

# FOR LEASE

## Grand Arbor Office

EXECUTIVE OFFICE SUITES AT 85TH & WESTERN

7520 South Grand Arbor Court | Sioux Falls, SD 57108



### SIZE

Suite 110: 530 sqft  
Suite 130: 611 sqft  
Suite 131: 228 sqft



### PRICE

Suite 110: \$1,500 / month\*  
Suite 130: \$1,725 / month\*  
Suite 131: \$650 / month\*  
\*Includes Utilities



### LOCATION

Southeast corner of 85th  
Street and Western Avenue.



### TRAFFIC

Combined traffic count of  
20,900 vehicles per day at  
the intersection of 85th &  
Western.



### LAYOUT

This professional office  
building has a welcoming  
entrance with modern finishes,  
executive office suites, shared  
restrooms, and offers direct  
access from the parking lot.



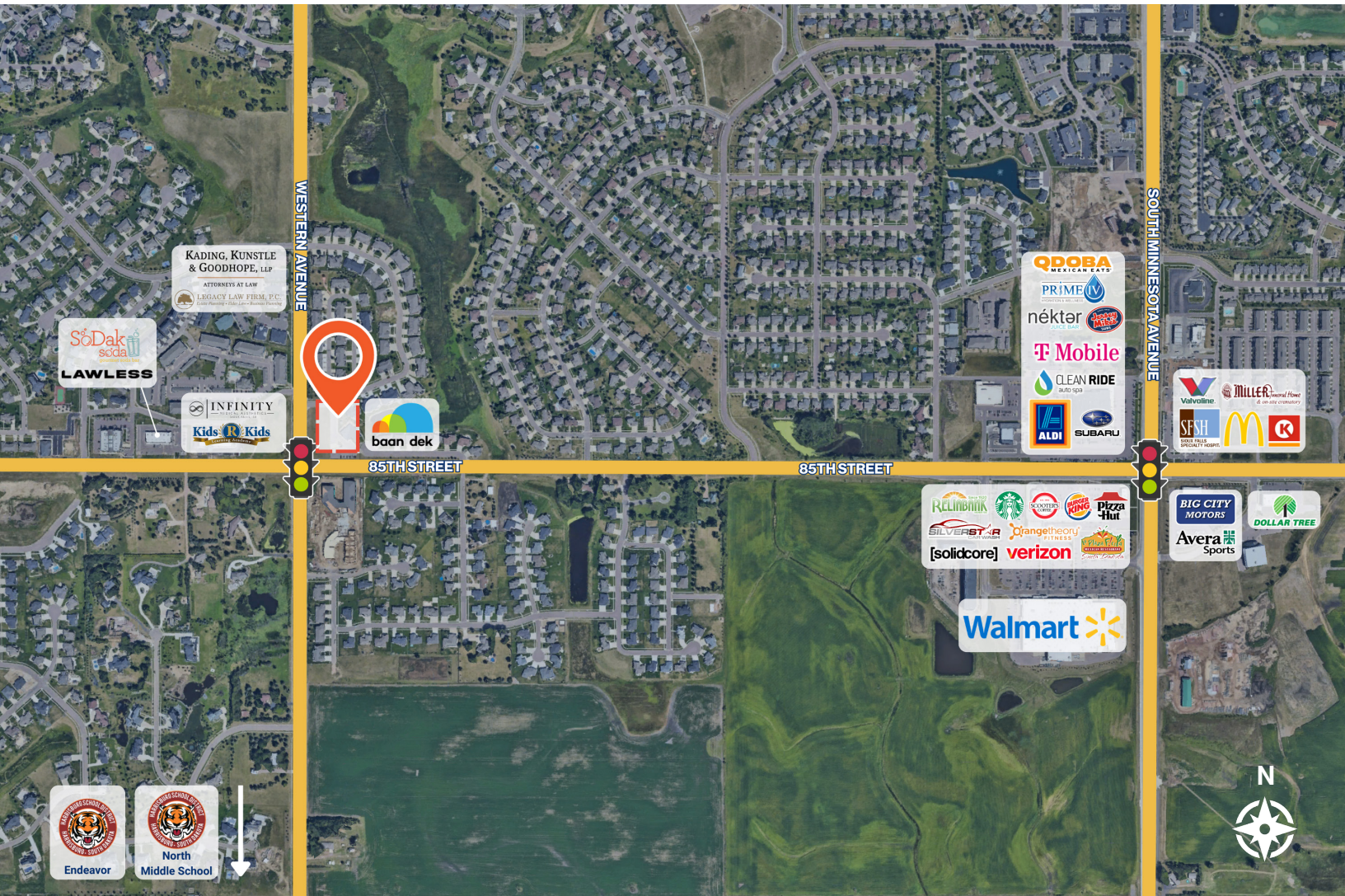
### NEIGHBORS

The Baan Dek Montessori,  
Legacy Law Firm, Kading,  
Knustle & Goodhope, Kids 'R'  
Kids, SoDak Soda, Top Fitness,  
Lawless Pilates CO, Infinity  
Medical Aesthetics, The Village  
at Three Fountains, Harrisburg  
North Middle School, Endeavor  
Elementary School.

Information deemed reliable, but not guaranteed.

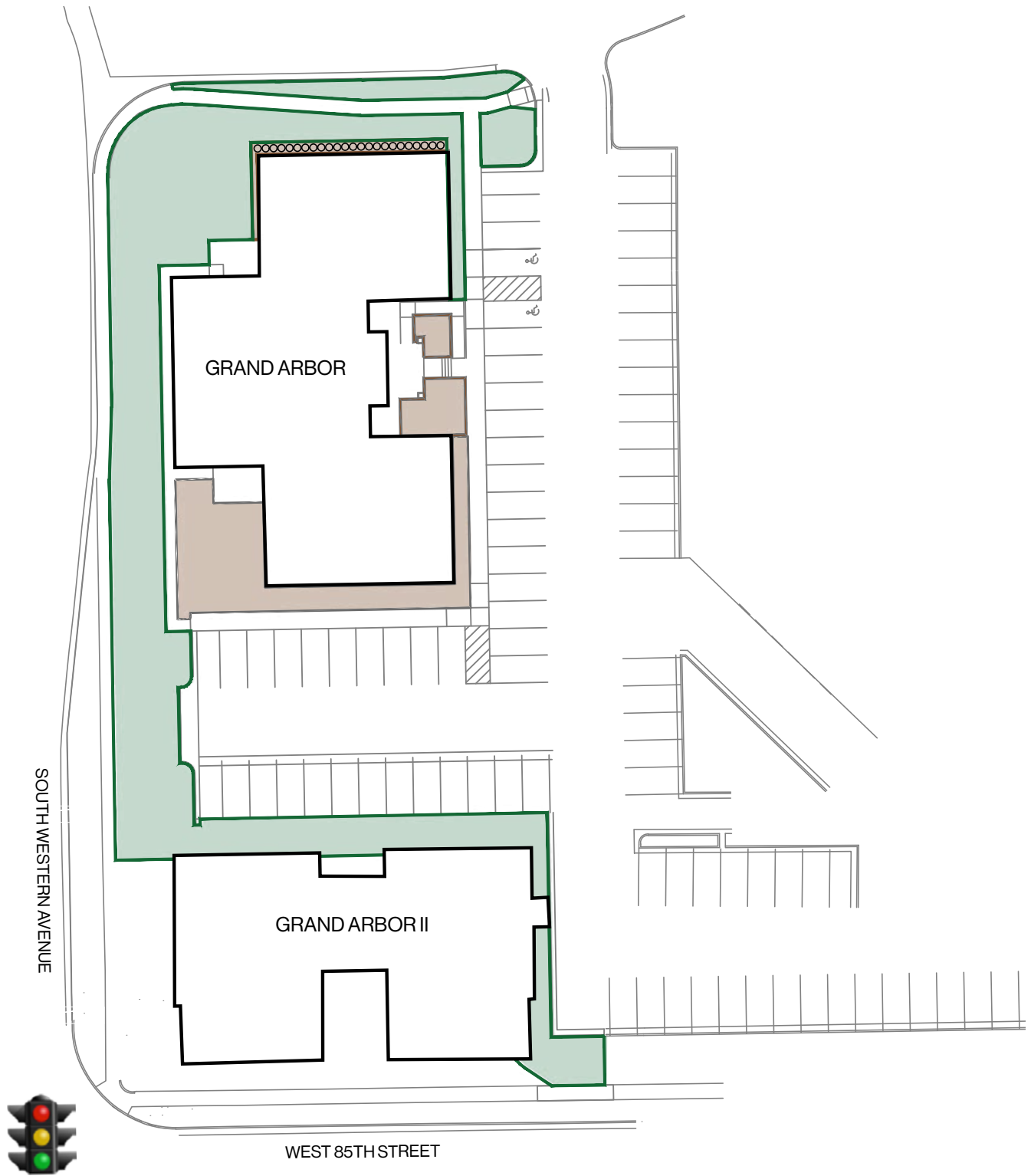
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# Area Map Grand Arbor Office



