

**FOR  
SALE**

# COPPER CREEK OFFICE OFFERING

## Two Fully Leased Office Buildings For Sale



6209-6221 East Silver Maple  
Sioux Falls, SD 57110



### size

2 Buildings: 8,224 sqft each  
Land Area: 1.17 acres



### price

\$2,600,000  
(7.5 cap, 5% vacancy)  
(8.0 cap, fully-leased)



### parking

78 total on-site parking  
spaces



### tenants

Edward Jones  
Caliber Creative  
CEO Marketing  
Smith Development  
Freedom Realty  
Phillips Mental Health Services  
Professional Image  
Arete Wealth Management  
Trademark Homes  
Horace Mann Insurance



### location

Located in the Copper  
Creek Office Park on the  
southeast corner of the  
intersection of East 26th  
Street and SD Highway  
100, and the main  
entrance to the incredibly  
successful Copper Creek  
development.



### co-tenancy

Dawley Farm Village, Coffea,  
Starbucks, Creative Steps  
Childcare Center, Target,  
Subway, Buffalo Wild Wings,  
Avera Medical Group,  
First Dakota National Bank,  
Century Theatres, Kohl's,  
PetSmart, Burlington, Aldi,  
Walmart, Menards,  
Rosa Parks Elementary

Information deemed reliable but not guaranteed.

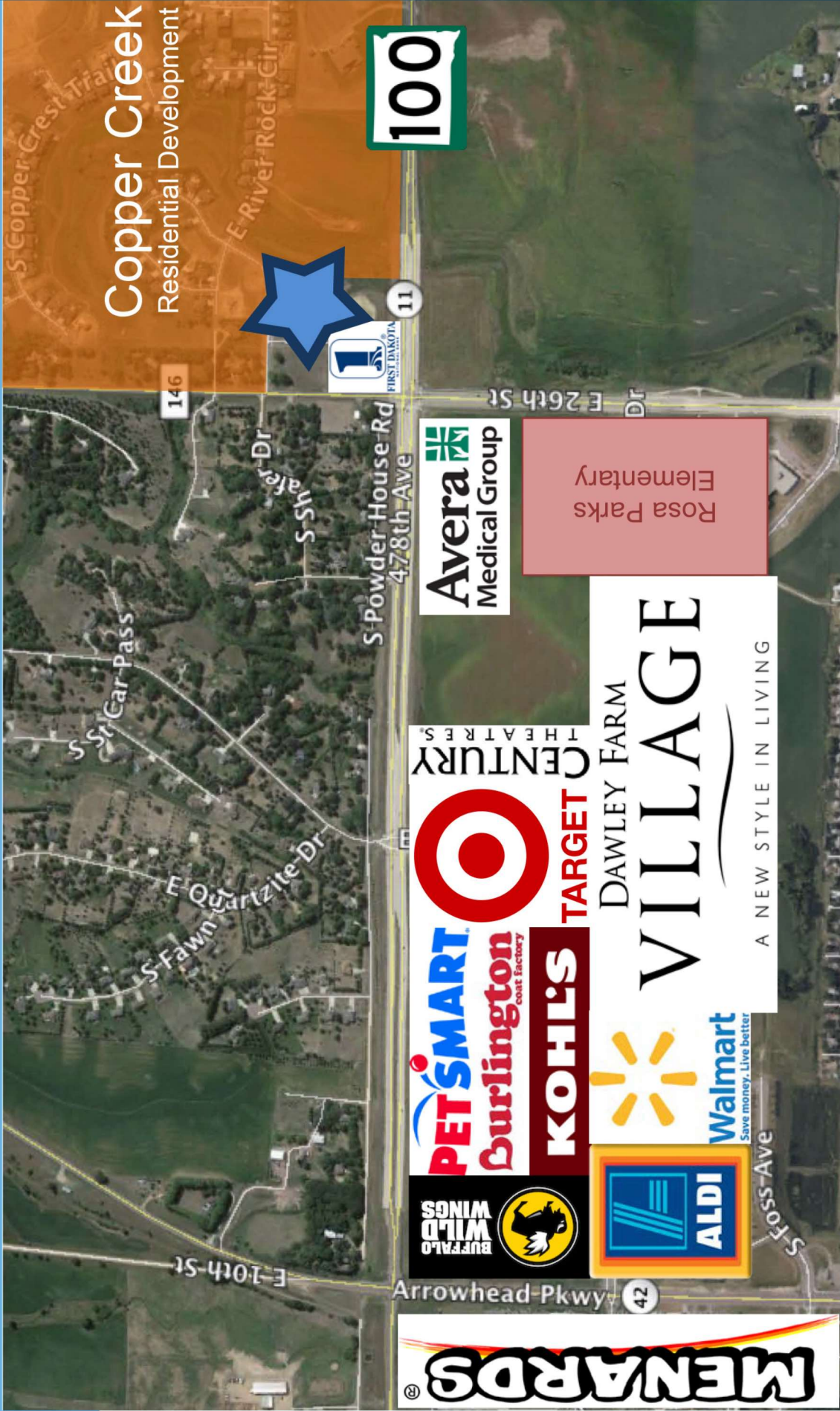


Lake Lorraine | 2571 Westlake Drive  
#100 Sioux Falls, South Dakota 57106  
VBclick.com | 605.361.8211



