

**FOR
LEASE**

HEATHER RIDGE OFFICE PARK

6330 South Western Avenue, Sioux Falls, SD 57108

SUITE 150



Office Space in sought-after 69th and Western Area



SIZE

3,932 SF



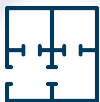
PRICE

\$20.000 PSF
NNN
Estimated NNN
\$8.00 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 17 private offices, 2 conference rooms, kitchenette, supply storage area, 2 restrooms, and more. Call broker for showing instructions.



IMPROVEMENTS

Landlord will provide new carpet and paint.



CO-TENANCY

First Dakota Title, Mariner Wealth Advisors, Starbucks, McNally's Irish Pub, Charlie's Pizza, Faini Design Jewelry Studio, Daily Clean Food, 22 TenKitchen & 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

autumn.kaufhold@vbclink.com

AREA MAP

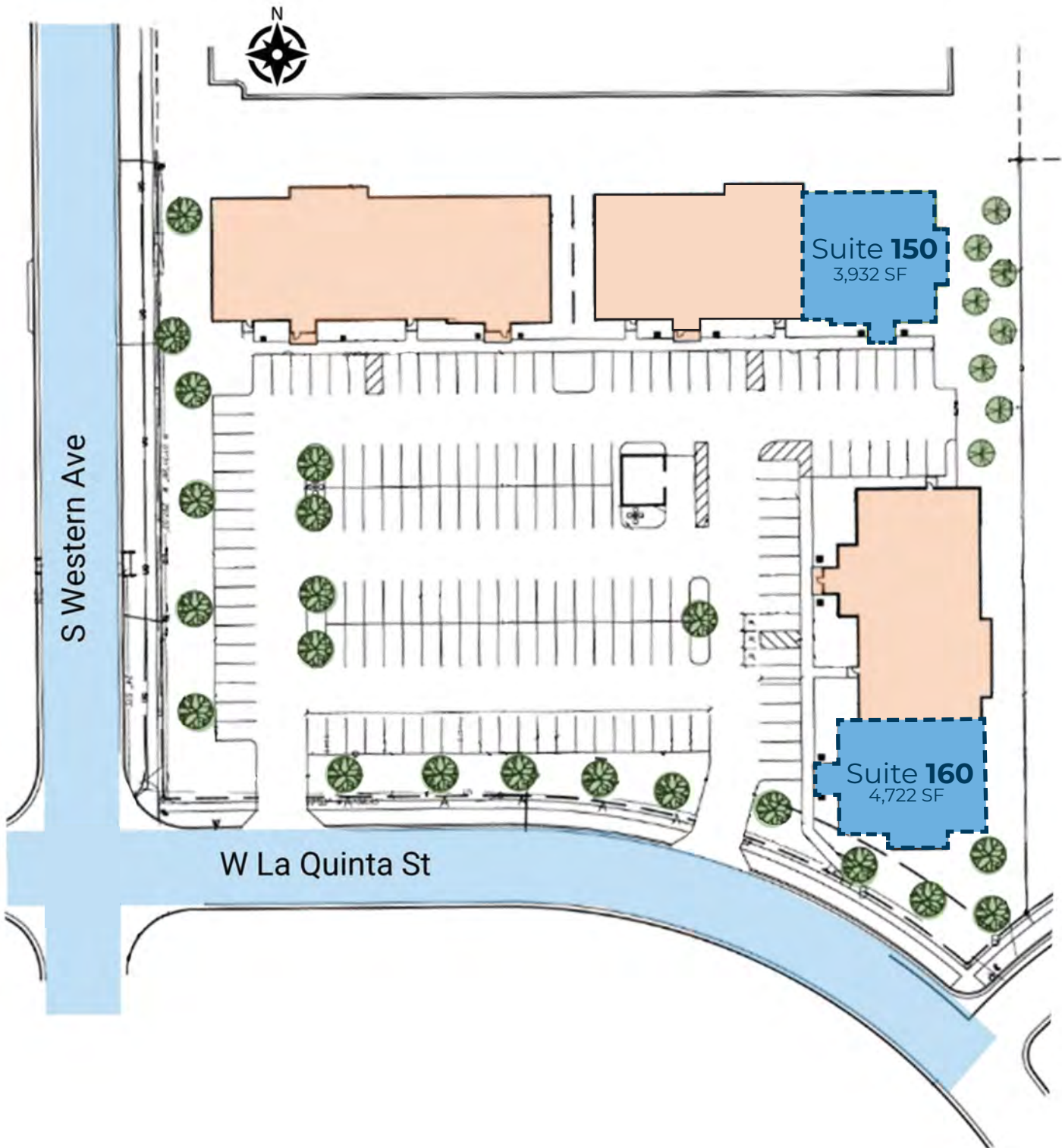


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SITEPLAN



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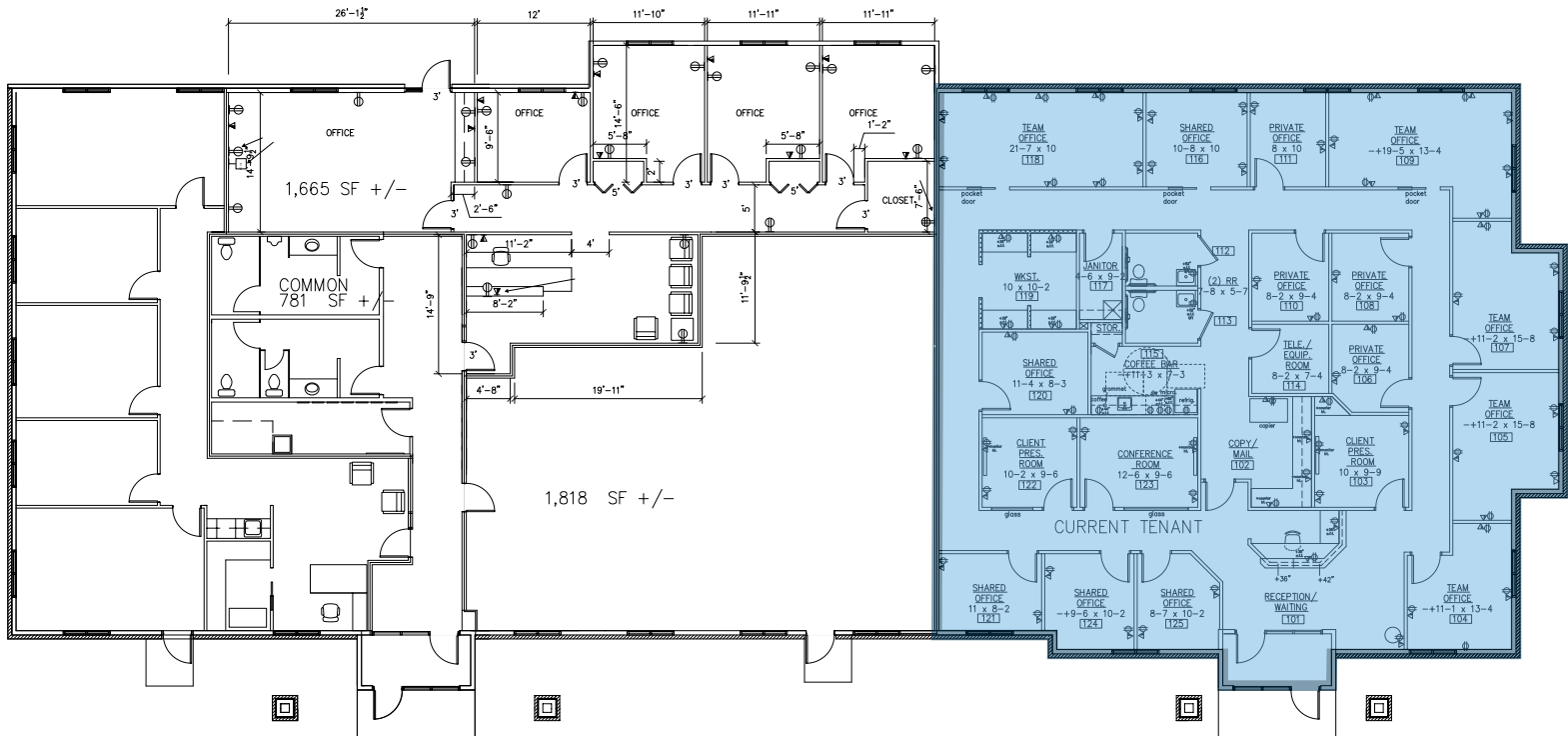


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FLOORPLAN



Suite 150 3,932 SF



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PHOTO GALLERY

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