

HEATHER RIDGE OFFICE PARK

6330 South Western Avenue, Sioux Falls, SD 57108

SUITE 140

FOR
LEASE



Professional Office in Southern Sioux Falls



SIZE

1,843 sqft



PRICE

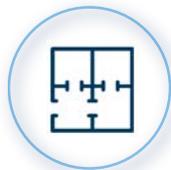
\$18.50 psf (NNN)

Estimated NNN:
\$8.00 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

This efficient layout includes a reception / waiting area, four private offices - each with large windows, breakroom, storage room, and common restrooms.



IMPROVEMENTS

Landlord will provide new carpet and paint with acceptable offer.

Available: May 1, 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.

**Van
Buskirk**

(605)-361-8211 | vanbuskirkco.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

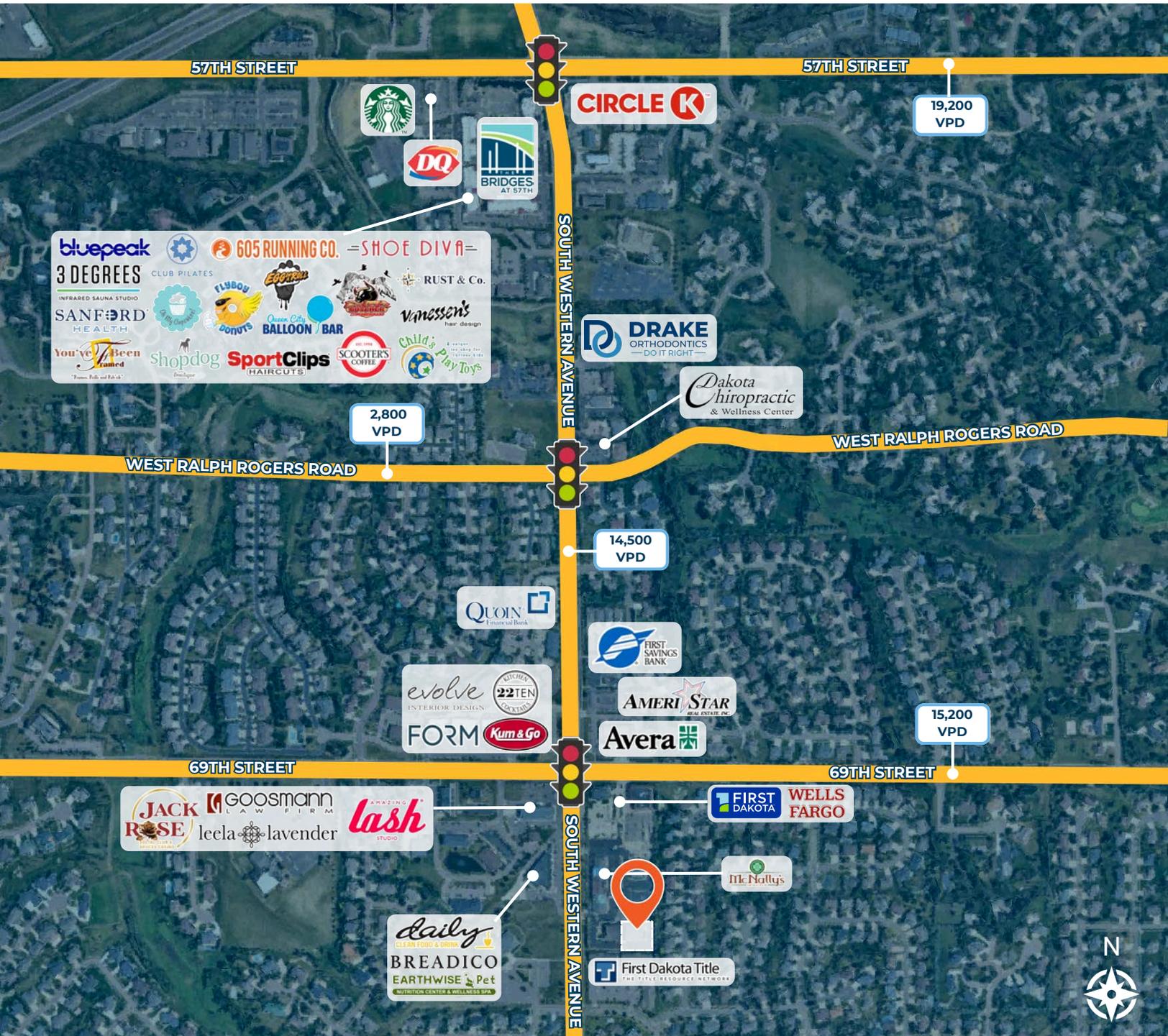


Autumn
KAUFHOLD