**605.376.0127**  
Ryan.Tyssdal@VBclick.com

# LOCATION MAP

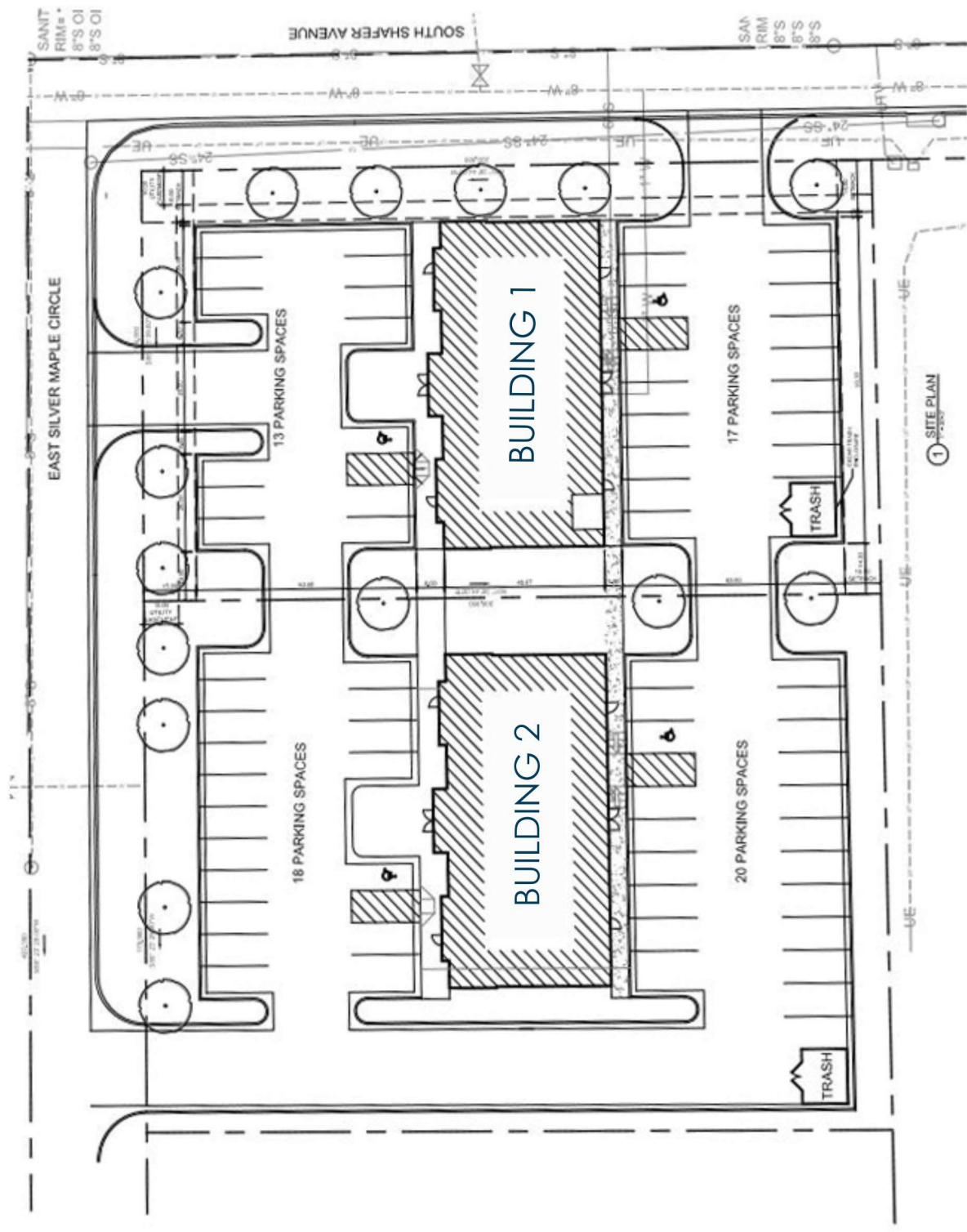


Several nearby restaurants, coffee shops and retail options!

