

FOR LEASE

Heather Ridge Office Park

PROFESSIONAL OFFICE IN SOUTH SIOUX FALLS

6330 South Western Avenue, Suite 140 | Sioux Falls, SD 57108



SIZE

1,843 sqft



PRICE

\$18.50 psf (NNN)

Estimated NNN: \$7.10 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.



IMPROVEMENTS

Landlord will provide new carpet and paint with acceptable offer.

Available: May 1, 2026



LAYOUT

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



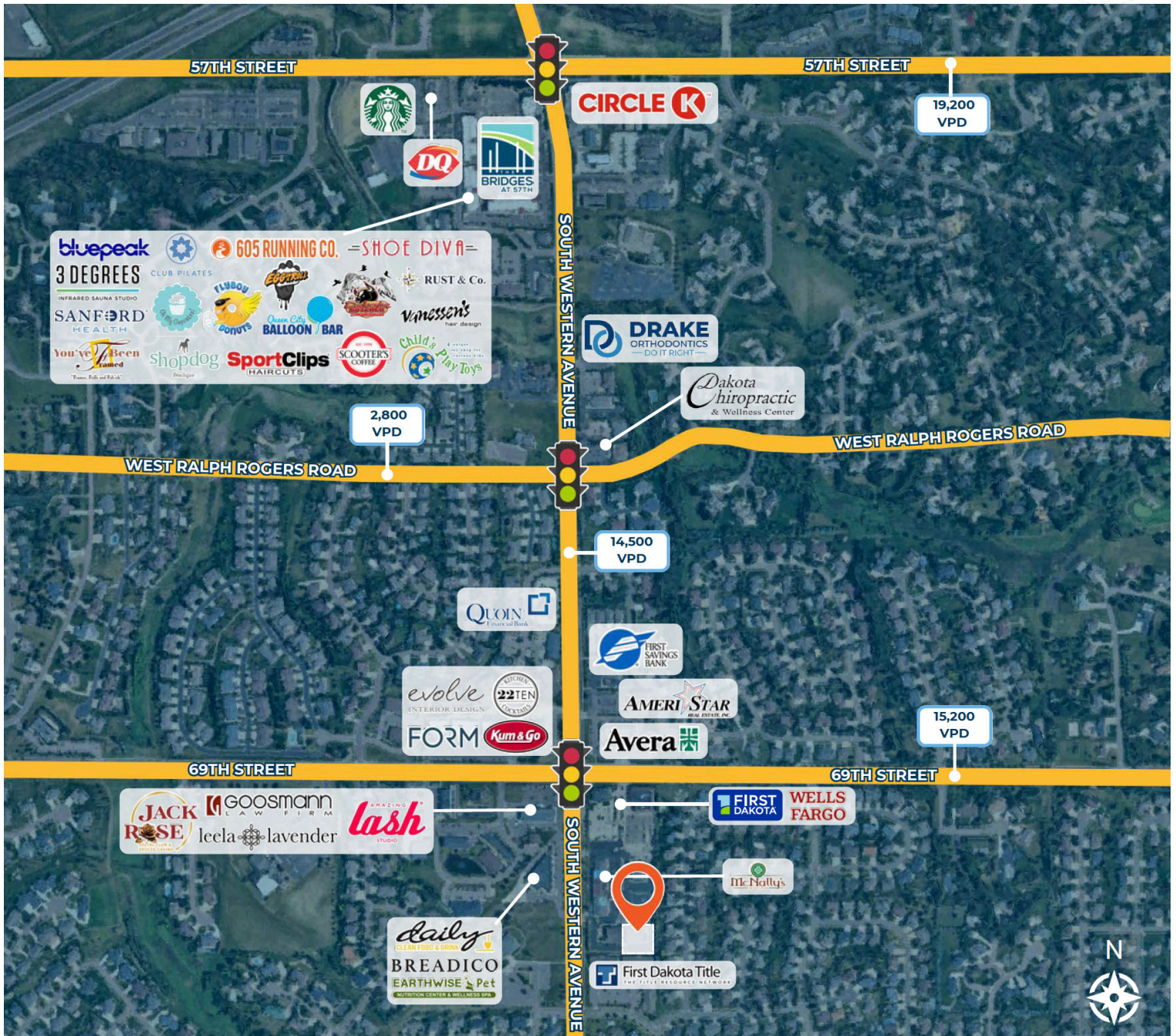
AREA TENANTS

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.

