FOR LEASE

Commerce Exchange on Veterans Parkway

EXECUTIVE OFFICE SUITES

7801 S. Plains Bank Drive | Sioux Falls, SD 57108



SIZE

Single Office to 4-Room Suites
215 RSF - 1,143 RSF

Loft Suite
1,267 RSF

PRICE

$700-$3,800/mo (gross)
Utilities Included

Loft- $4,500/mo (gross)
Utilities Included

LOCATION

Commerce Exchange is a new office park on 85th St. in south Sioux Falls, conveniently located near south Minneosta Ave. and visible from Veterans Parkway.

AMENITIES

Commerce Exchange delivers a modern office environment with curated green space, including a landscaped pocket park and walking paths. Tenants enjoy access to 2 shared conference rooms, break room, coffee bar, prominent monument signage available, and ample parking.

AVAILABLE

May 2027

AREA NEIGHBORS

Walmart, Starbucks, Plaza Fiesta, Reliabank, Orange Theory Fitness, Nékter Juice Bar, Schulte Subaru, Aldi, T-Mobile, Qdoba, Sioux Falls Specialty Hospital, McDonald's, Valvoline, Circle K, Big City Motors, Dollar Tree

Information deemed reliable, but not guaranteed.

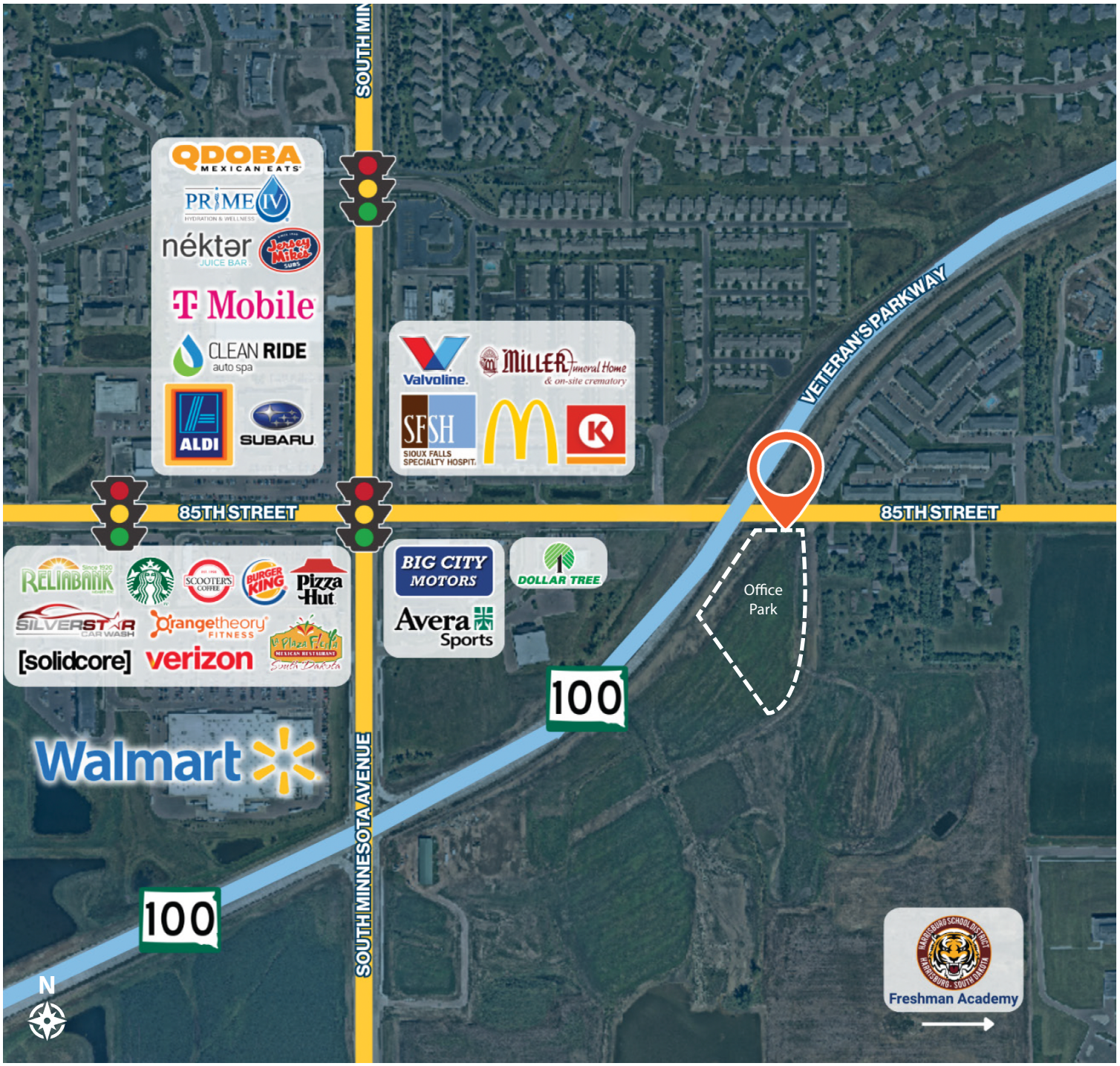
Van Buskirk
VanBuskirkCo.com

AUTUMN KAUFHOLD
(605) 351-5512
autumn.kaufhold@vanbuskirkco.com

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Area Retail Map

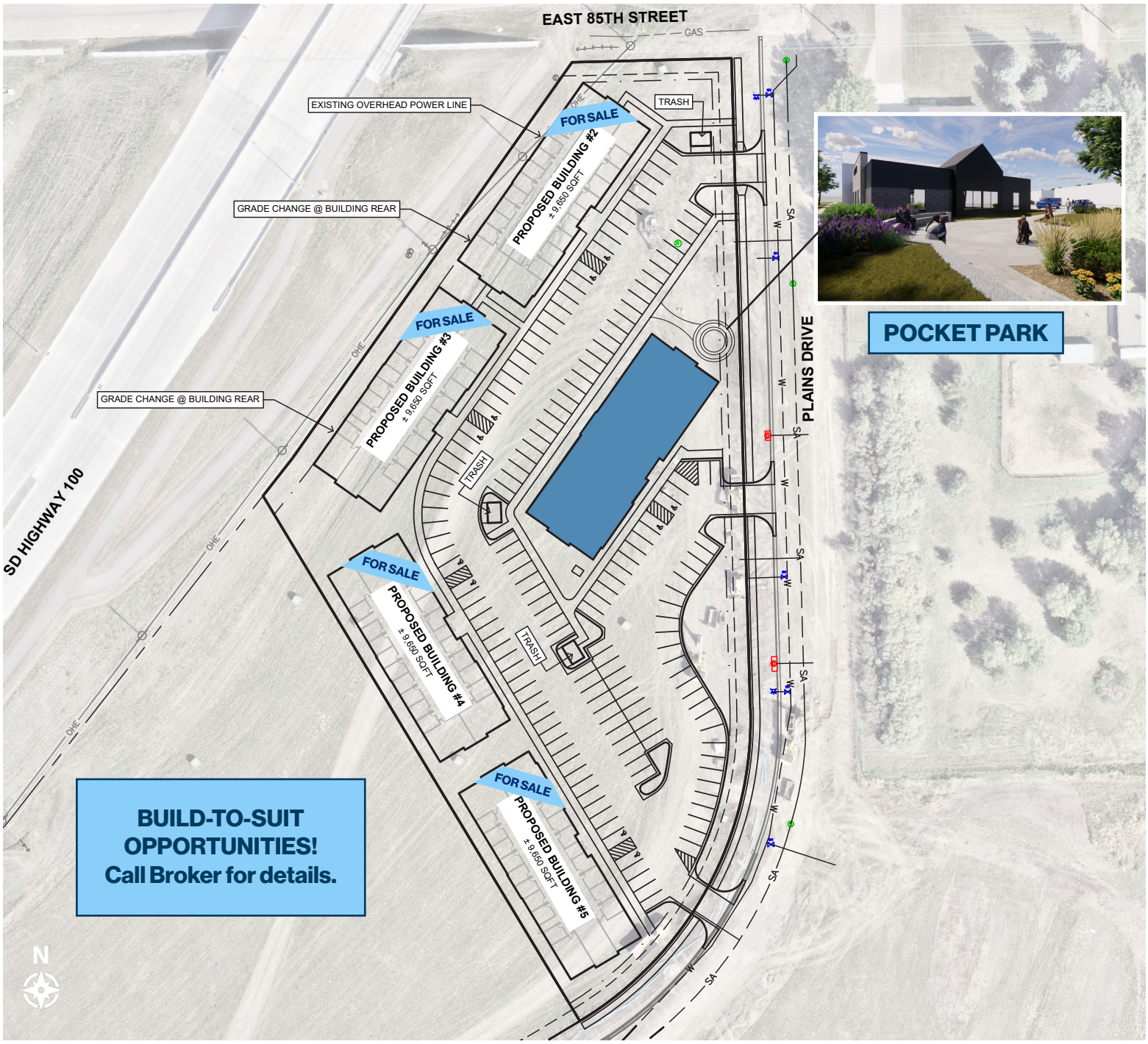
Commerce Exchange Office Suites



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Site Plan

Commerce Exchange Office Suites



FOR LEASE

Aerial Photos

Commerce Exchange Office Suites









FOR LEASE

Building Renderings

Commerce Exchange Office Suites











Van Buskirk Commercial Brokerage | 2571 Westlake Drive #100 | Sioux Falls, SD 57106 | 605.361.8211 | VanBuskirkCo.com

