

## Heather Ridge Office Space for Lease 1,664 Sq. Ft.

6300 South Old Village Place Sioux Falls, SD, 57108



One of the nicest professional office suites in Sioux Falls. Class "A" office finishes with beautiful common areas and elevator access.

1,664 square foot office suite with five offices, break area, conference room and a waiting/reception area. Lots of borrowed lite to give the entire suite natural light.

Includes two heated indoor garage stalls and recently expanded shared parking lot.

Neighboring tenants in Heather Ridge development include 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

\$3,650 / Month

**Addl. Pricing:** \$19.95 per sf plus \$6.37 NNN and gas and electric

### Details

**Type:** Office

**Space Available:** 1,664

**Available:** Immediately

**Zoning:** Office

**Year Built:** 2005

**Stories:** 2

**Baths:** 2

**No. Units:** 4

**Parking:** On Site, Covered

**Parking Capacity:** 51+

**Construction:** Metal, Masonry

**Floors:** Carpet

**Roof:** Composition

**Heat:** Central

**Heat Source:** Natural Gas

**Air Conditioning:** Central

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

**Safety Features:** Fire Alarm, Security System, Exterior Lighting, Fire Sprinkler System

**Showing Instructions:** Call Broker

**Possession:** Immediate

**Access:** Interstate One Mile, City Street

**Road Surface:** Asphalt, Asphalt

**Disability Access:** Ramped Entrance, Handicapped Parking, Level Lot

**Amenities:** Garage

**Disclosure:** Information Deemed...

Information deemed Reliable but not Guaranteed



**Kirby Proehl**

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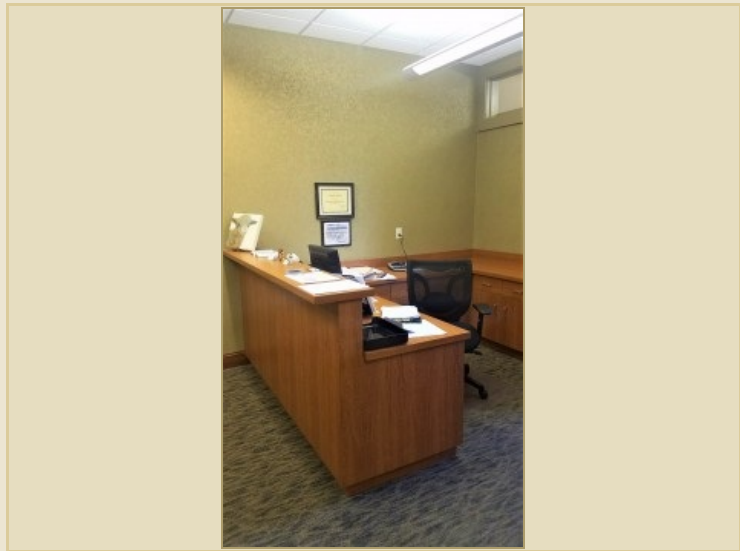


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# Additional Photos

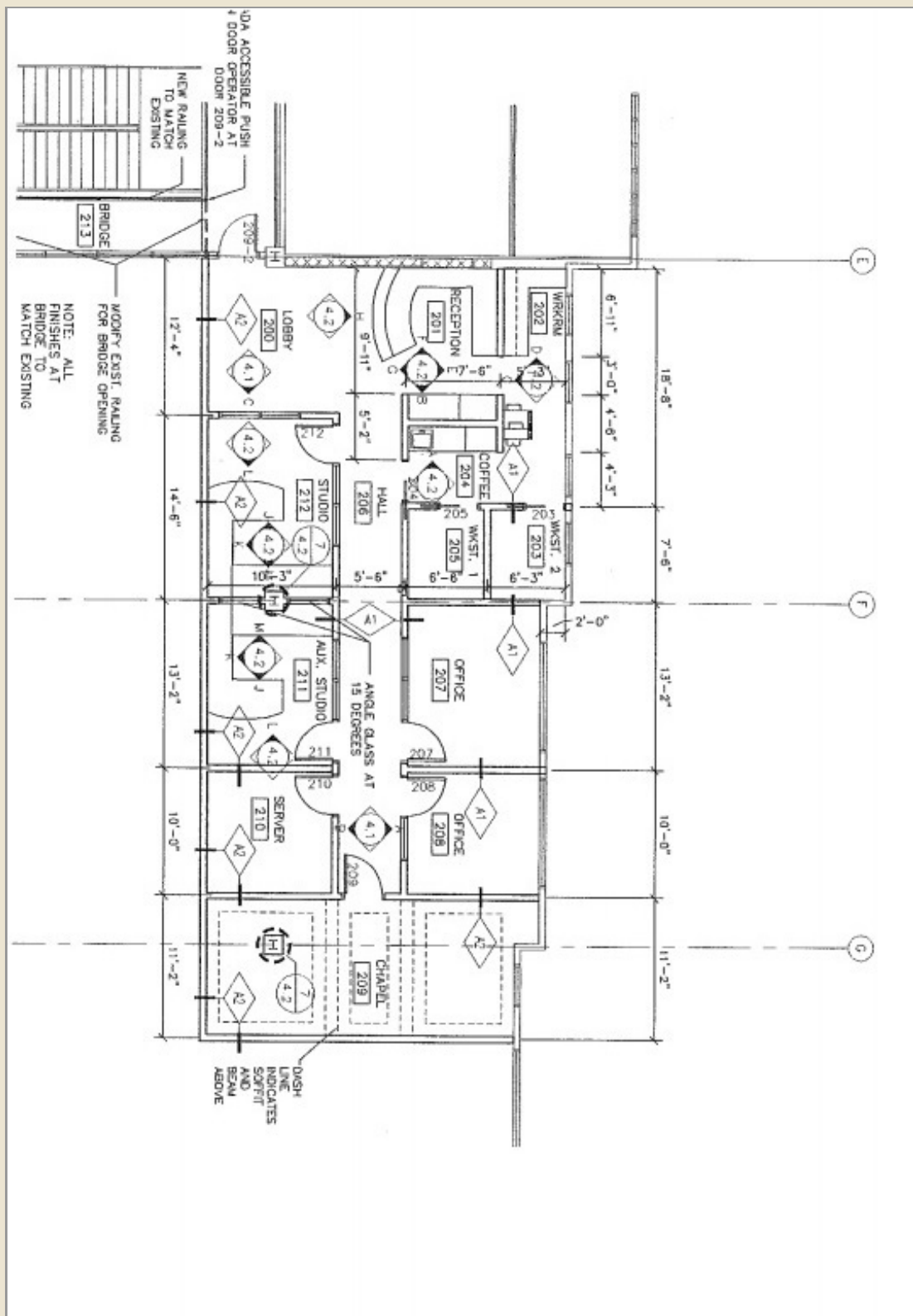


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# Floor Plan



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