE

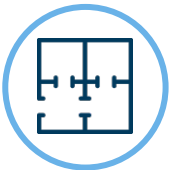
\$5,000/month  
(GROSS + Utilities + Cleaning)

Includes FF&E and shared use of 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 a private office and two exam rooms.



### TRAFFIC

S Minnesota Ave:  
13,100 cars per day

85<sup>th</sup> Street:  
9,100 cars per day



### CO-TENANCY

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](http://VBclink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.310.4509  
[mike.knudson@vbclink.com](mailto:mike.knudson@vbclink.com)

# AREA RETAIL MAP



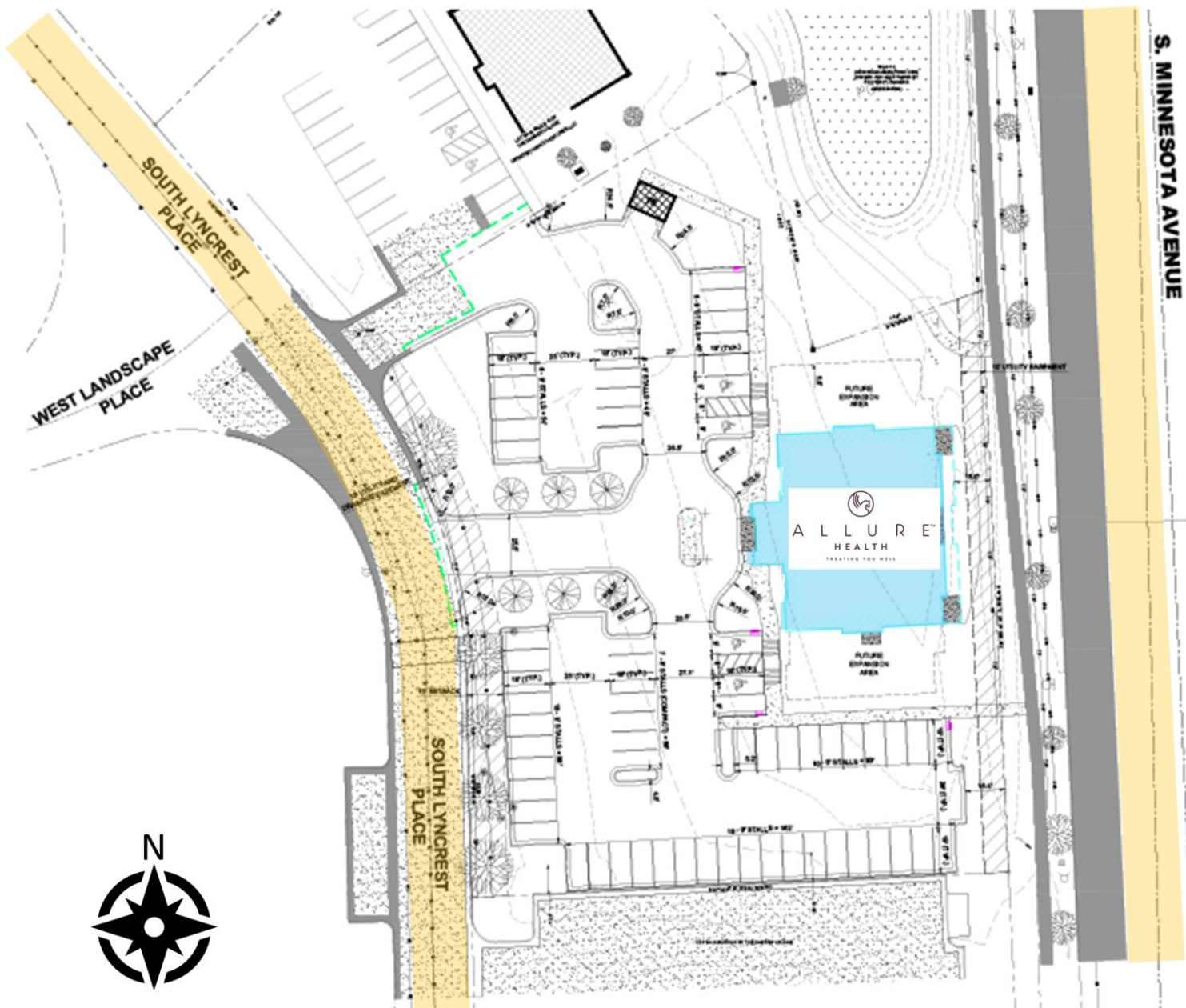
605.361.8211 | [VBClink.com](http://VBClink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.310.4509  
[mike.knudson@vbclink.com](mailto:mike.knudson@vbclink.com)