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Building Renderings

Commerce Exchange Office Suites







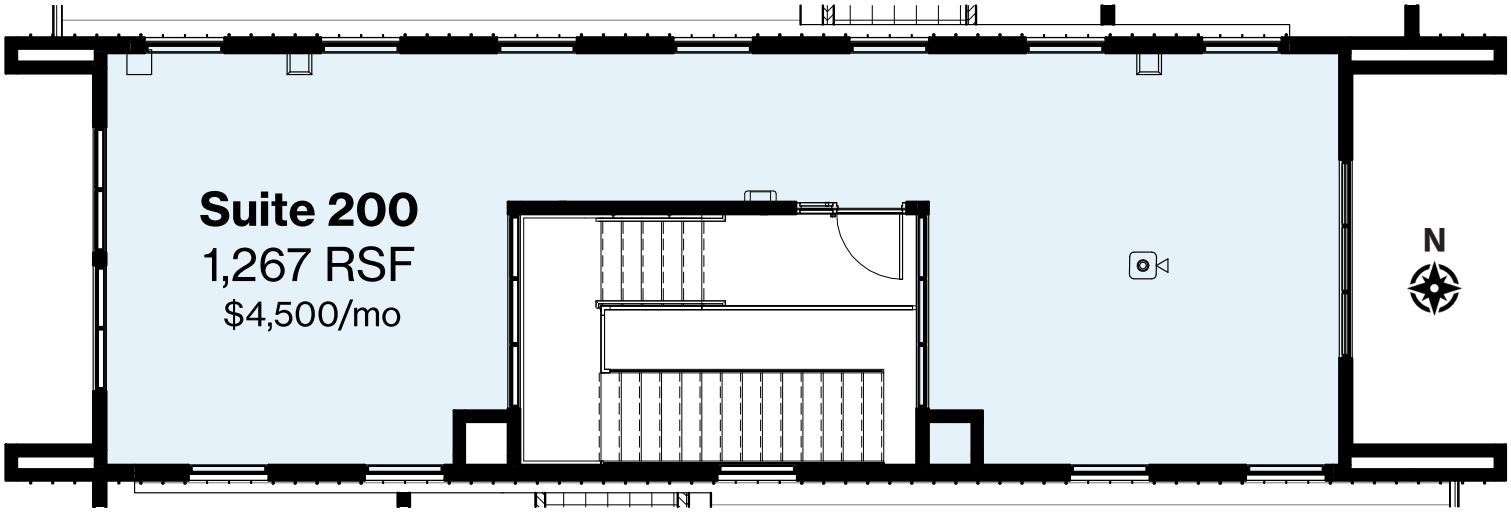
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Loft Suite– 2nd Floor Plan

Commerce Exchange Office Suites

Downtown energy, South Sioux Falls convenience.
This modern 2nd-floor space impresses from the moment you walk in, with sleek finishes and floor-to-ceiling windows that flood the space with natural light. A great fit for tech companies, architecture firms, advertising agencies, and other innovative businesses looking for a space with character near the bustling, growing intersection of 85th Street and Minnesota Avenue.







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Building 1st Floor Plan

Commerce Exchange Office Suites

- SINGLE OFFICE SUITE
- TWO OFFICE SUITE
- THREE OFFICE SUITE
- FOUR OFFICE SUITE