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AREA RETAIL MAP

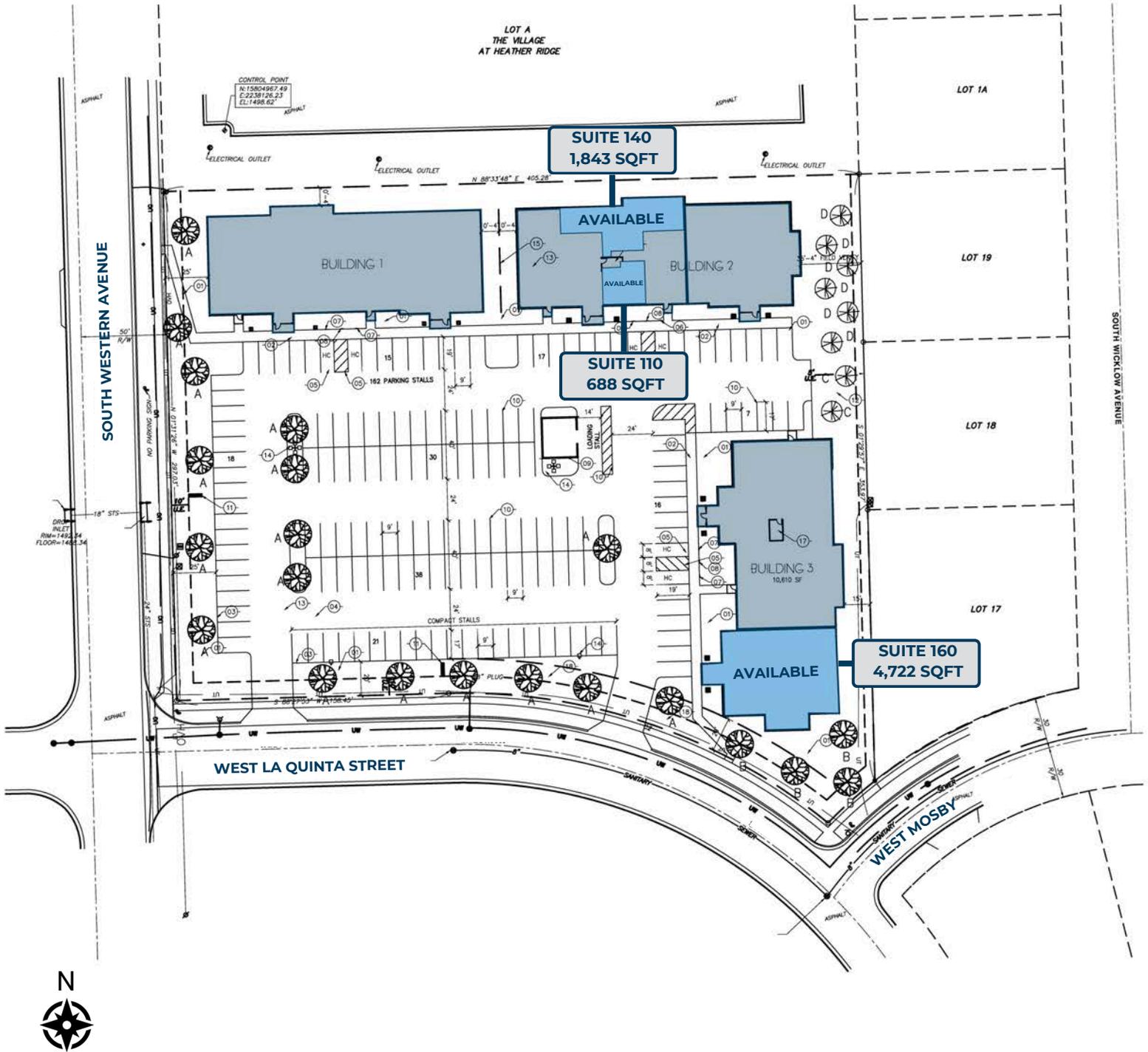


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SITE PLAN

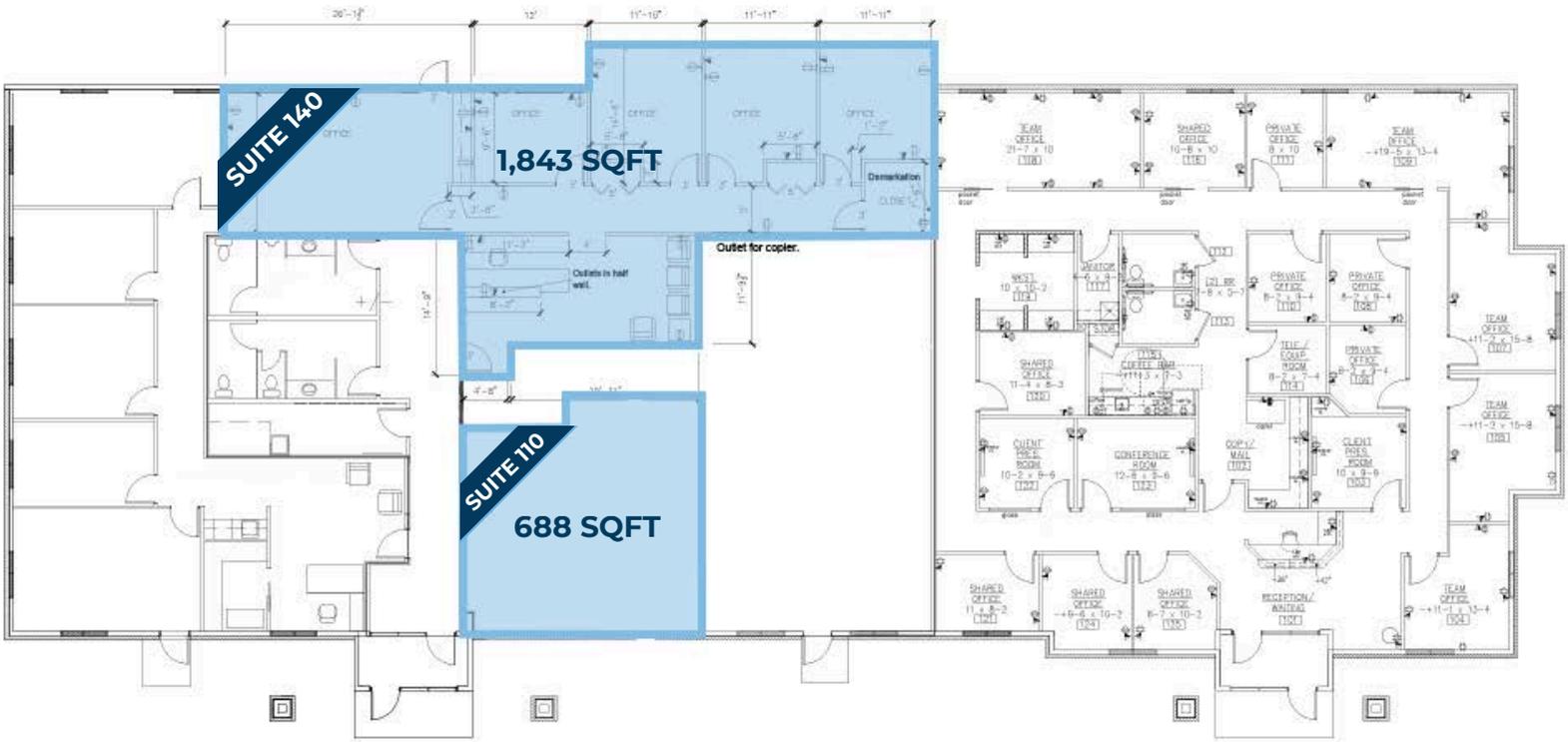


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BUILDING FLOOR PLAN



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PHOTOS



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