

FOR LEASE

*Commerce Exchange
on Veterans Parkway*

EXECUTIVE OFFICE SUITES

Plains Drive | Sioux Falls, SD 57108



SIZE

Single Office to 4-Room Suites
215 RSF - 1,143 RSF

Loft Suite
1,267 RSF



PRICE

\$700-\$3,800/mo (gross)
Utilities Included

Loft- \$4,500/mo (gross)
Utilities Included



LOCATION

Commerce Exchange is a new office park on 85th St. in south Sioux Falls, conveniently located near south Minneosta Ave. and visible from Veterans Parkway.



AMENITIES

Commerce Exchange delivers a modern office environment with curated green space, including a landscaped pocket park and walking paths. Tenants enjoy access to 2 shared conference rooms, break room, coffee bar, prominent monument signage available, and ample parking.



AVAILABLE

May 2027



AREA NEIGHBORS

Walmart, Starbucks, Plaza Fiesta, Reliabank, Orange Theory Fitness, Nékter Juice Bar, Schulte Subaru, Aldi, T-Mobile, Qdoba, Sioux Falls Specialty Hospital, McDonald's, Valvoline, Circle K, Big City Motors, Dollar Tree

Information deemed reliable, but not guaranteed.



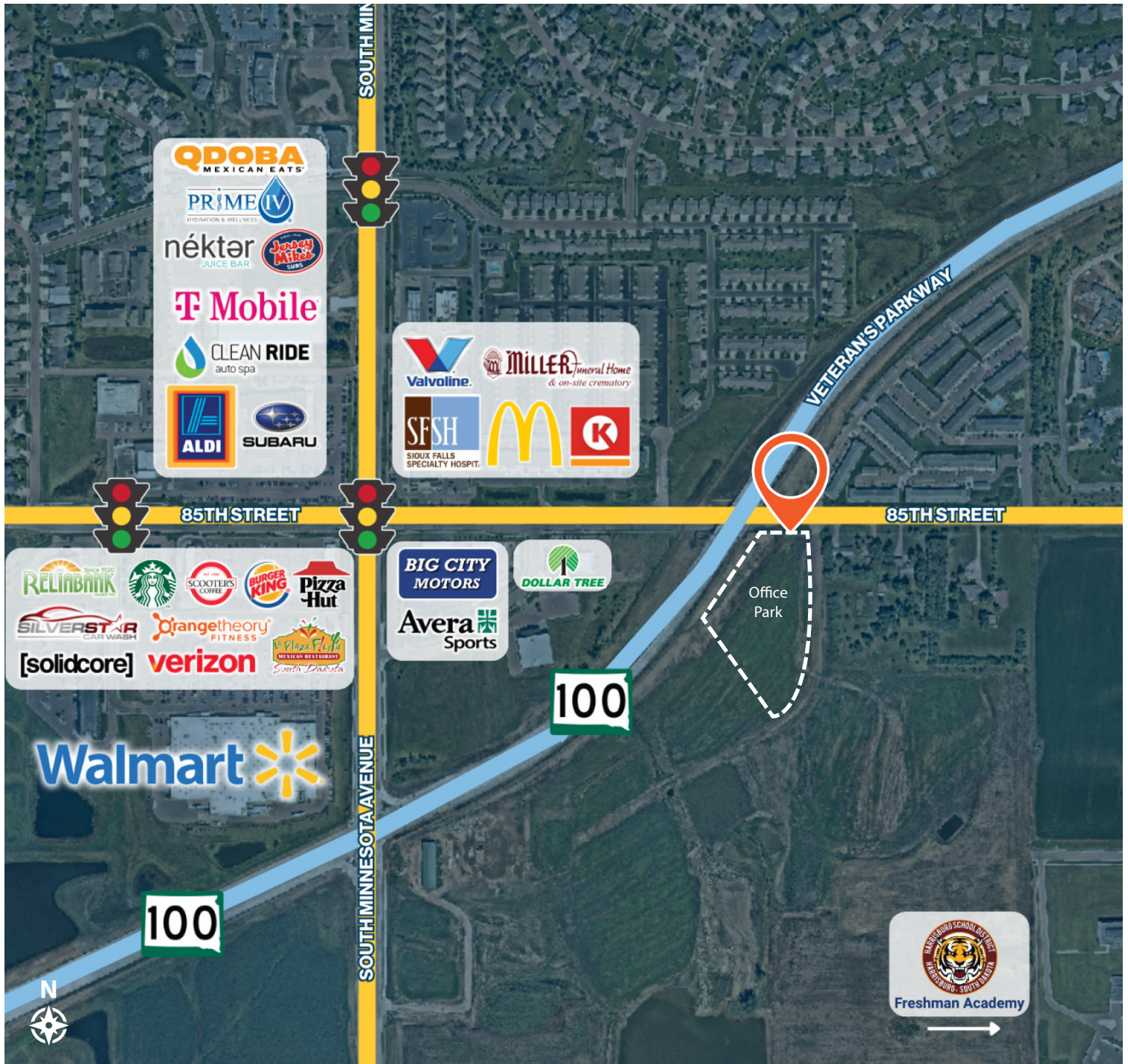
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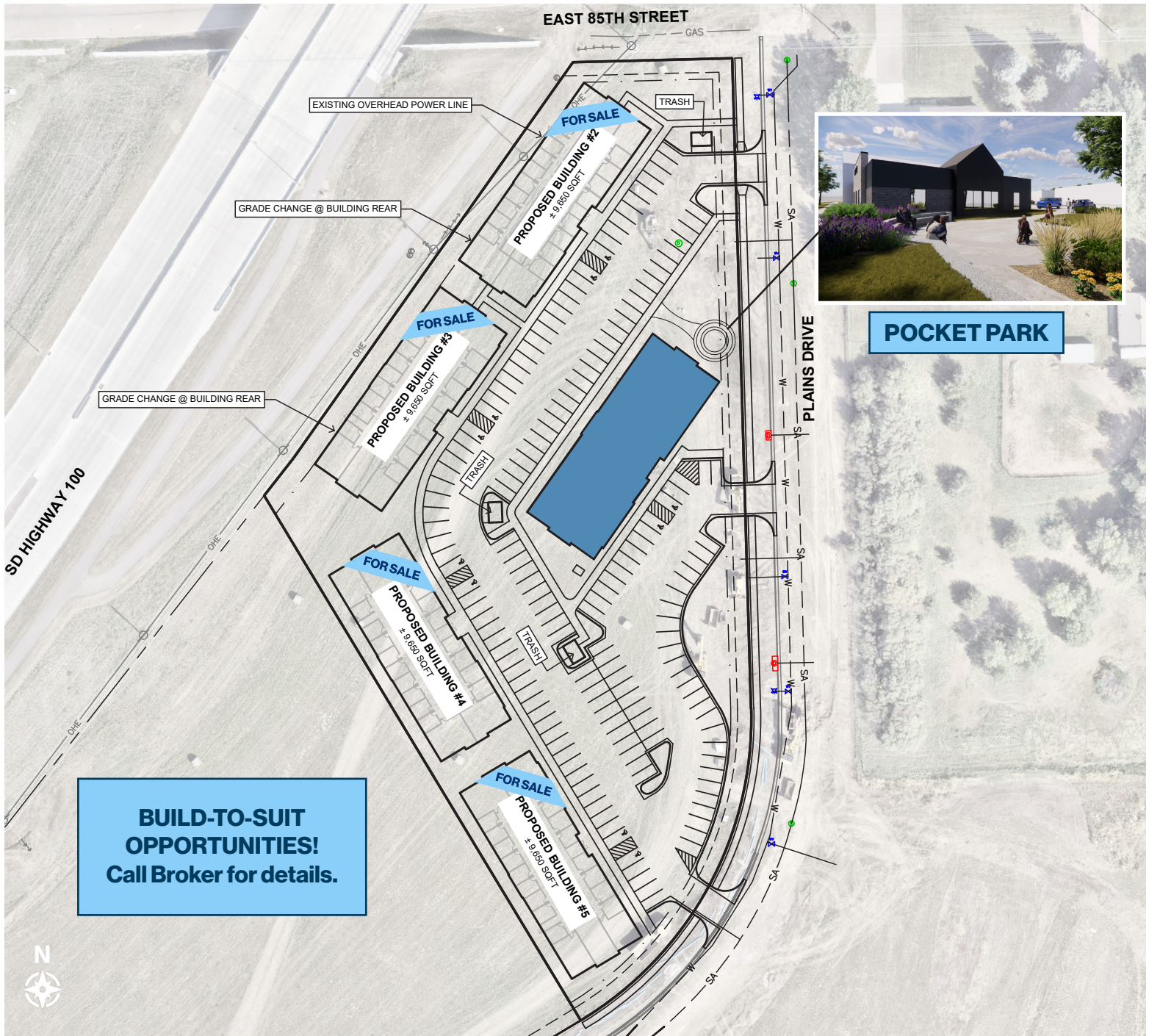
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Area Retail Map Commerce Exchange Office Suites



