

For Lease Office Building List Price: \$16.75/ sq. ft. NNN

Boulder Ridge Office

7412 S. Bitterroot Place, Sioux Falls, SD 57108

Property Features

- Class A office building
- Under construction
- Building size: 5,200 sq. ft.
- May be subdivided

Price

- List price: \$16.75/ sq. ft. NNN
- Estimated NNN expenses: \$3.00/ sq. ft. 1st year

Location

- Located just north of the W. 85th Street & S. Western Avenue intersection
- Area neighbors include: Three Fountains One office building, The Village at Three Fountains, Baan Dek Montessori, Legacy Law Firm



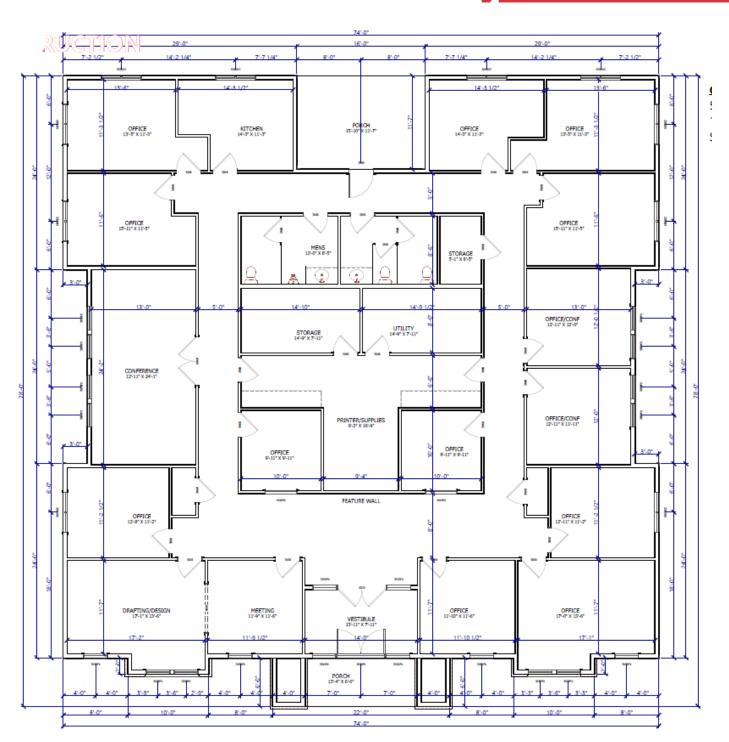


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2500 W. 49th Street, Suite 100 Sioux Falls SD 57105 +1 605 357 7100 naisiouxfalls.com Conceptual Floor Plan/

Possible Layout



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