

Heather Ridge Office-Retail Space for Lease

6200 S Old Village Pl Sioux Falls, SD, 57108



Class "A" finishes with beautifully landscaped exterior.

Some retail uses are allowed in this space.

This office/retail space includes a 2,397 square foot office suite with a small reception area, four private offices and a large open work area. A wet bar and storage room are also included. Shared restrooms.

2,397 Sq Ft. \$16.50 Sq Ft Base Rent. \$5.15 Sq Ft NNN. \$4,323 Total Monthly Rent.

Neighboring tenants in Heather Ridge development include Thrivent Financial, HDR Engineering, RBC Wealth Management, Williams Insurance, Look's Meat Market, McNally's Restaurant, Fianni Jewelers, County and More, Active Spine Chiropractic, First Dakota Bank and Bancorp Corporation.

FOR LEASE

Price

\$16.50 / Square Foot

Addl. Pricing: \$5.15/sf NNN

Details

Type: Retail, Office

Space Available: 2,397 sq ft

Available: October/November 2018

Zoning: Office

Year Built: 2005

Stories: 1

Baths: 2

Parking: On Site

Parking Capacity: 51+

Showing Instructions: Call Broker

Access: Interstate One Mile, City Street

Disability Access: Ramped Entrance, Handicapped Parking, Level Lot

Reception area

Four private offices

Storage room

Wet bar

Shared restrooms



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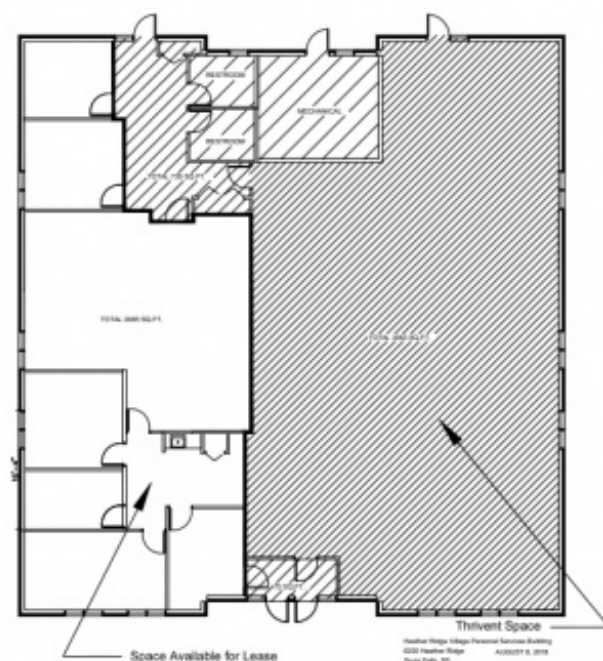
Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed