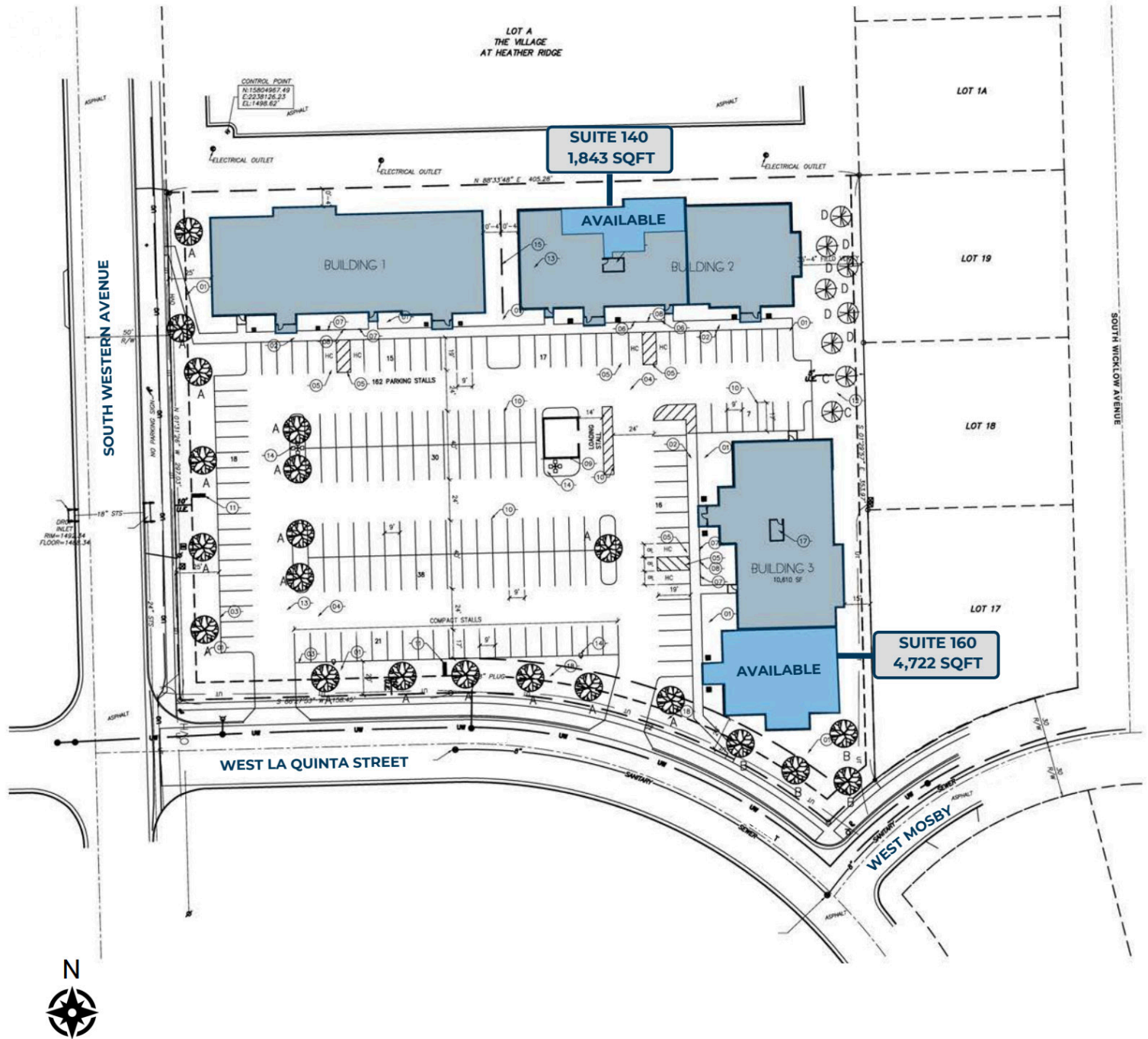
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Area Map Heather Ridge Office Park



