

Former HDR Space in Heather Ridge Office Building

6300 South Old Village Place Sioux Falls, SD, 57108



Class "A" office space located in Old Village Place in highly desirable Heather Ridge. Wide open atrium with large windows, elevator and bathrooms.

Two 5,260 square foot office spaces that can be leased together or separate for a total of 10,970 sq. ft.. See attached floor plan.

All finishes are high quality with offices, reception areas, conference rooms, break rooms and open areas for cubicles. Suite has large exterior windows and all interior offices have borrowed lite.

Space includes 14 indoor underground parking stalls with heated ramp access to garage are available for lease at \$90 per month. Building also has heated sidewalks for snow/ice.

Parking lot redesigned in 2018 which added 81 parking stalls to the development.

Other Tenants in Old Village Development include, McNally's, Fiani Jewelers, Bancorp, Williams Insurance, RBC Wealth, Thrivent Financial, Active Spine, Elle Stone Bridal and First Dakota National Bank.

FOR LEASE

Price

\$16.50 / Square Foot

Addl. Pricing: NNN

Details

Type: Office

Space Available: 5,260 to 10,520

Available: September 1, 2020

Zoning: Office

Year Built: 2005

Stories: 2

Baths: 2

No. Units: 5

Parking: On Site

Parking Capacity: 51+

Construction: Metal, Masonry

Floors: Carpet, Ceramic

Roof: Composition

Heat: Central

Heat Source: Electric, Natural Gas

Air Conditioning: Central

Services: Sanitation Sewer, Natural Gas, Curb/Gutter, City Water

Safety Features: Sprinkler, Fire Alarm, Security System, Smoke Detector, Exterior Lighting, Security Lighting, Fire Sprinkler System

Showing Instructions: Call Broker

Possession: Negotiable

Access: Interstate One Mile, City Street

Road Surface: Concrete, Asphalt, Concrete, Asphalt

Disability Access: Handicapped Parking, Level Lot



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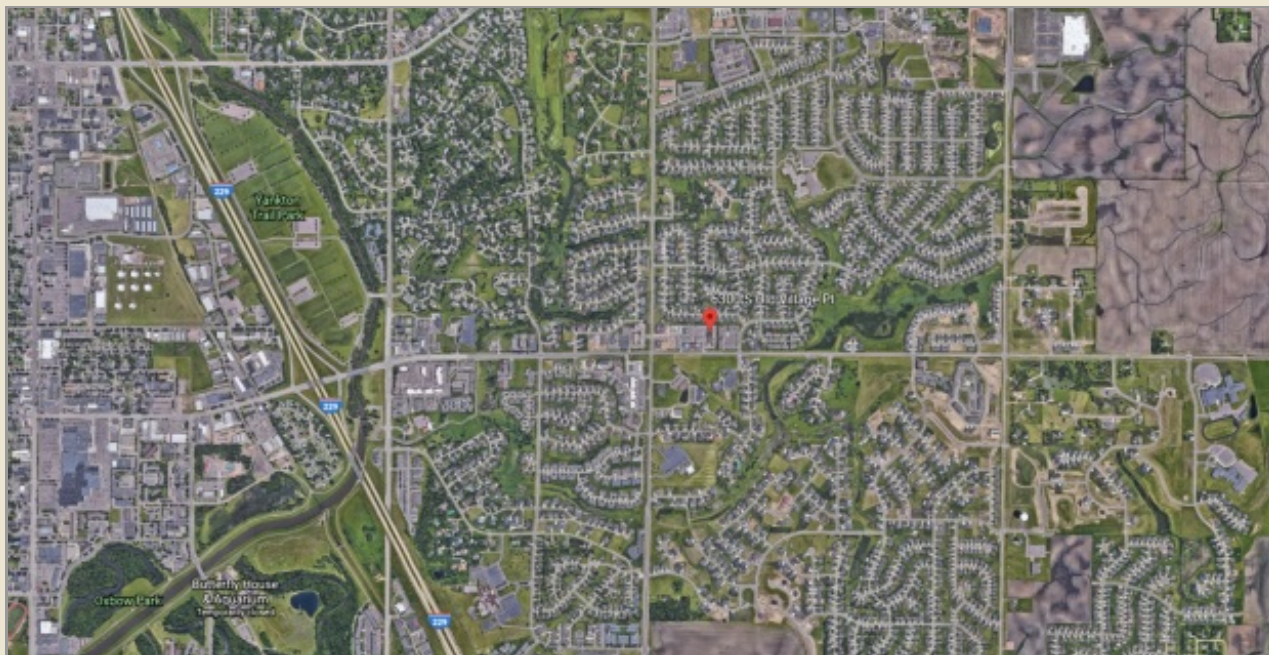
Information deemed reliable but not guaranteed

