



**6221C S. Western Avenue**  
Sioux Falls, SD 57108

Lease Rate	<b>\$15.00/SF NNN</b>
NNN Expenses	<b>\$6.20/SF</b>
Suite Size	<b>924 SF</b>

**PROPERTY HIGHLIGHTS**

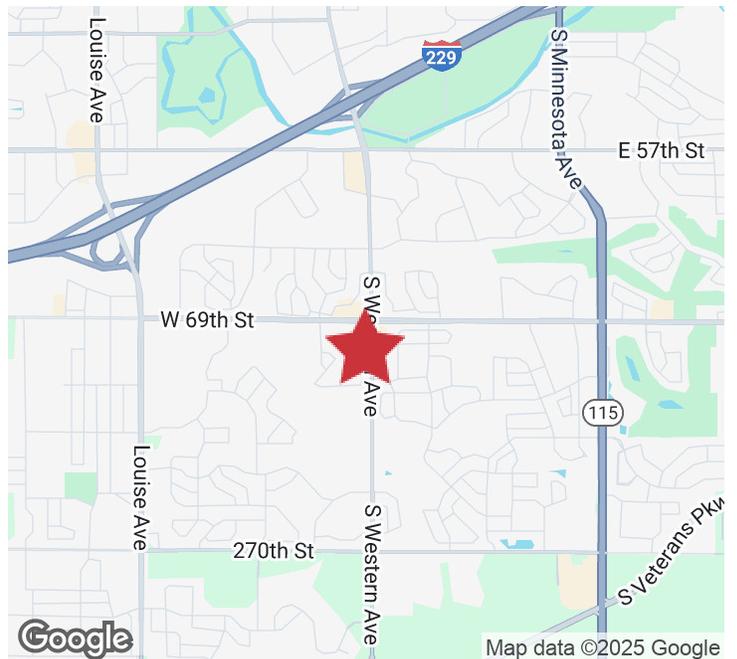
- 2 offices, 1 restroom, utility room, and open area
- Can be used as office or retail
- Plumbed for a commercial kitchen
- Located on the backside of the building
- 18' ceilings
- Tenant improvement allowance negotiable

**LOCATION DESCRIPTION**

Located just south of the 69th Street and Western Avenue intersection

Co-tenants include: Daily Clean Food & Drink, EarthWise Pet Supply, Bryant Salon and Spa, Breadico, Josephine's Floral Designery

Area neighbors include: Kum & Go, Avera, Faini, McNally's Irish Pub, Radiance Day Spa, Tavern 180, First Dakota National Bank, Charlie's Pizza