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Site Plan Heather Ridge Office Park



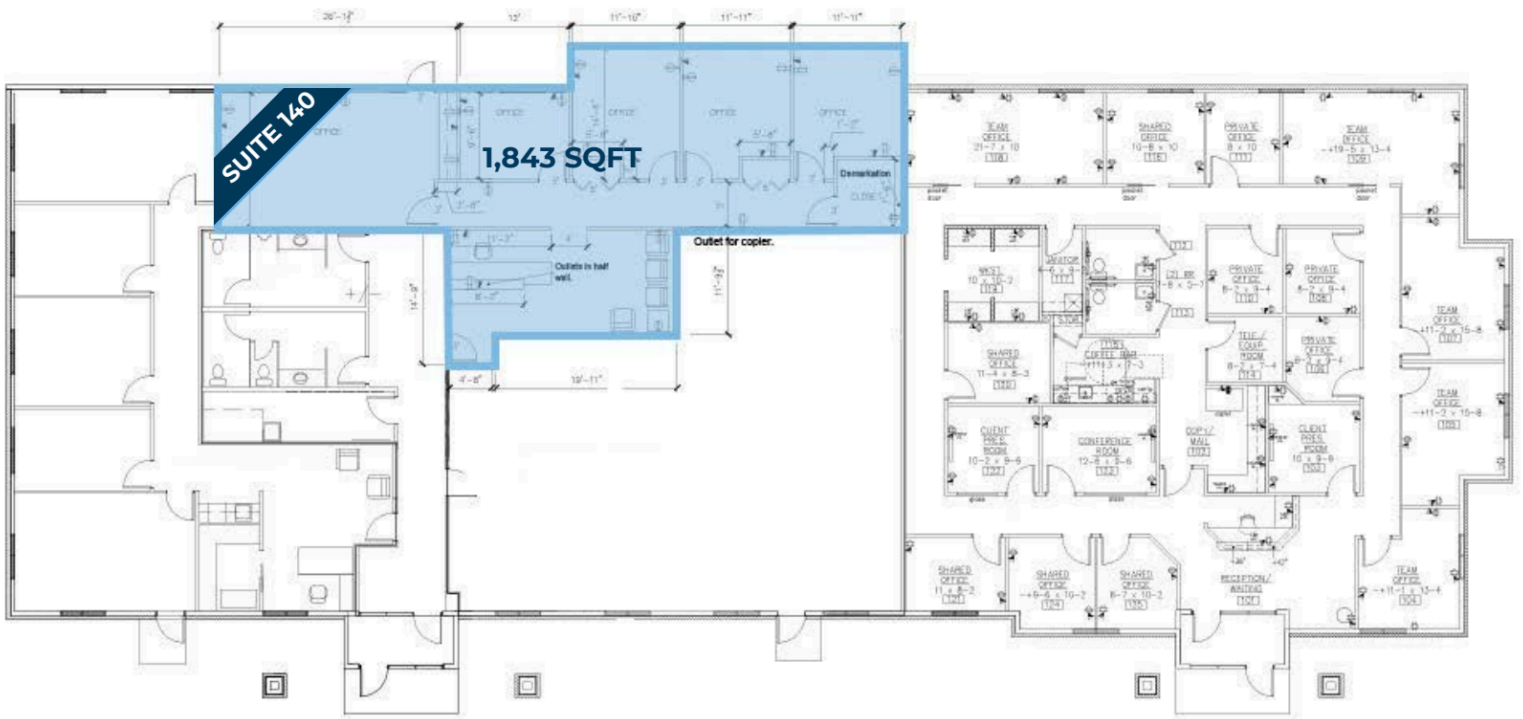
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Site Overview
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Building Floor Plan
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Photos
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