

# FOR LEASE

## Grand Arbor II Office

EXECUTIVE OFFICE SUITES AT 85TH & WESTERN

7530 South Grand Arbor Court | Sioux Falls, SD 57108



### SIZE

Executive Office Suites  
ranging from 228-489 RSF



### PRICE

\$730-\$1,550/month  
Gross + Utilities



### LOCATION

Southeast corner of 85th  
Street and Western Avenue.



### AMENITIES

Professional office building  
with prime visibility & direct  
access from parking lot.  
Building amenities include  
modern finishes, oversized  
windows, shared conference  
room, tenant lounge, and  
shared restrooms.



### AVAILABLE

Fall 2026



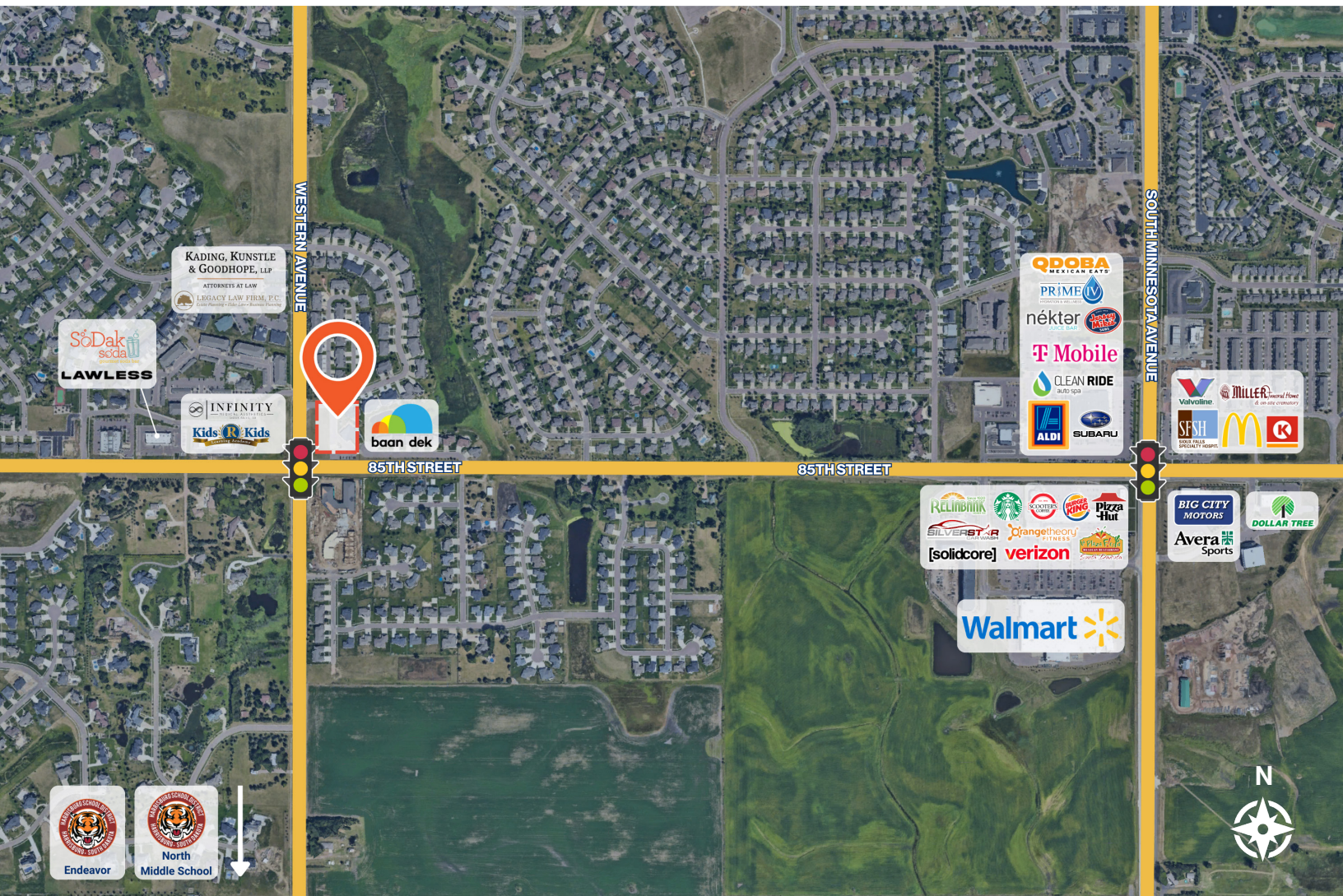
### NEIGHBORS

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.

