

HEATHER RIDGE OFFICE PARK

6330 South Western Avenue, Sioux Falls, SD 57108

SUITE 110

**FOR
LEASE**



Professional Office in Southern Sioux Falls



SIZE

688 sqft



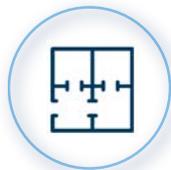
PRICE

\$1,575 gross + utilities



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

This suite offers a welcoming waiting area, three private offices, and shared restrooms.



IMPROVEMENTS

Landlord will provide new carpet and paint with acceptable offer.

Available: July 15, 2026



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.



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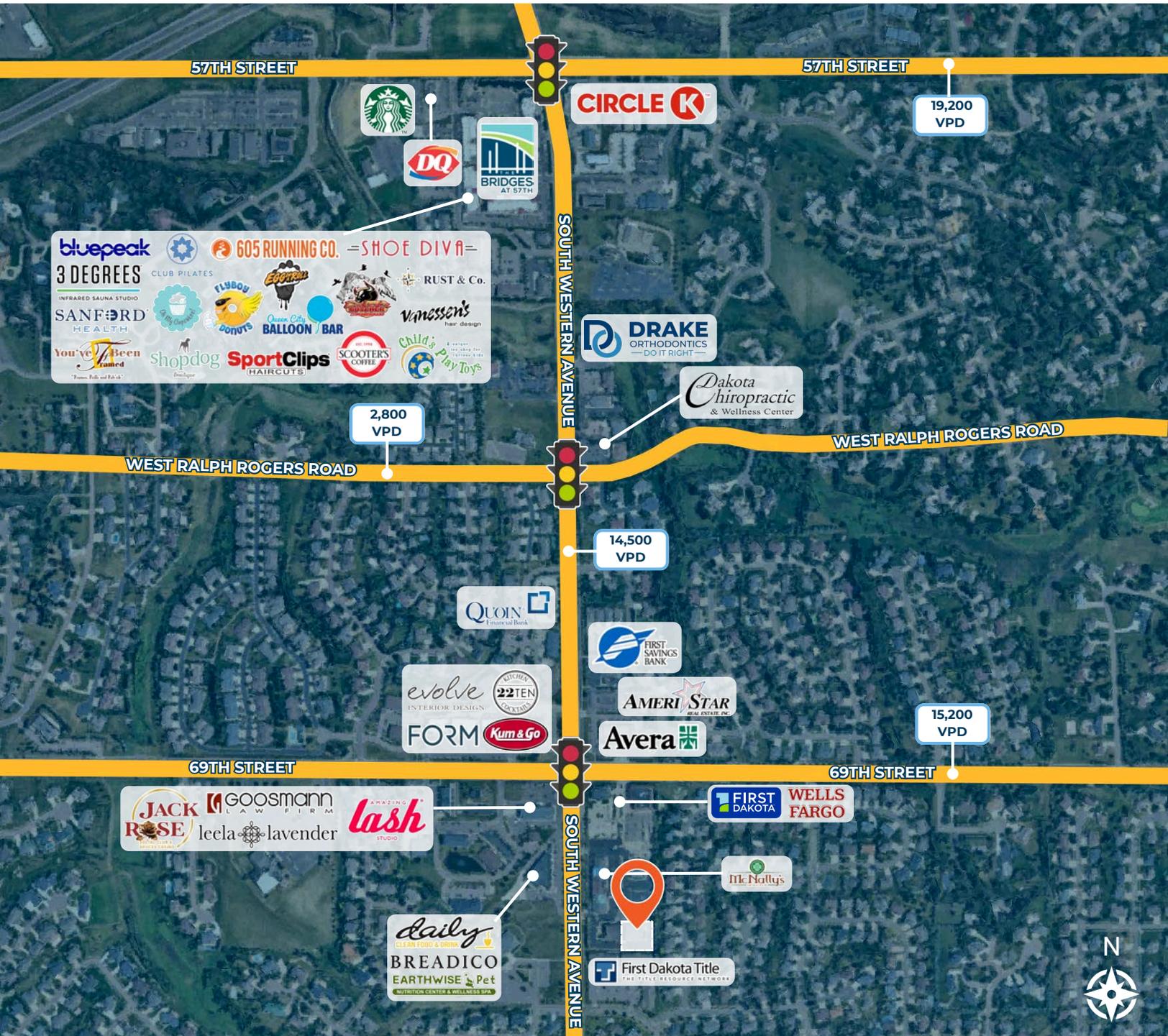
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512