Floor Plan

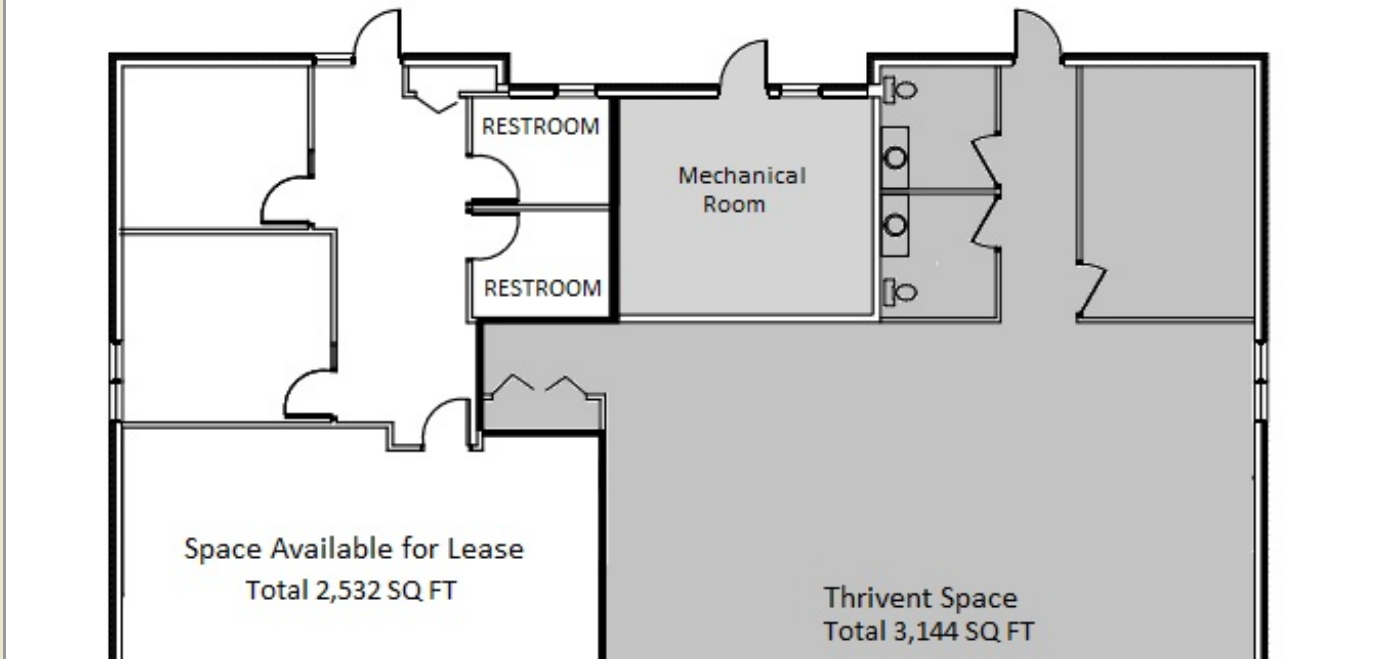


NOTES:
 -ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER
 -INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED



6200 S. OLD VILLAGE PL.
 PINNACLE RIDGE LLC

DATE	ALEX HOOGENDOORN	8/8/2018
SCALE	MAIN FLOOR PLAN	1/16" = 1'-0"
PROJECT	1-605-323-7835	RE105-91

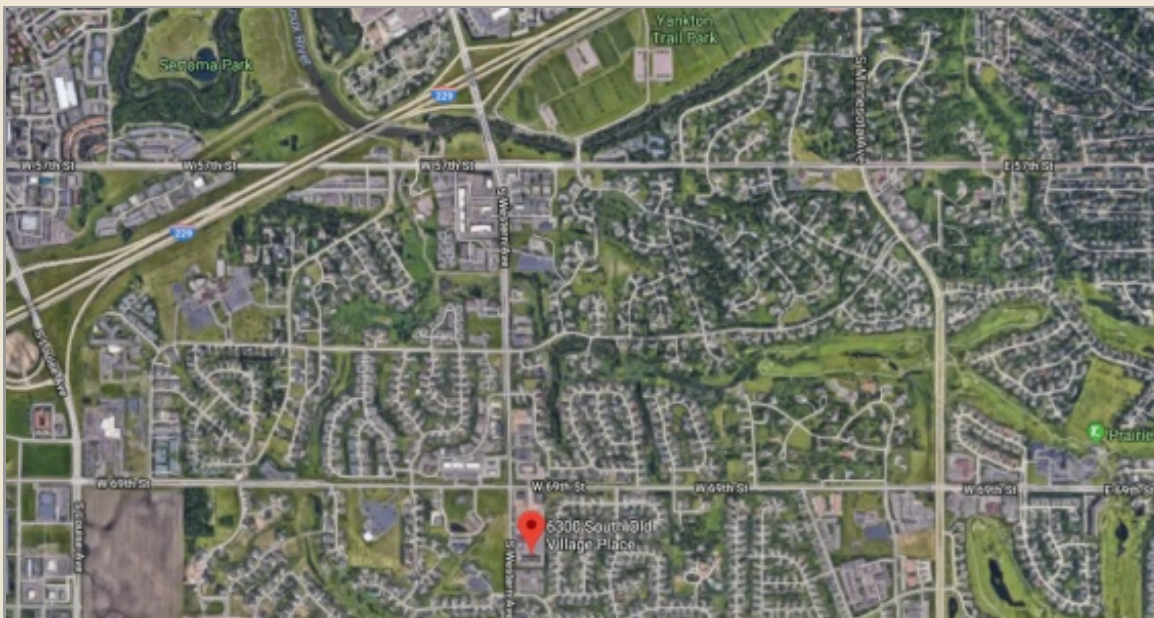


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Location Maps





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