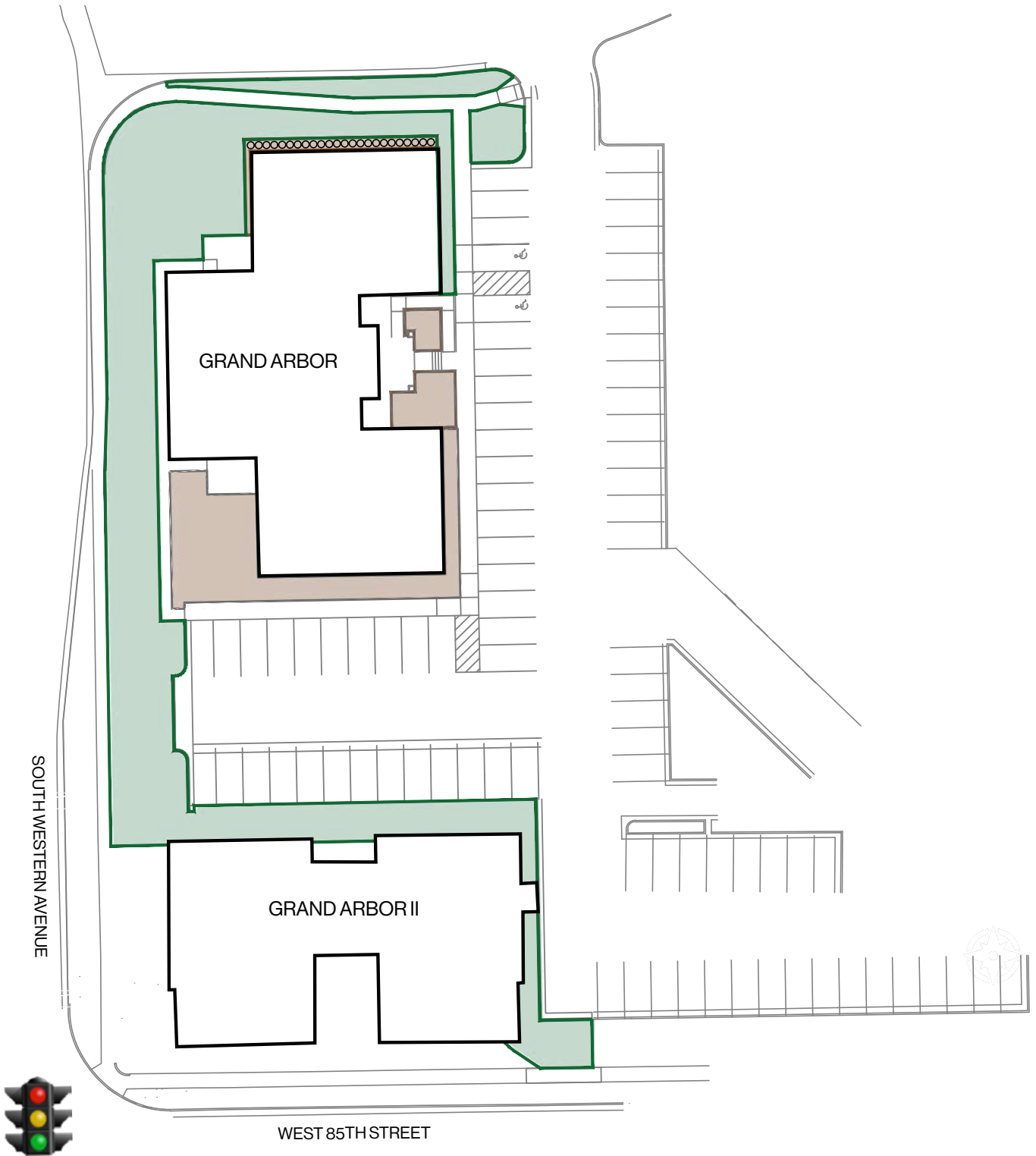
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## Area Map Grand Arbor II Office