autumn.kaufhold@vanbuskirkco.com

AREA RETAIL MAP

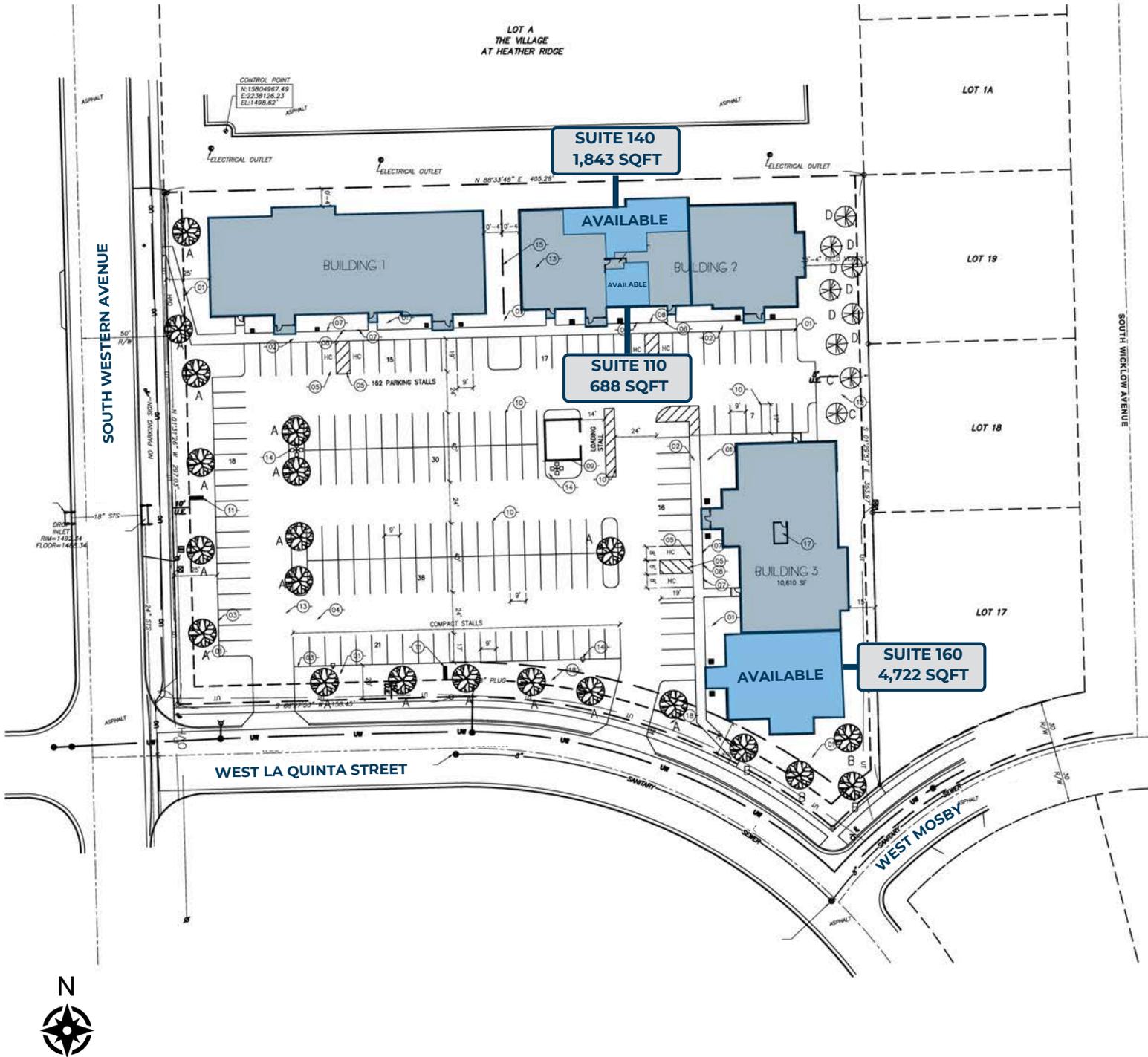


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SITE PLAN

