



Park Ridge Galleria, Retail

Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

- Tenant improvement allowance negotiable
- In-suite restrooms
- Paved, on-site parking
- High-traffic location on Western Avenue
- Immediate availability
- Building facade signage
- NNN estimated at \$6.50/SF

LOCATION DESCRIPTION

Located within Park Ridge Galleria at 26th & Western Avenue
Co-tenants include: 44 Interactive LLP, Pilates Center of SD, Great Plains Structural, Awaken BodyTalk, Park Ridge Shoe Repair, James Dugan, Inc, Prana, The Dive, Volin's Racquet & Soccer, Grill 26, HobbyTown, Barbara's Needlepoint, Falls Liquor

| | |
|-----------------------|----------------|
| Suite 1706 (1,698 SF) | \$14.00/SF NNN |
| Suite 1712 (2,254 SF) | \$13.00/SF NNN |



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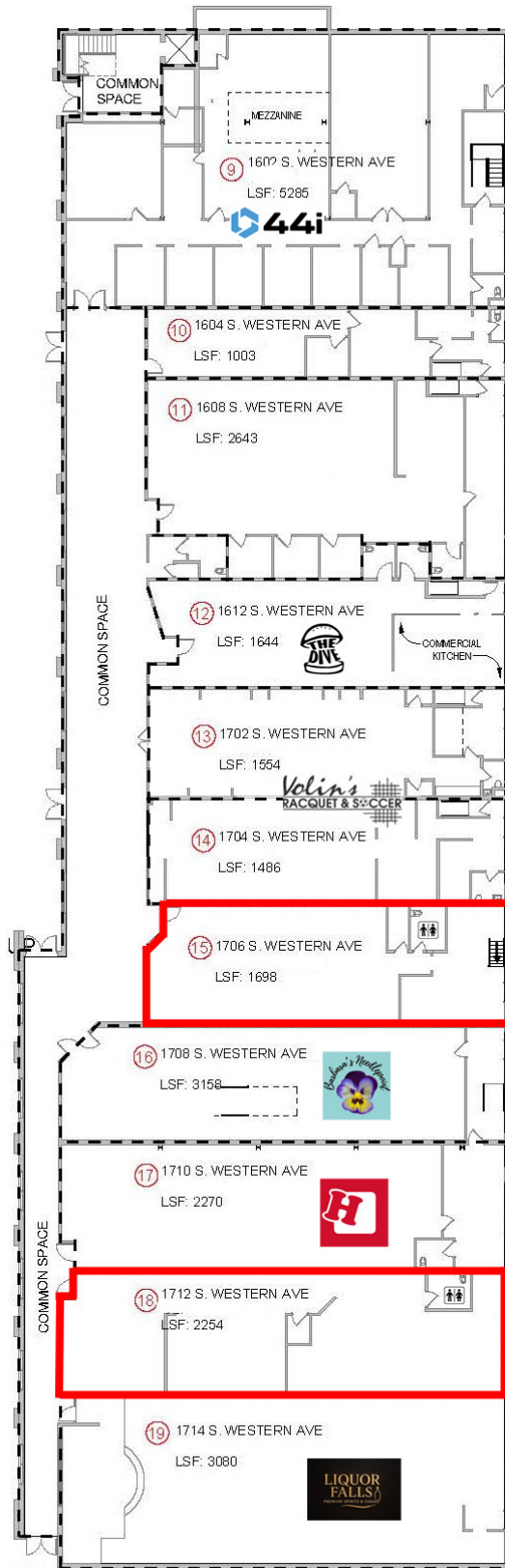


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BUILDING FLOOR PLAN
PARK RIDGE GALLERIA SUITES
1714 S. Western Avenue, Sioux Falls, SD 57105

FOR LEASE
Retail Suite



MAIN LEVEL FLOOR PLAN
NOT TO SCALE

SUITE 1706 FLOOR PLAN
PARK RIDGE GALLERIA SUITES
1714 S. Western Avenue, Sioux Falls, SD 57105

FOR LEASE
Retail Property

Tenant Improvement Allowance Negotiable



Full Basement Included At No Cost

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SUITE 1706 PHOTOS

PARK RIDGE GALLERIA SUITES

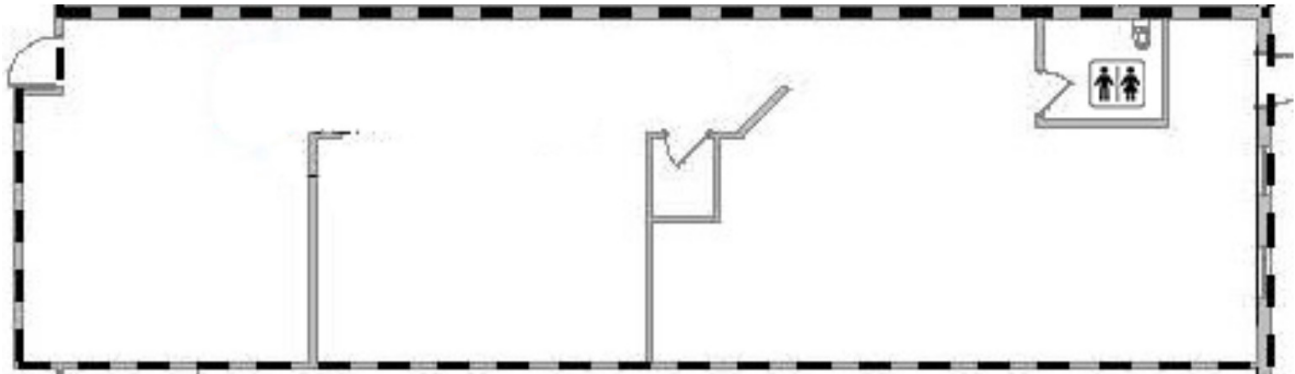
FOR LEASE
Retail Property



1712 SUITE FLOOR PLAN
PARK RIDGE GALLERIA SUITES
1714 S. Western Avenue, Sioux Falls, SD 57105

FOR LEASE
Retail Property

Tenant Improvement Allowance Negotiable



SUITE 1712 PHOTOS

PARK RIDGE GALLERIA SUITES

FOR LEASE
Retail Property