# SITE PLAN



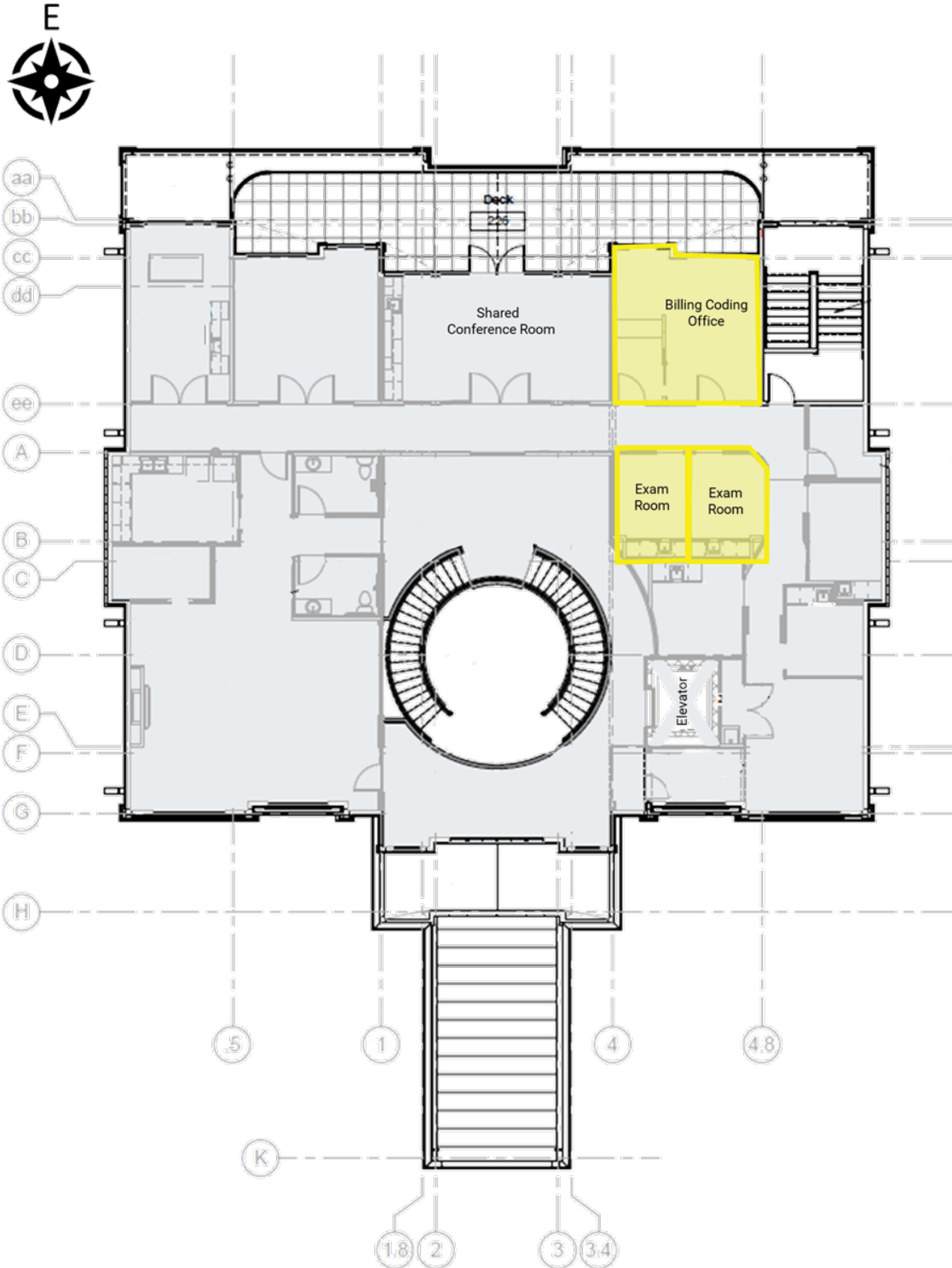
605.361.8211 | [VBCLink.com](http://VBCLink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.310.4509  
[mike.knudson@vbclink.com](mailto:mike.knudson@vbclink.com)

