

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

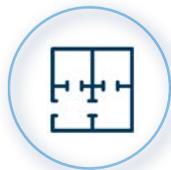
\$20.00 psf (NNN)

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 57th Street

Information deemed reliable but not guaranteed.

**Van
Buskirk**

(605)-361-8211 | vanbuskirkco.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

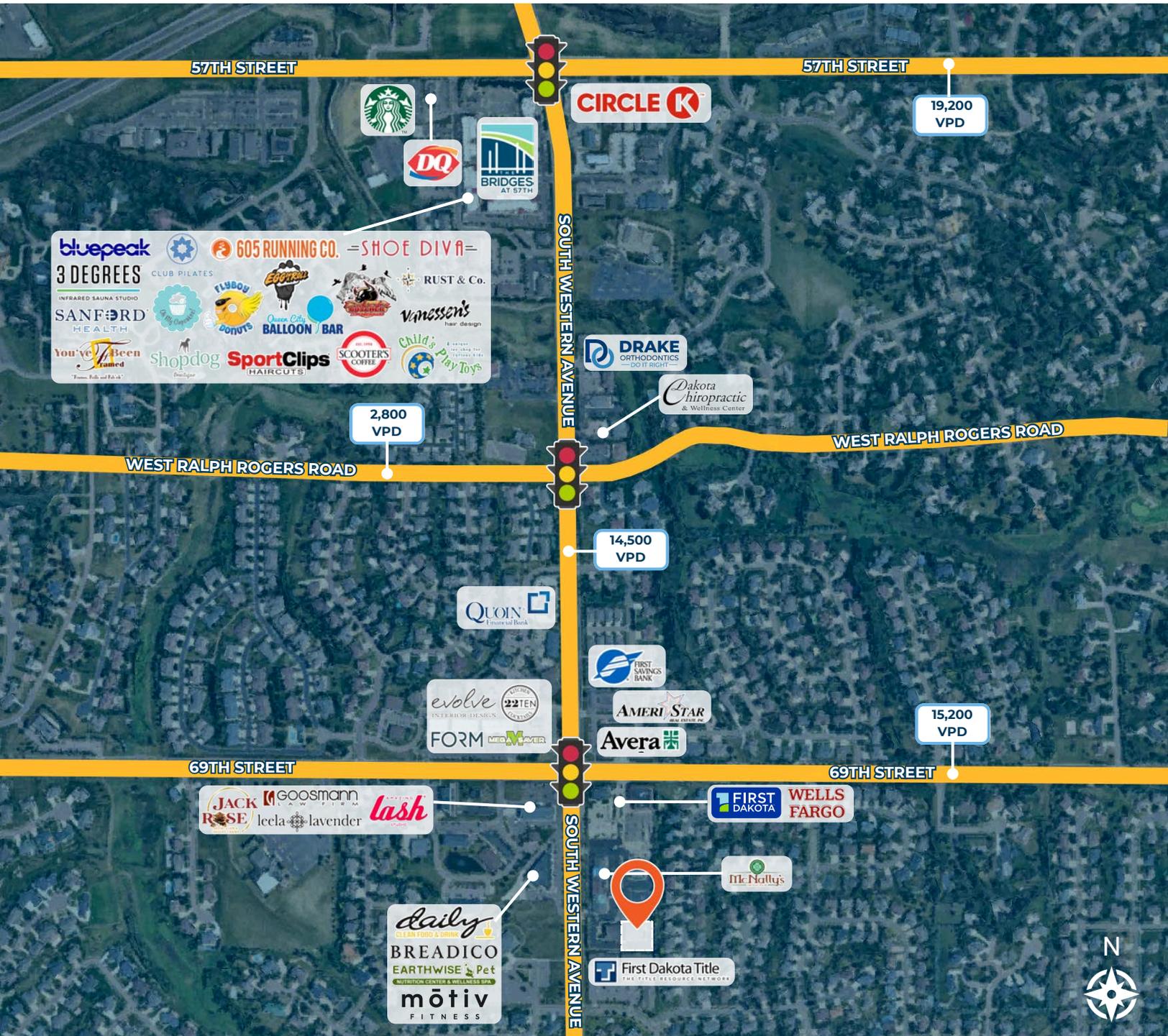


Autumn
KAUFHOLD

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AREA RETAIL MAP

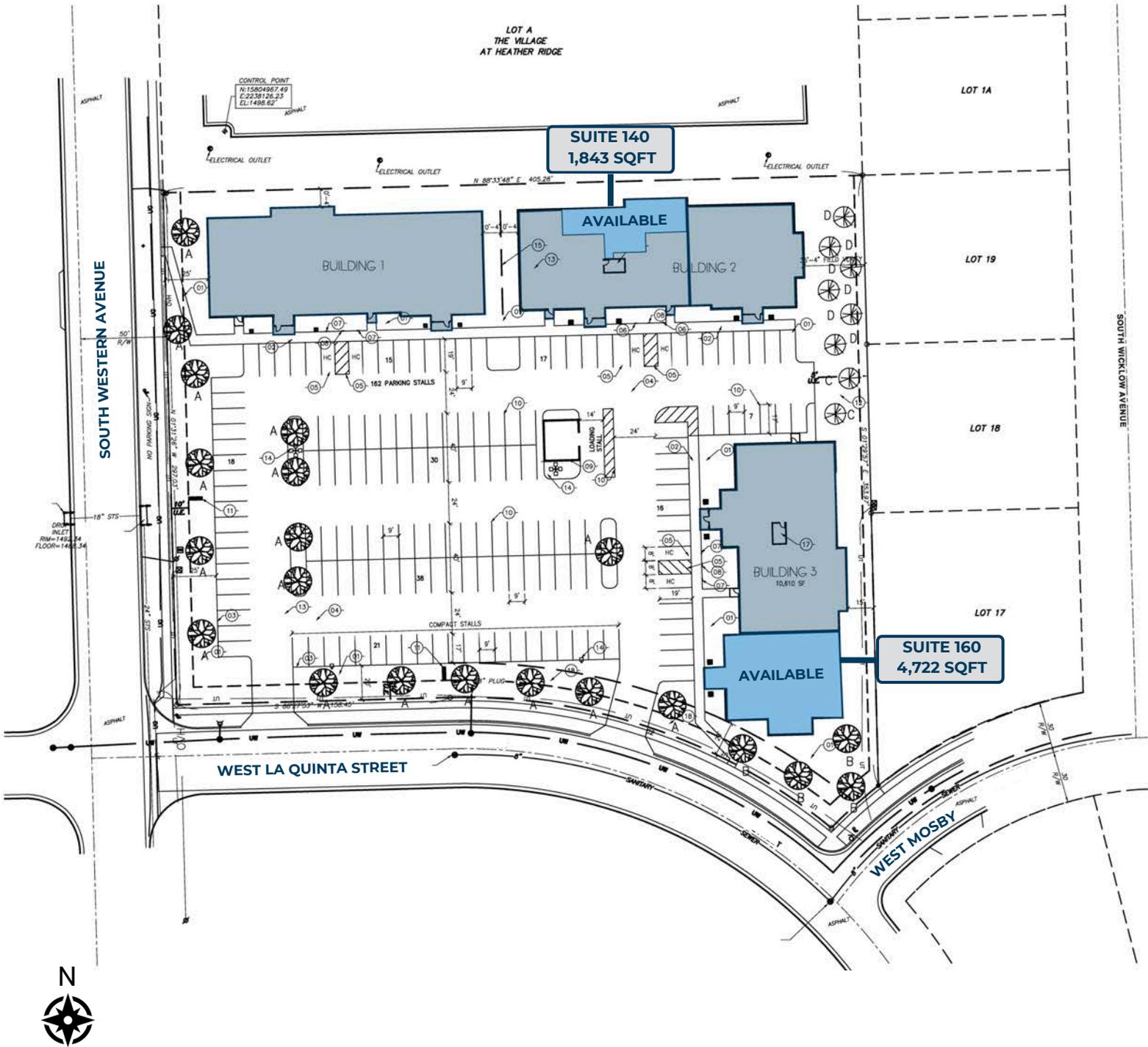


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SITE PLAN



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SITE OVERVIEW