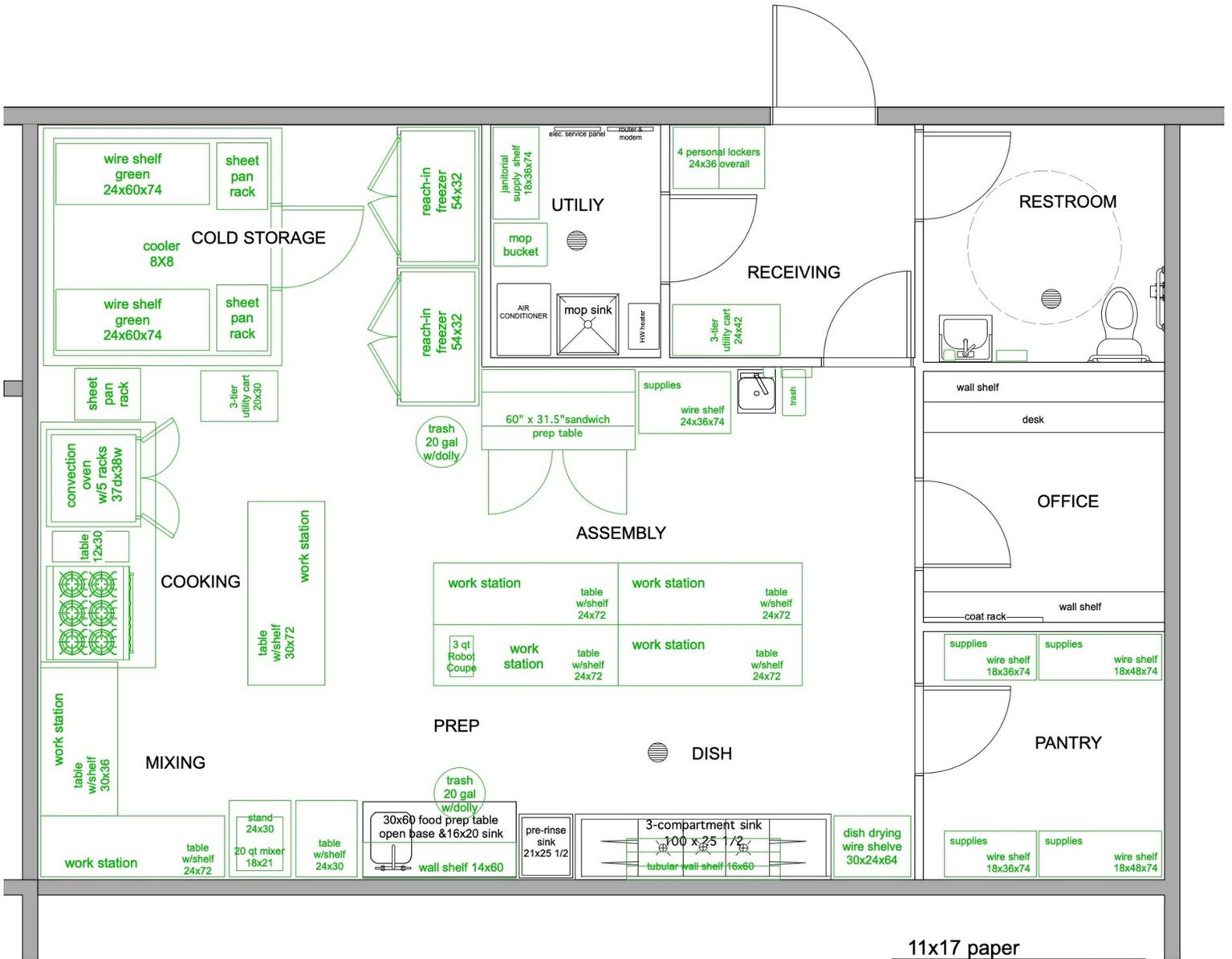


# FLOOR PLANS

6221C S. WESTERN AVENUE - THE WEDGE  
Sioux Falls, SD 57108

# FOR LEASE

Office/Retail Suite



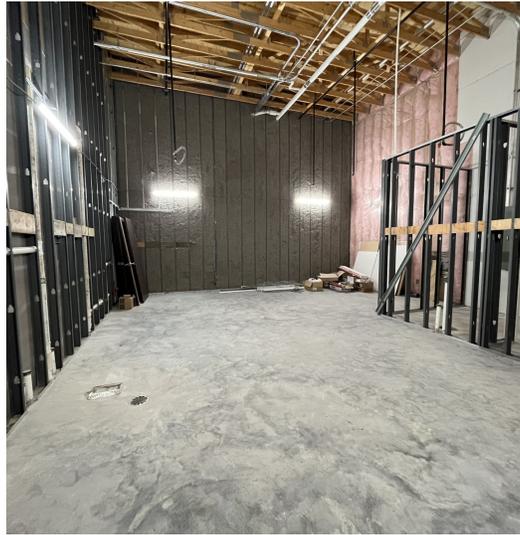
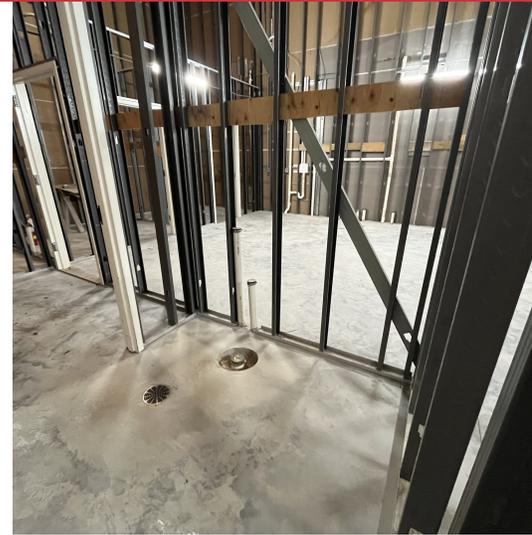
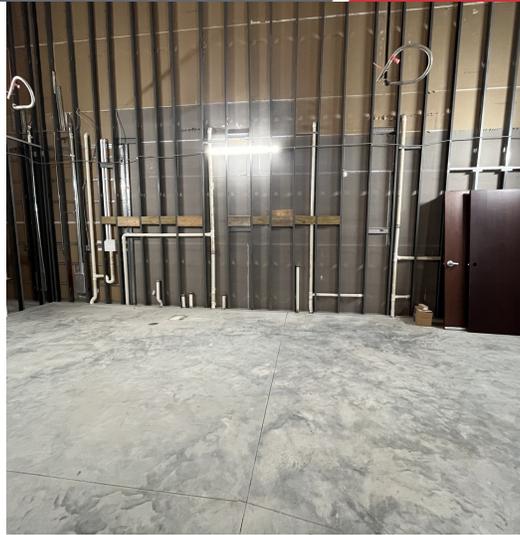
11x17 paper  
SCALE: 1/4" = 1'-0"

# PHOTOS

6221C S. WESTERN AVENUE - THE WEDGE  
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# FOR LEASE

Office/Retail Suite



# AERIAL

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Google

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