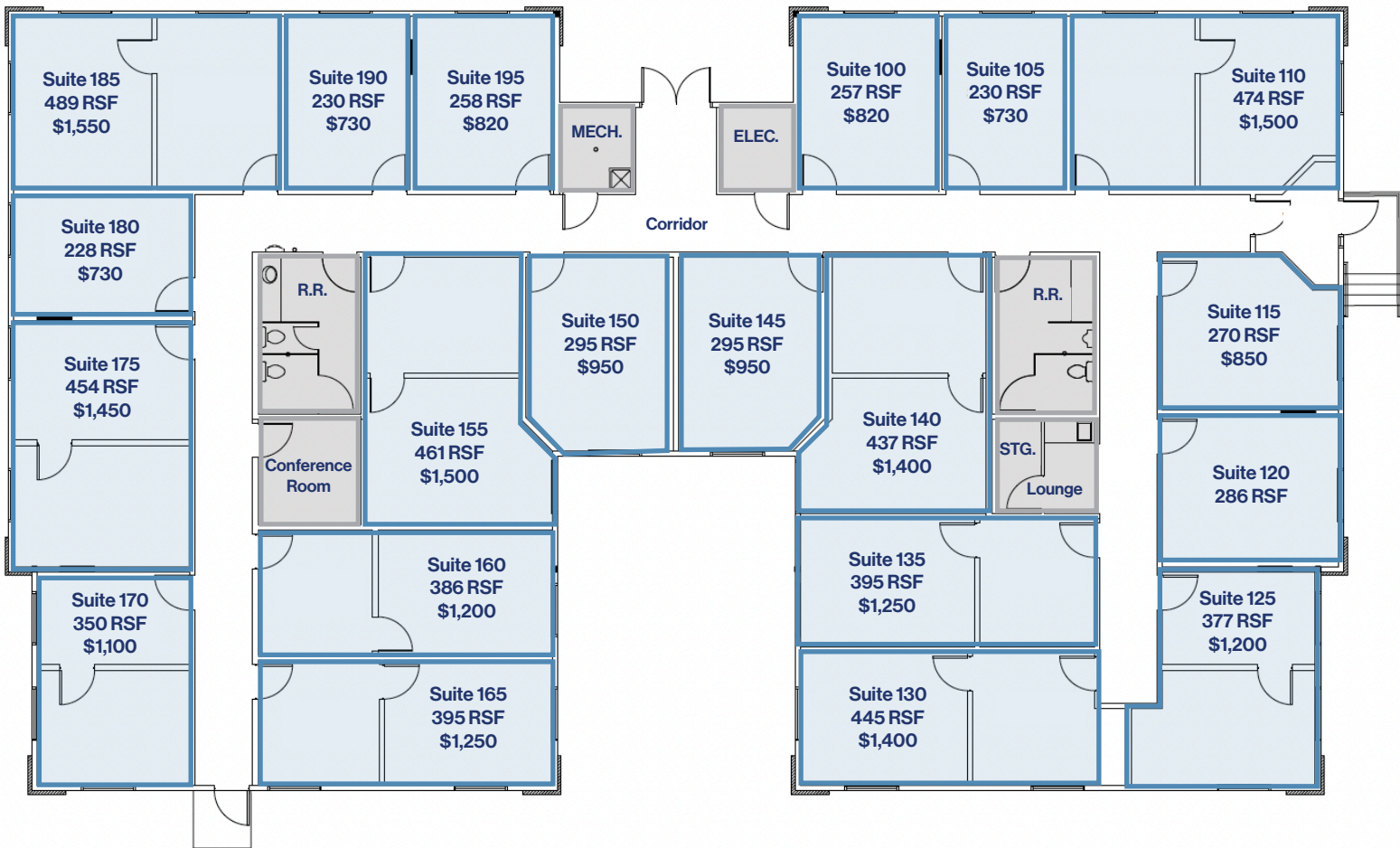
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*Site Plan*  
**Grand Arbor II Office**



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# Building Floor Plan Grand Arbor II Office



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*Photos*  
**Grand Arbor II Office**



Similar Finishes