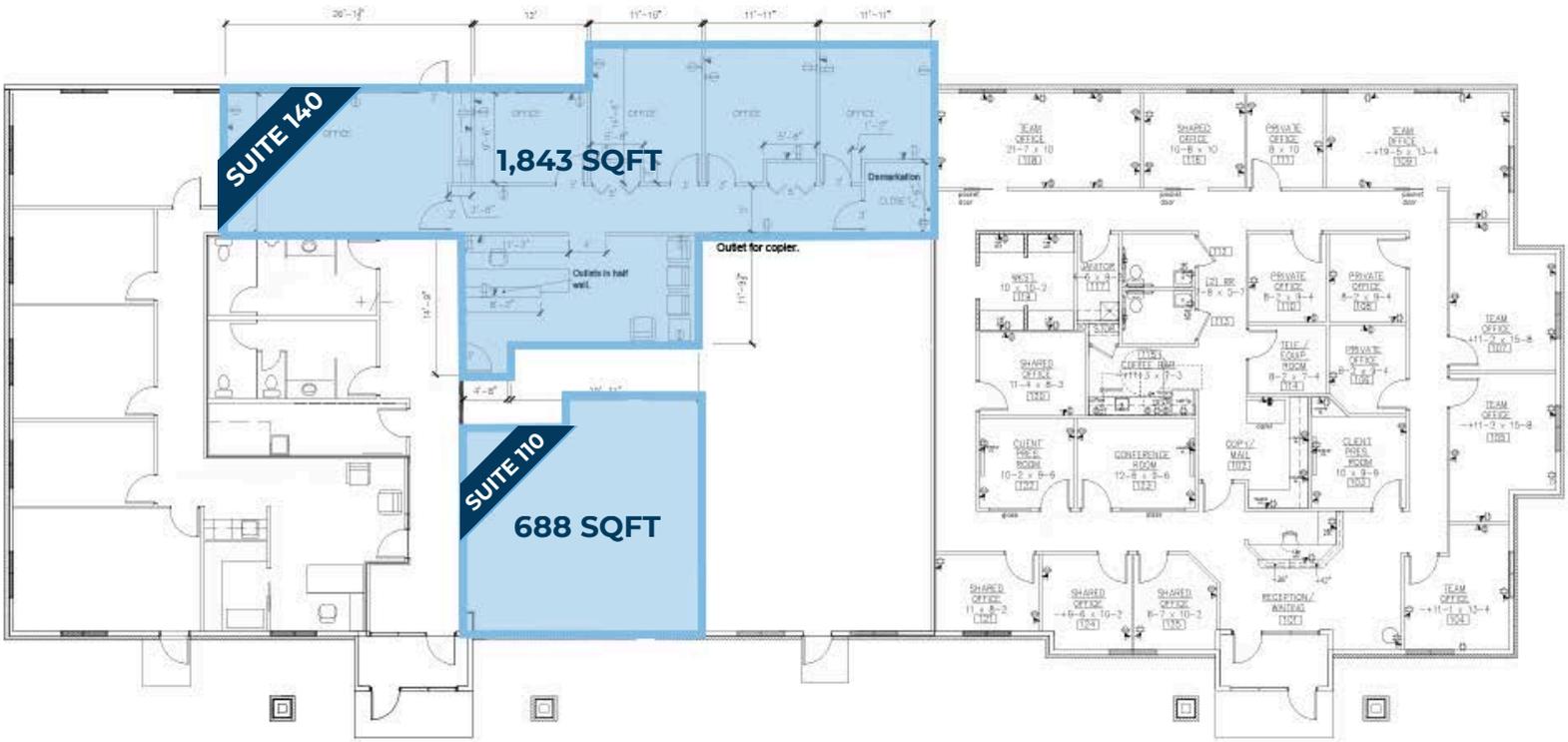


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BUILDING FLOOR PLAN

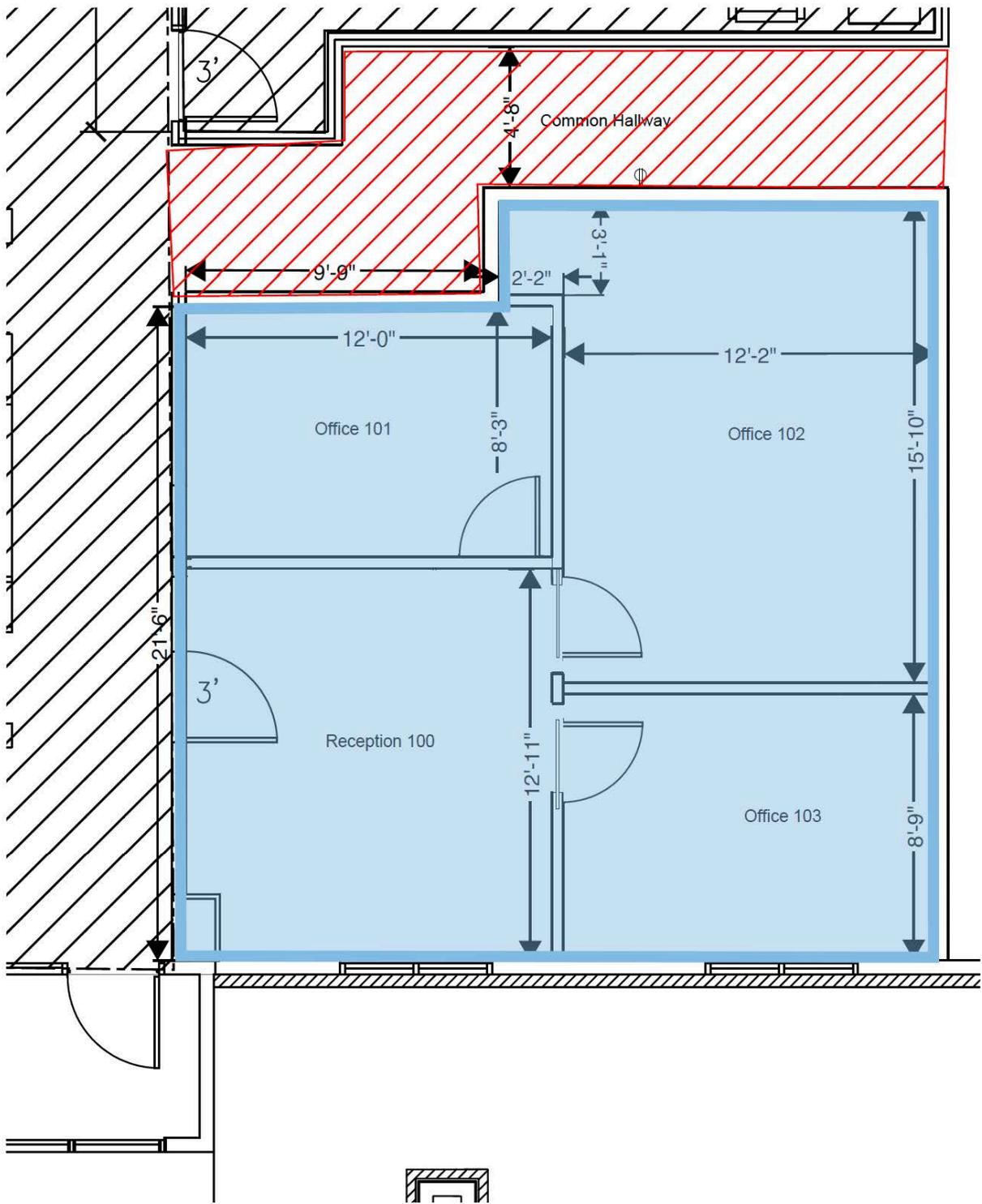


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FLOOR PLAN



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PHOTOS



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