

# HEATHER RIDGE OFFICE PARK

6340 South Western Avenue, Sioux Falls, SD 57108

SUITE 160

**FOR  
LEASE**



## Convenient End-Cap Suite



### SIZE

4,722 sqft



### PRICE

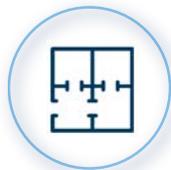
\$20.00 psf (NNN)

Estimated NNN:  
\$8.50 psf



### LOCATION

Just south of 69th Street on South 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, seven private offices, file / work area, two conference rooms, breakroom, and common area restrooms.



### AVAILABLE

Move-in ready



### AREA TENANTS

First Dakota Title, Wells Fargo Advisor, St. Croix Hospice, McNally's Irish Pub, Charlie's Pizza, Daily Clean Food & Drink, 22Ten Kitchen & Cocktails, The Bridges at 57<sup>th</sup> Street

Information deemed reliable but not guaranteed.



(605)-361-8211 | [vanbuskirkco.com](http://vanbuskirkco.com)

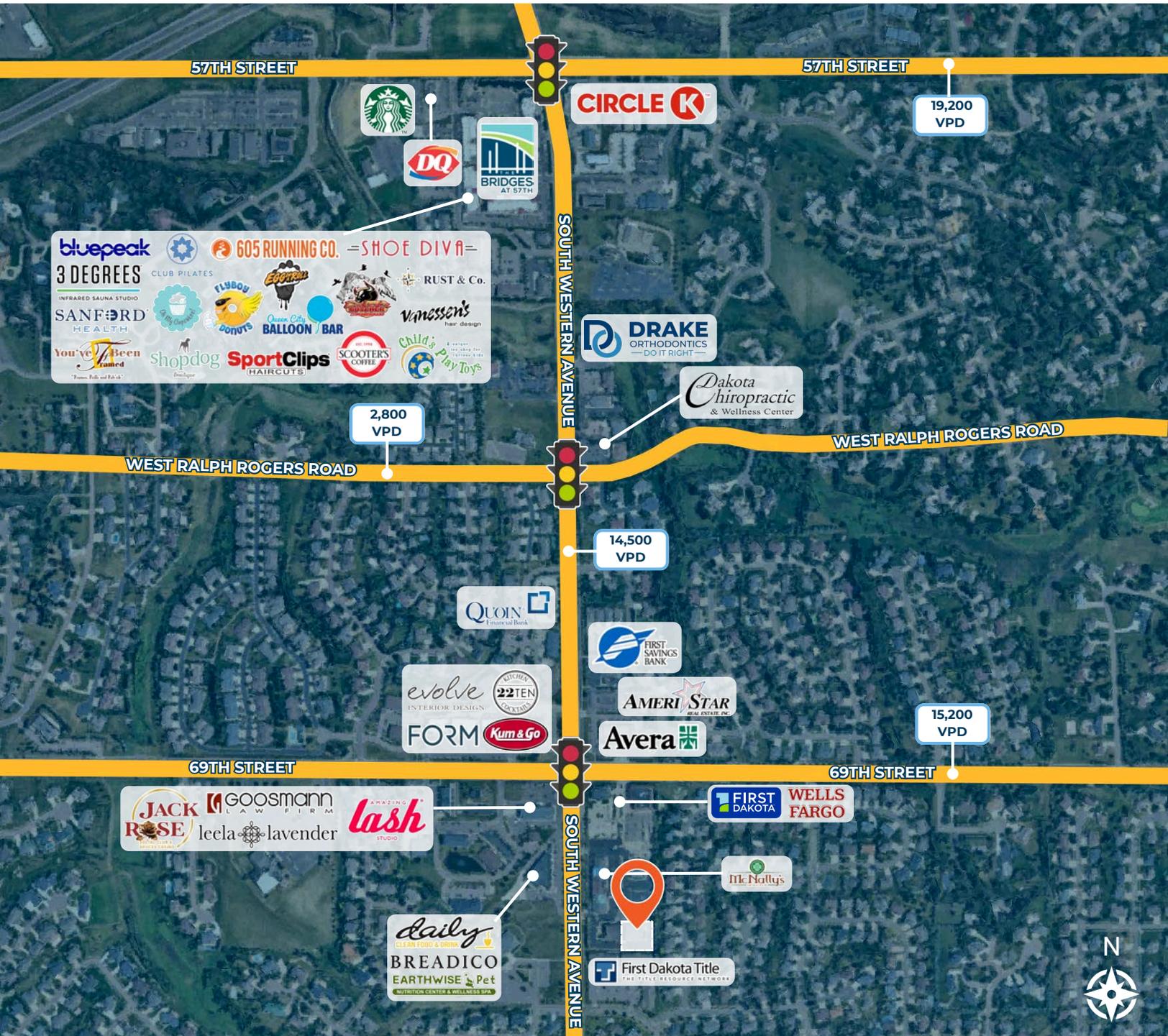
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# AREA RETAIL MAP



