

HEATHER RIDGE OFFICE PARK

6340 South Western Avenue, Sioux Falls, SD 57108

SUITE 160

FOR
LEASE



Convenient End-Cap Suite in 69th and Western Area



SIZE
4,722 SF

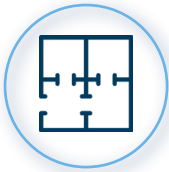


PRICE
\$20.00 PSF (NNN)

Estimated NNN
\$8.50 PSF



LOCATION
Just south of 69th St. on S. Western Avenue. This office park has ample parking and is visible to traffic with convenient access to nearby restaurants and retail.



LAYOUT
Office space includes a waiting area, 7 private offices, file/work area, 2 conference rooms, breakroom, and common area restrooms.



AVAILABLE
Move-in ready



CO-TENANCY
First Dakota Title, Mariner Wealth Advisors, Starbucks, McNally's Irish Pub, Charlie's Pizza, Faini Design Jewelry Studio, Daily Clean Food, 22 Ten Kitchen & Cocktails, The Bridges at 57th Street.

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
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AREA MAP

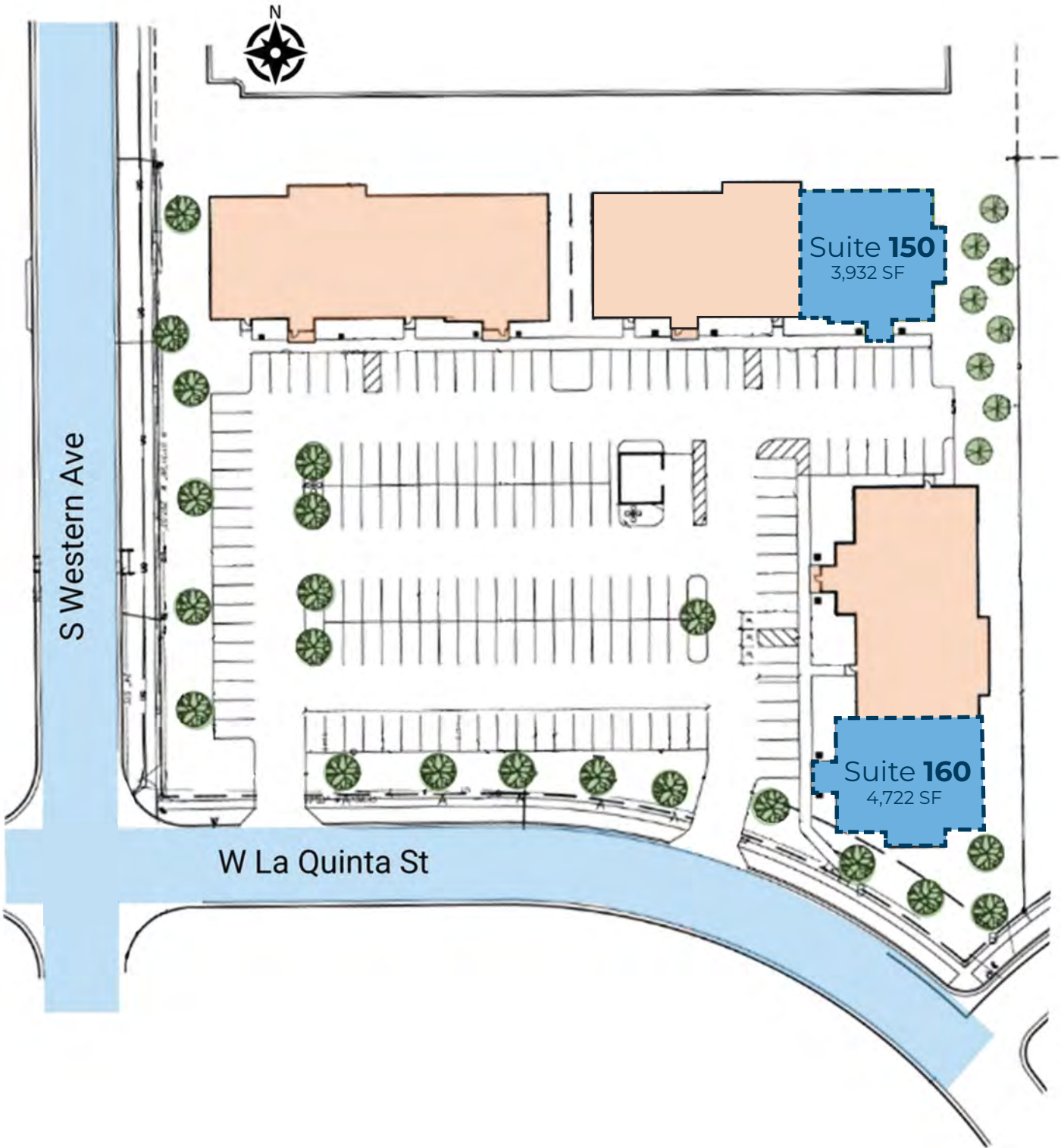


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SITEPLAN



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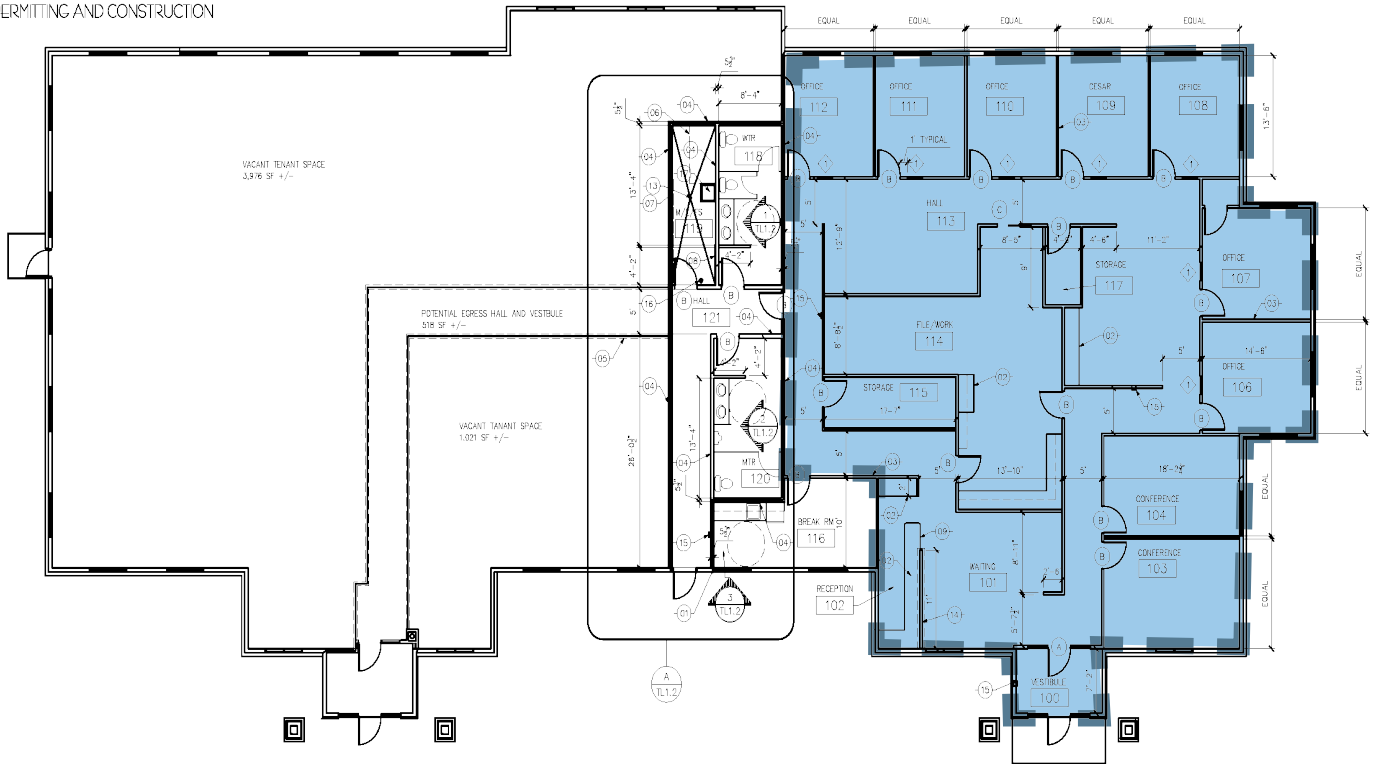
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FLOORPLAN

Suite 160
4,722 SF



RELEASED FOR PERMITTING AND CONSTRUCTION



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PHOTO GALLERY



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