

**FOR
LEASE**

GRAND ARBOR OFFICE

85TH STREET & WESTERN AVENUE



7520 SOUTH GRAND ARBOR COURT
SIOUX FALLS, SD 57108



SIZE

Suite 110: 530 sq. ft.
Suite 130: 611 sq. ft.
Suite 131: 228 sq. ft.



PRICE

Suite 110: \$1,500/month*
Suite 130: \$1,725/month*
Suite 131: \$650/month*
*includes utilities



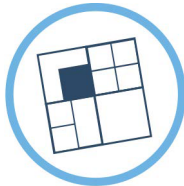
COTENANCY

The Baan Dek Montessori,
Legacy Law Firm, Kading,
Kunstle & Goodhope,
Kids 'R' Kids, SoDak Soda
and Top Fitness



TRAFFIC

10,700 vehicles per day



ZONING

C-4 Commercial
(Professional Offices)



LOCATION

Southeast corner of
85th St & Western Ave

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com



605.310.4509
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KADING, KUNSTLE
& GOODHOPE, LLP
ATTORNEYS AT LAW
LEGACY LAW FIRM, P.C.
Legacy Planning & Wealth Management Services



Western Avenue



85th Street

Minnesota Avenue



AERIAL MAP

S Western Avenue



PROPOSED BUILDING
FFE - 1487.5

DROP INLET -
SEE UTILITY PLAN

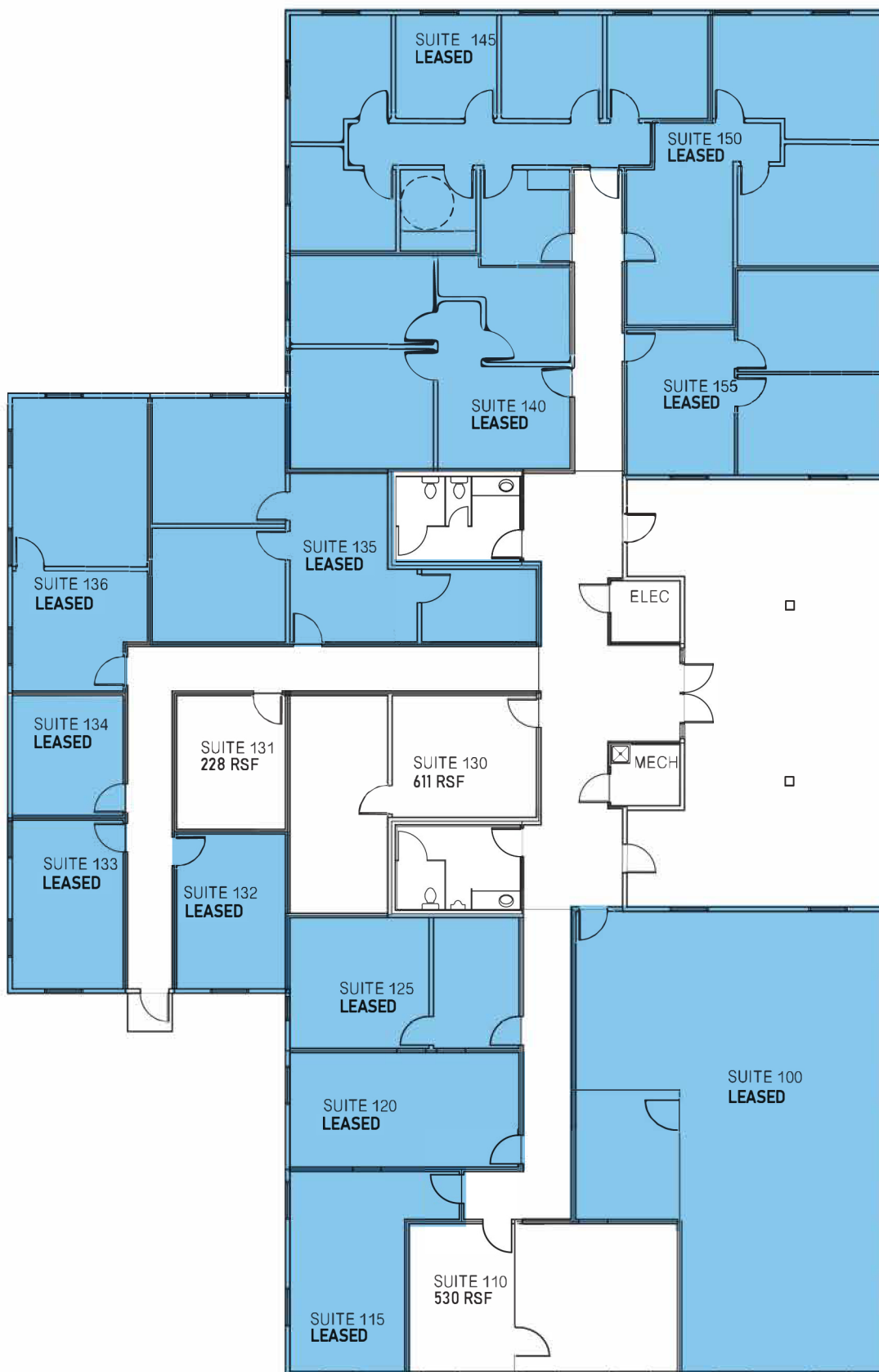
STORATECH
UNDERGROUND
STORAGE CHAMBER
- SEE UTILITY PLAN

OUTLET STRUCTURE -
SEE UTILITY PLAN

baan dek

W 85th Street

FLOOR PLAN



MARKETING PLAN

Scale: 1/8"=1'



INTERIOR PHOTOS