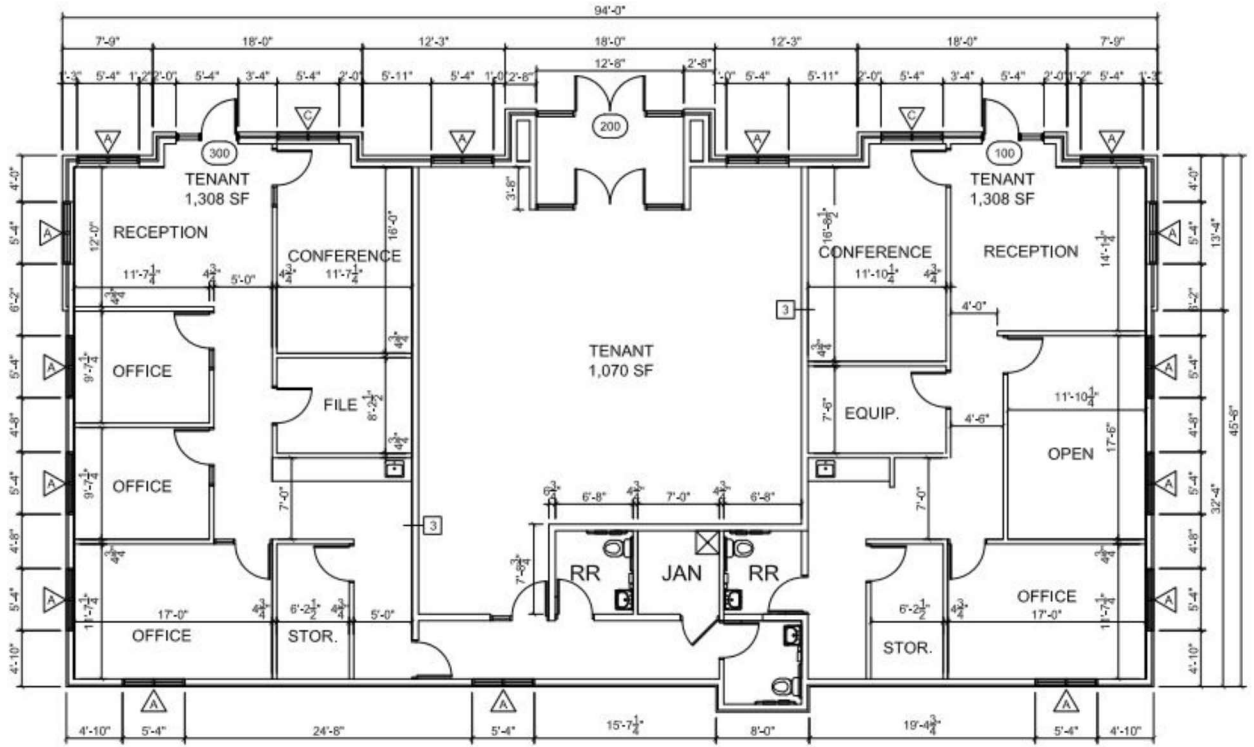
PROPERTY PHOTOS



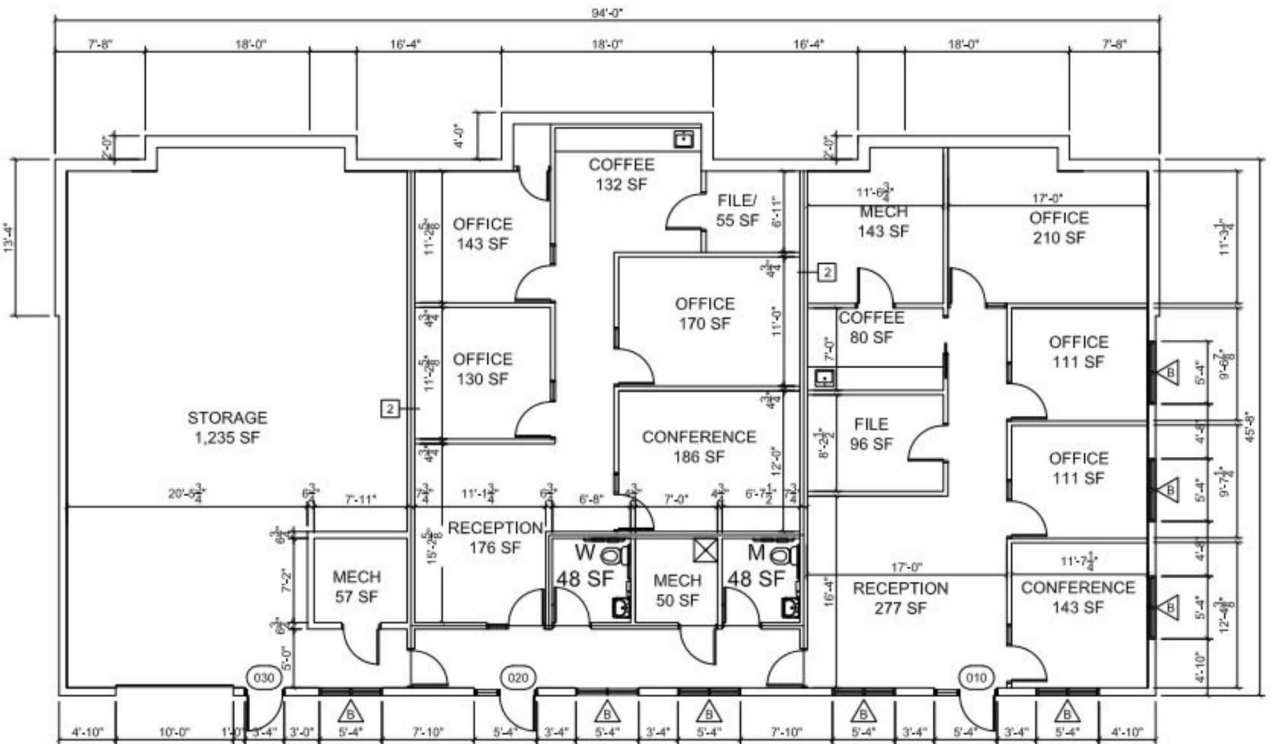