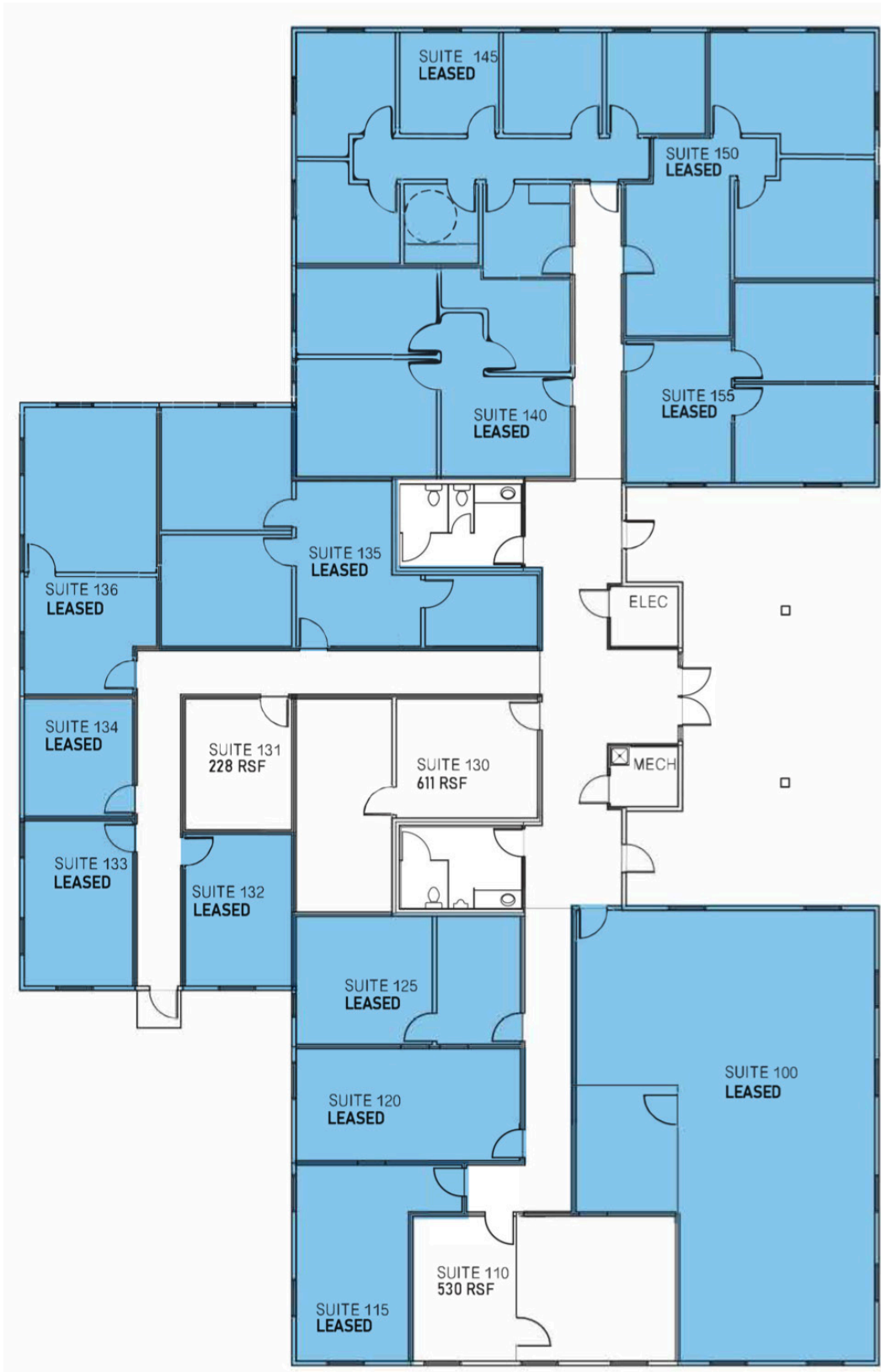
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*Site Plan*  
**Grand Arbor Office**



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*Building Floor Plan*  
**Grand Arbor Office**



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*Photos*  
**Grand Arbor Office**