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Site Plan Commerce Exchange Office Suites



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Aerial Photos Commerce Exchange Office Suites



FOR
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Building Renderings
Commerce Exchange Office Suites



Van Buskirk Commercial Brokerage | 2571 Westlake Drive #100 | Sioux Falls, SD 57106 | 605.361.8211 | VanBuskirkCo.com

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Building Renderings
Commerce Exchange Office Suites



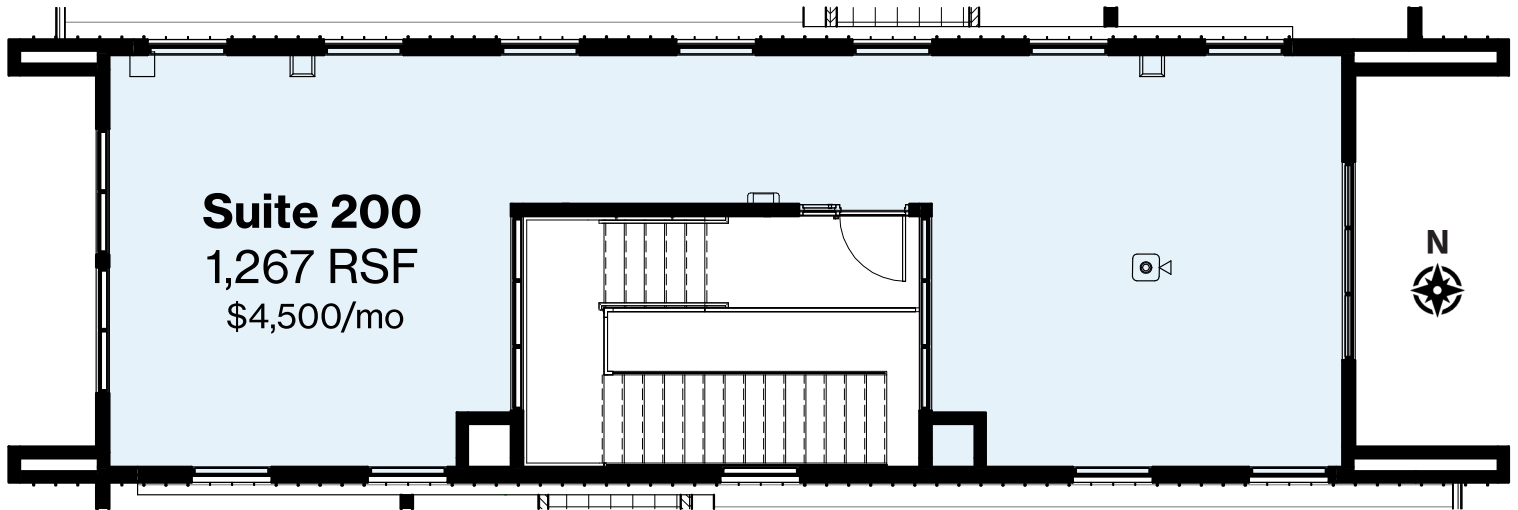
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Loft Suite - 2nd Floor Plan **Commerce Exchange Office Suites**

Downtown energy, South Sioux Falls convenience.

This modern 2nd-floor space impresses from the moment you walk in, with sleek finishes and floor-to-ceiling windows that flood the space with natural light. A great fit for tech companies, architecture firms, advertising agencies, and other innovative businesses looking for a space with character near the bustling, growing intersection of 85th Street and Minnesota Avenue.



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Building 1st Floor Plan **Commerce Exchange Office Suites**

-  SINGLE OFFICE SUITE
-  TWO OFFICE SUITE
-  THREE OFFICE SUITE
-  FOUR OFFICE SUITE

