

HEATHER RIDGE OFFICE PARK FOR LEASE



Searching for the perfect location for your business? This prime location is situated in a high-income area with a combined traffic count of 14,600 vehicles per day on 69th Street & Western Avenue (2012). Van Buskirk Construction can provide exactly what you need, from design concept to completion.

**6340 S Western Avenue
Sioux Falls, SD 57108**

AVAILABLE: 657± RSF
PRICE: \$1,254.00/Month
TERMS: Gross & Utilities

ZONING: Office

PARKING: 162 parking places
(including 6 handicap stalls)

For more information, please contact:

MIKE VAN BUSKIRK

P: 605.361.8211

C: 605.366.0936

E: Mike@VBCLink.com

VanBuskirk
COMPANIES

Owner is a licensed broker.

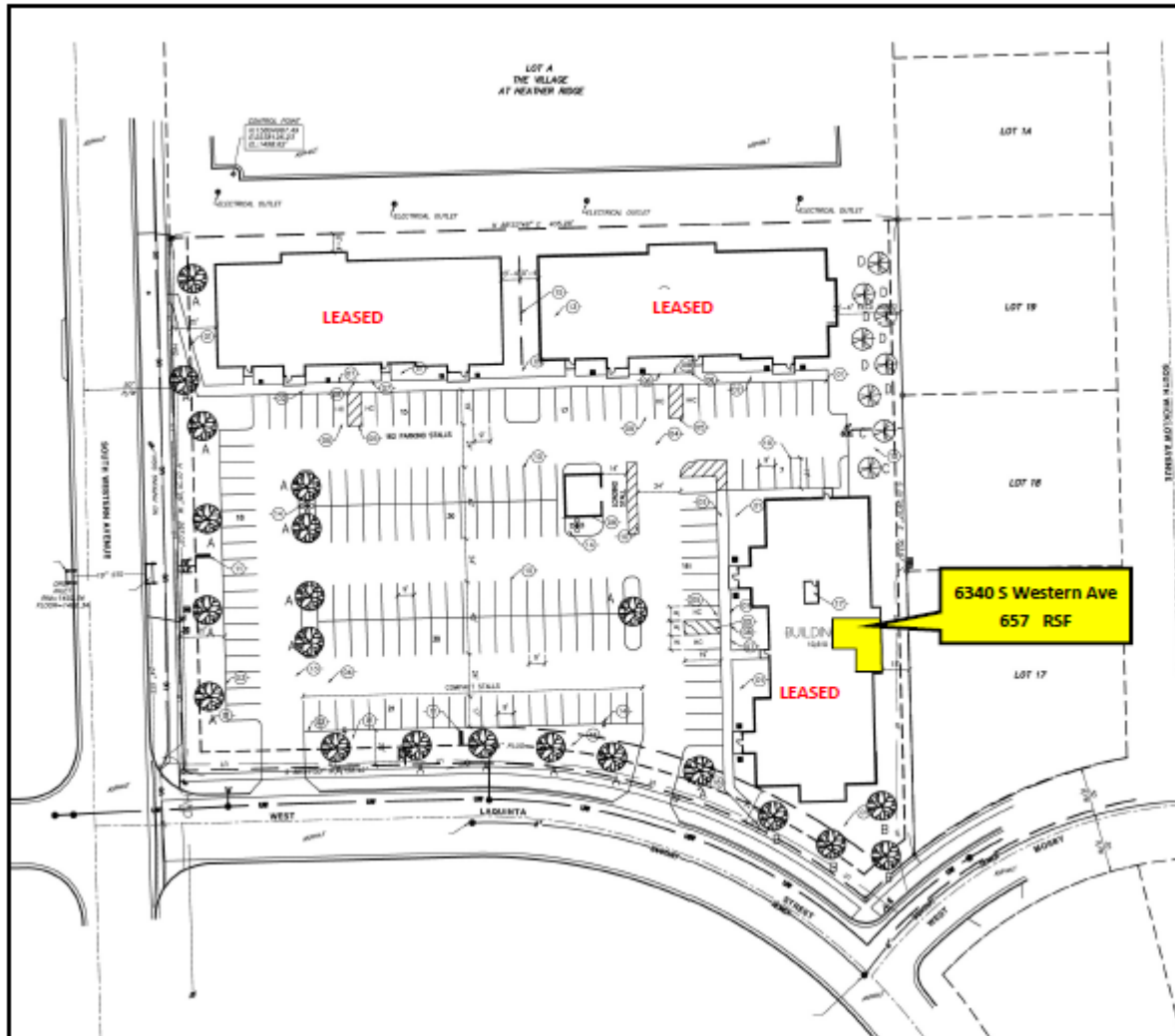
REAL ESTATE DEVELOPMENT | CONSTRUCTION | COMMERCIAL BROKERAGE | PROPERTY MANAGEMENT | ENGINEERING | ARCHITECTURE