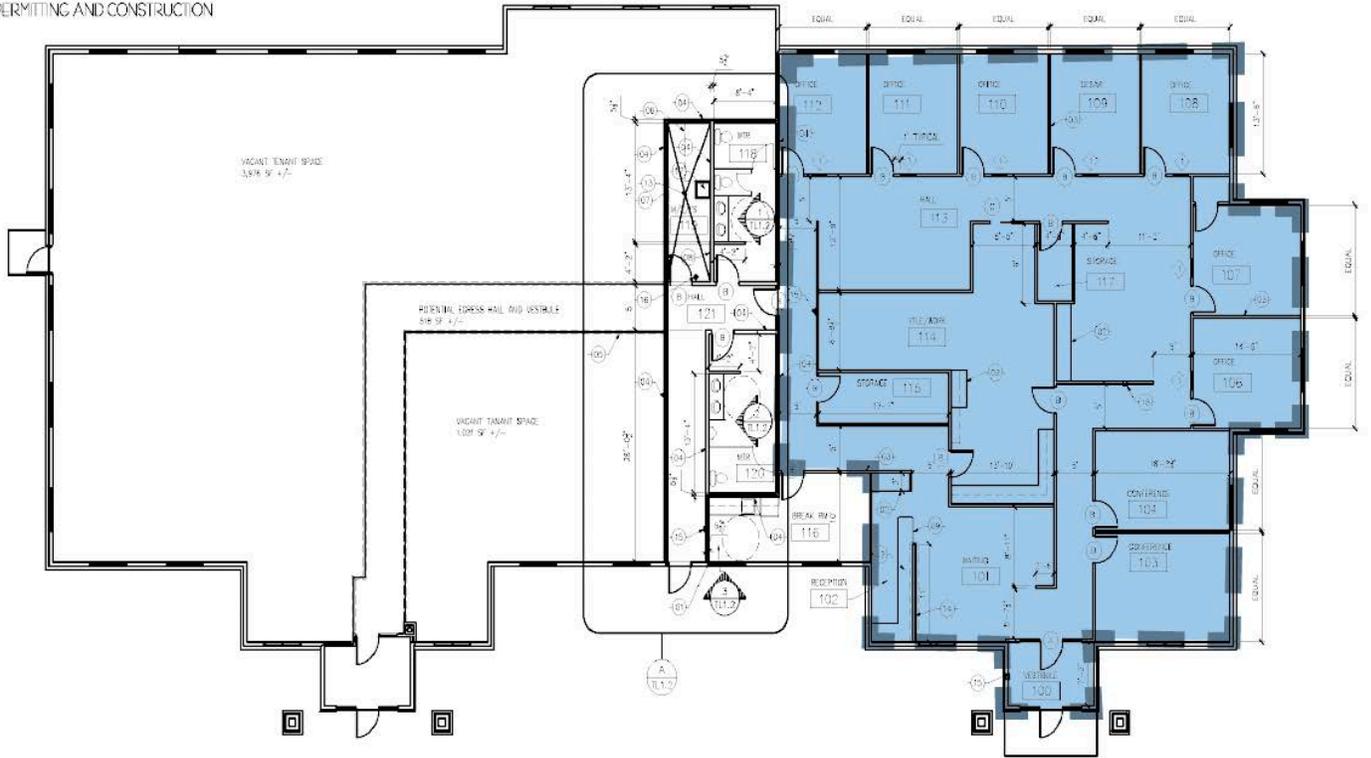
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BUILDING FLOOR PLAN

RELEASED FOR PERMITTING AND CONSTRUCTION



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PHOTOS



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