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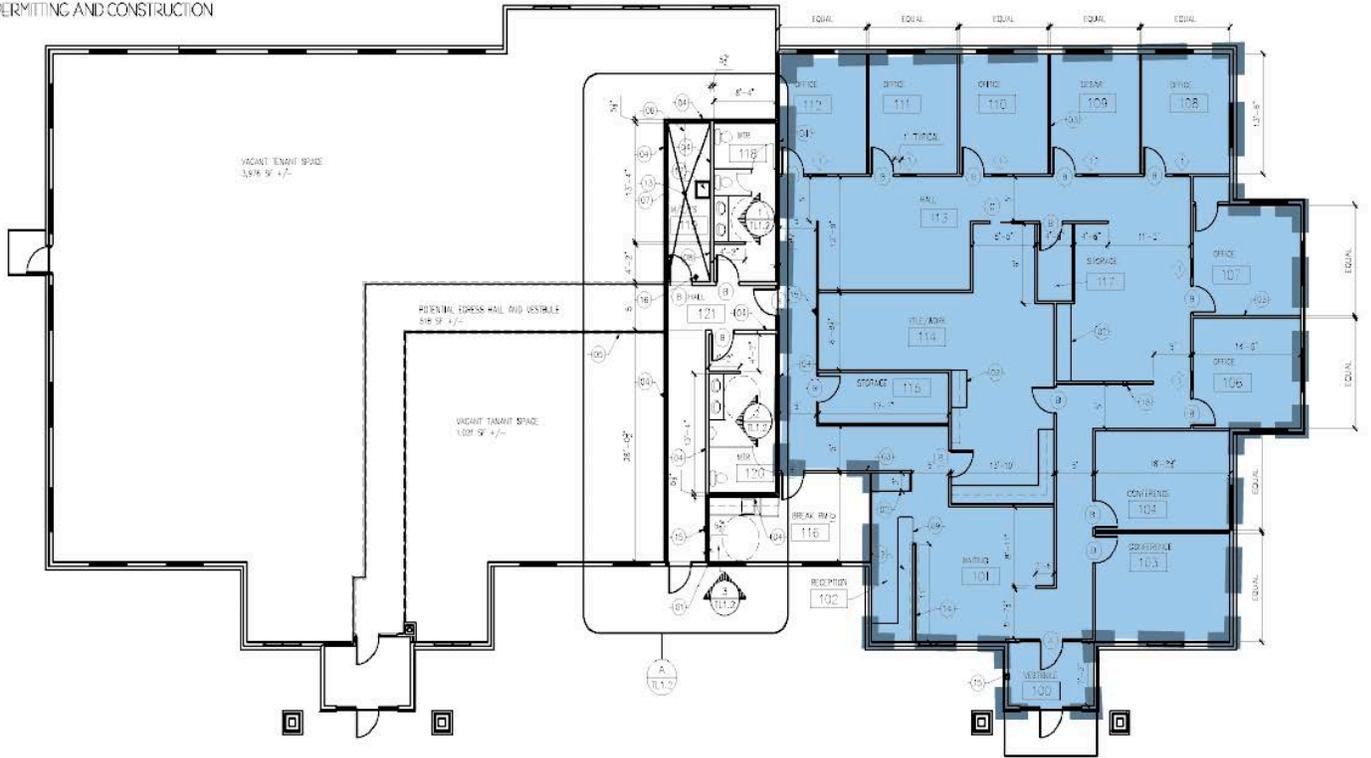


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# BUILDING FLOOR PLAN

RELEASED FOR PERMITTING AND CONSTRUCTION



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# PHOTOS



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