Additional Photos



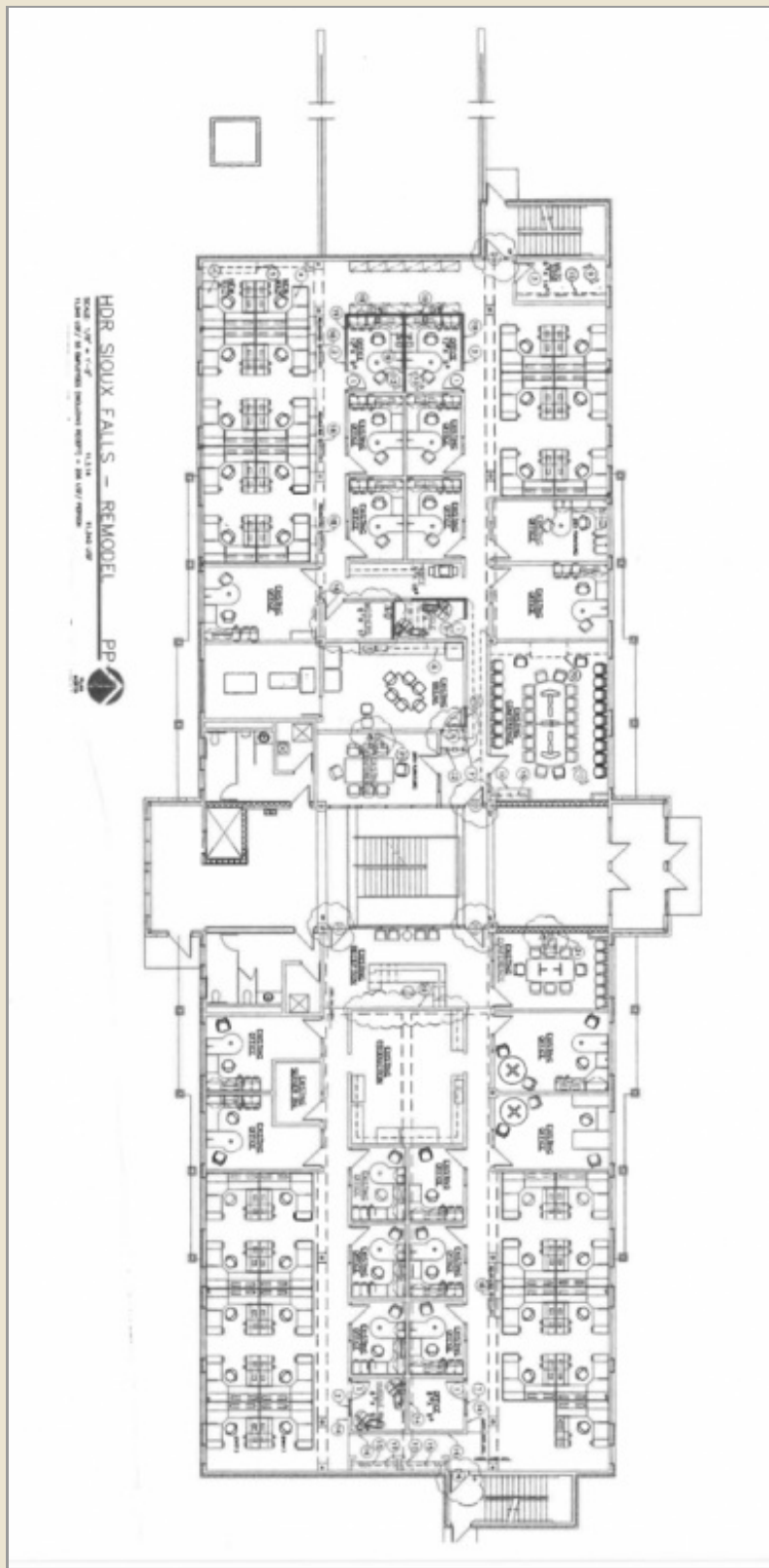
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Location Maps



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Floor Plan



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