5800 S Remington Place | Suite 100 | Sioux Falls | South Dakota | 57108

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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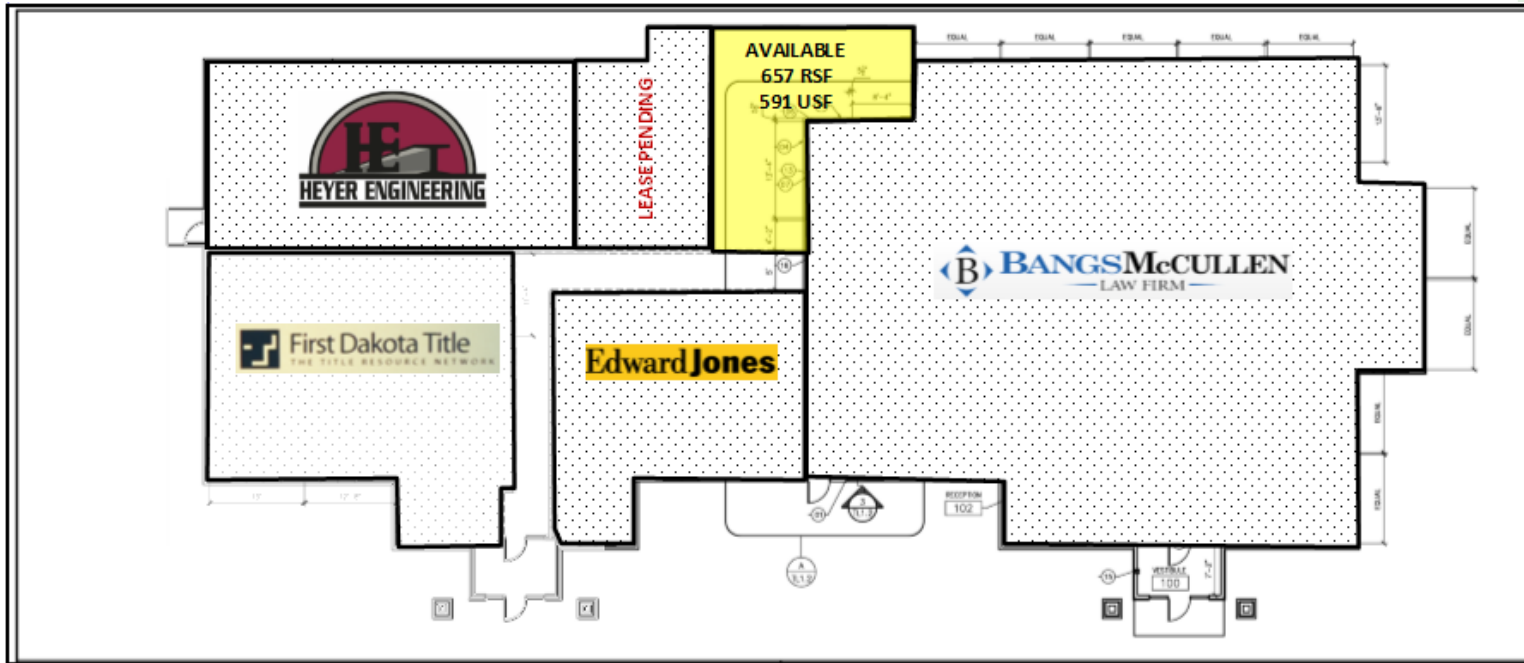
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HEATHER RIDGE OFFICE PARK FOR LEASE—BUILD TO SUIT