# SITE PLAN



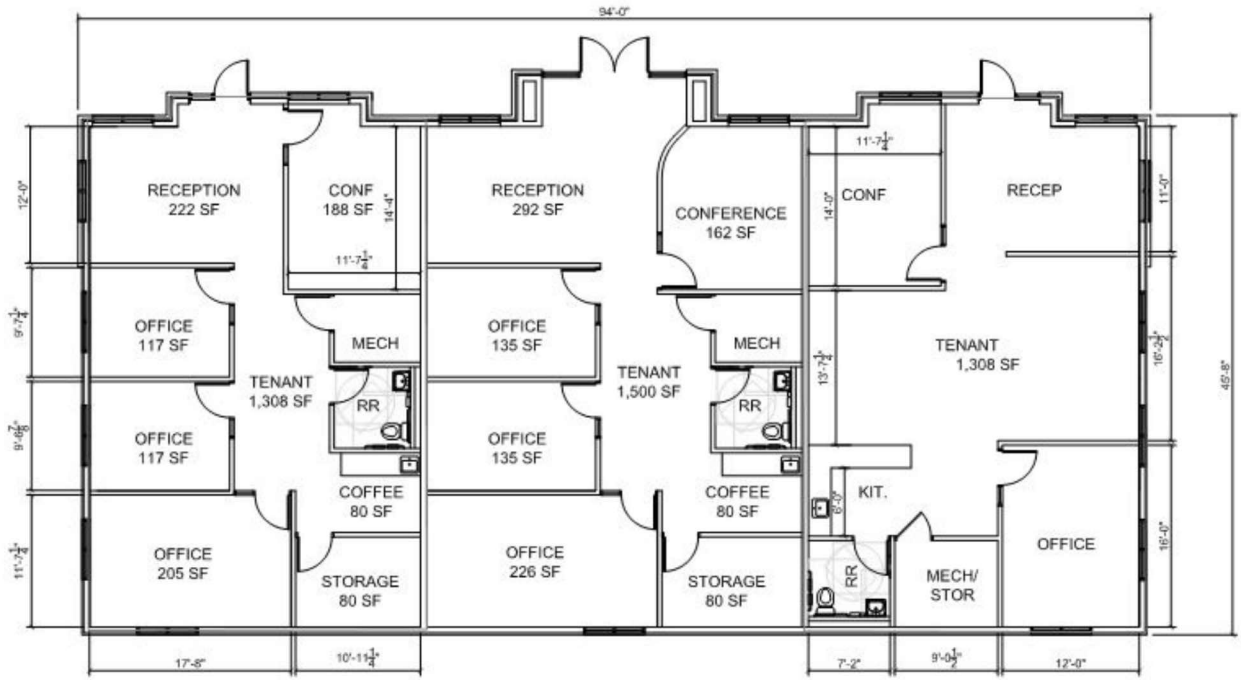
### MAIN LEVEL



### GARDEN LEVEL



MAIN LEVEL



GARDEN LEVEL