# 2ND FLOOR MEDICAL OFFICE



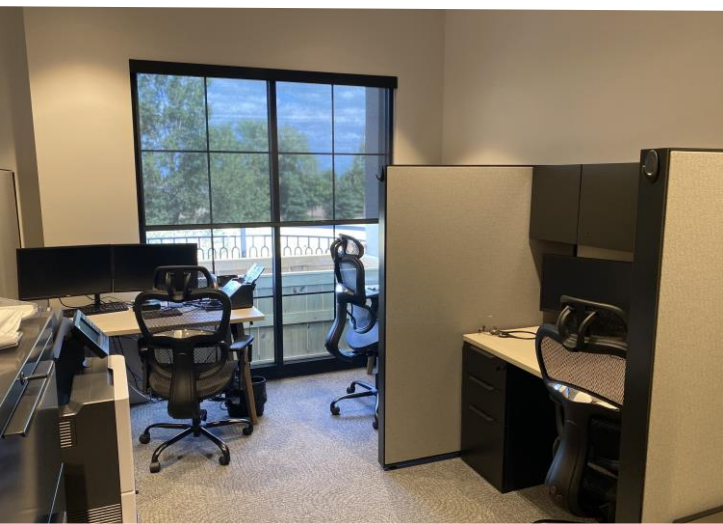
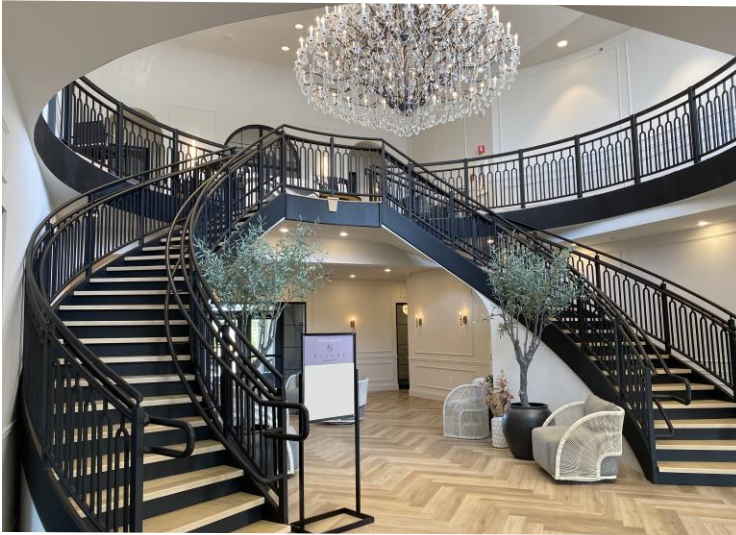
605.361.8211 | [VBCLink.com](http://VBCLink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.310.4509  
[mike.knudson@vbclink.com](mailto:mike.knudson@vbclink.com)

PHOTO GALLERY



605.361.8211 | [VBCLink.com](http://VBCLink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.310.4509  
[mike.knudson@vbclink.com](mailto:mike.knudson@vbclink.com)