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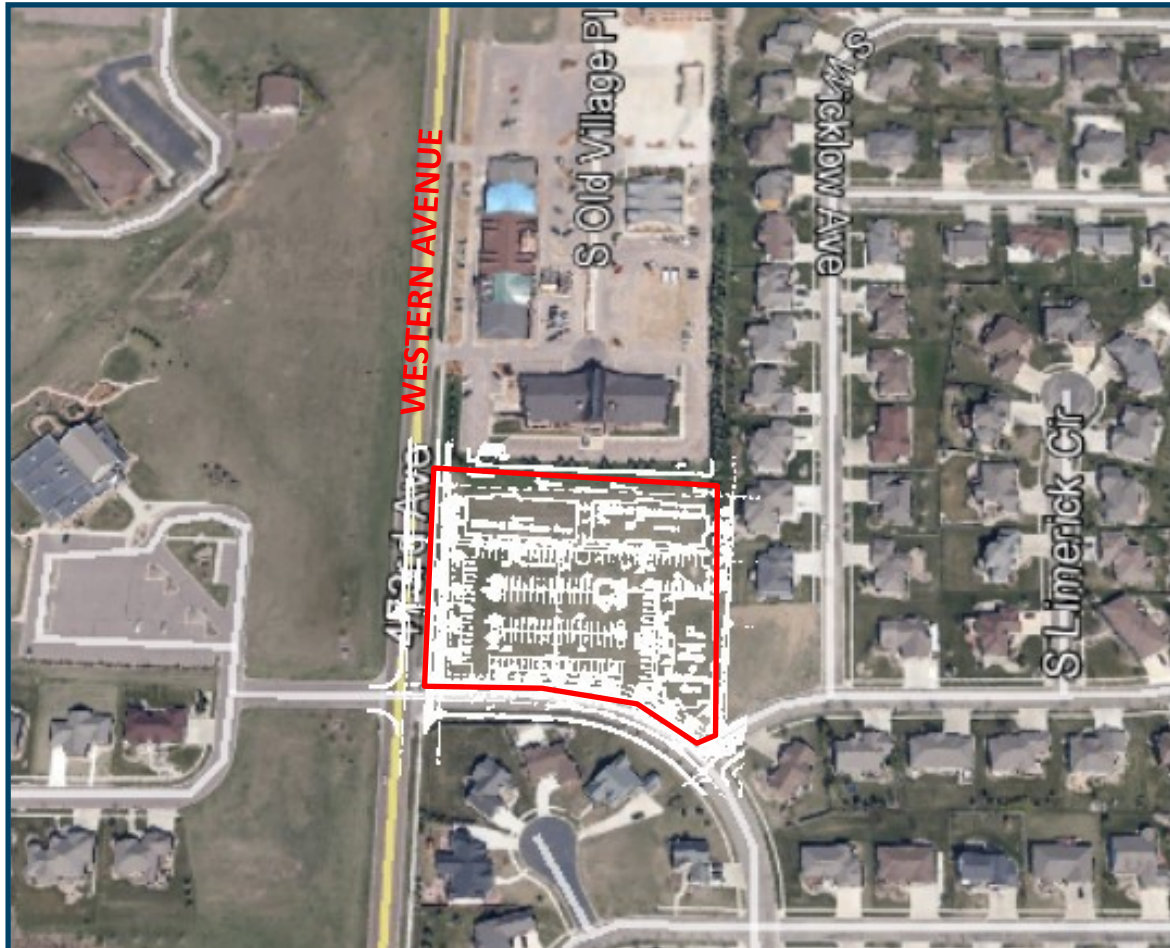
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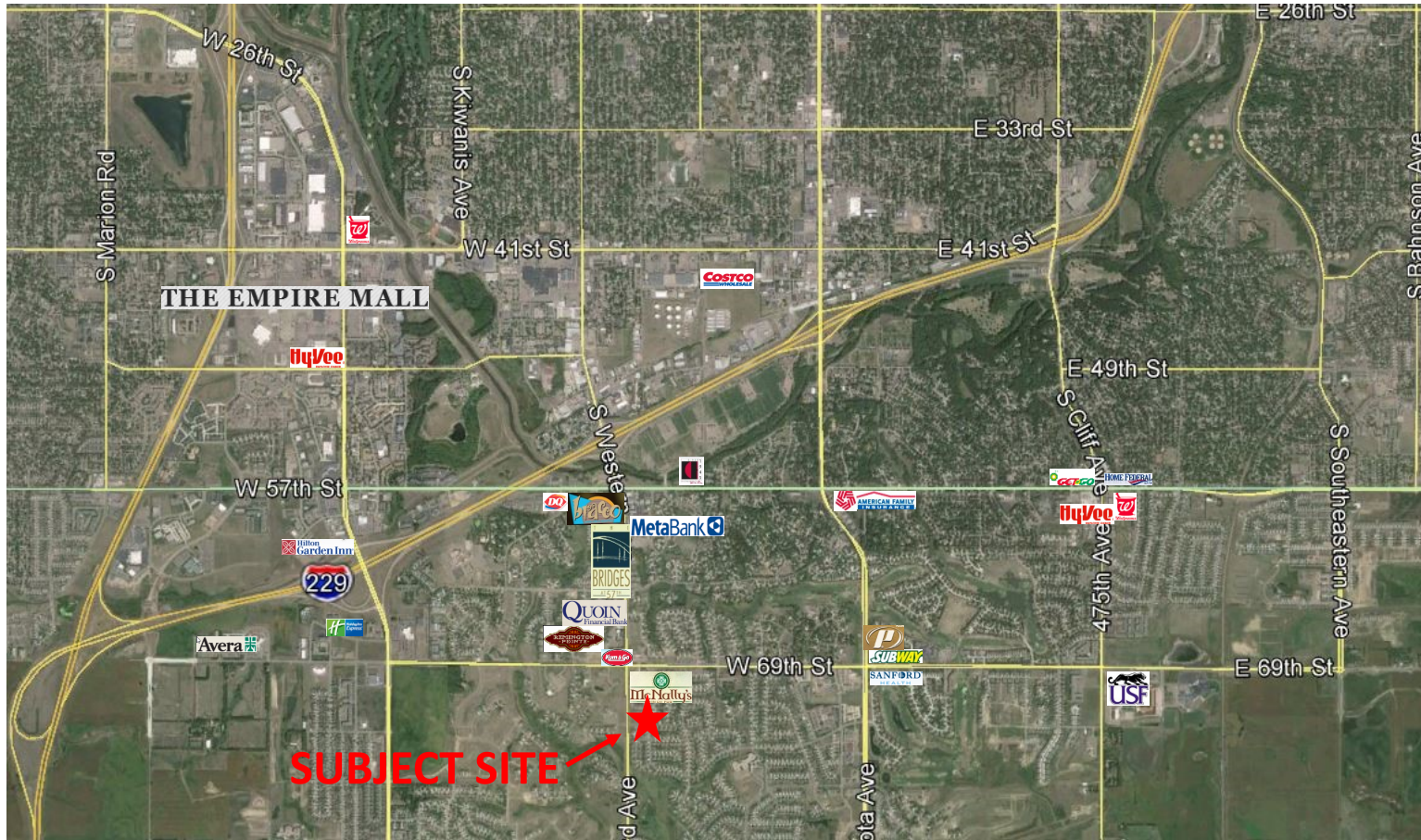
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LEGAL

Tract 3, Heather Ridge Addition,
City of Sioux Falls, Lincoln County,
South Dakota



This location is home to many new and thriving businesses. Immediate neighbors include Remington Pointe Office Park, Remington Pointe Retail Center, Heather Ridge Village, and Kum & Go. Close to shopping and dining, with easy access to I-229 as well as other major arterial roads including Western Avenue, 69th Street, and 57th Street.

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