

## Park Ridge Galleria

Sioux Falls, SD 57105

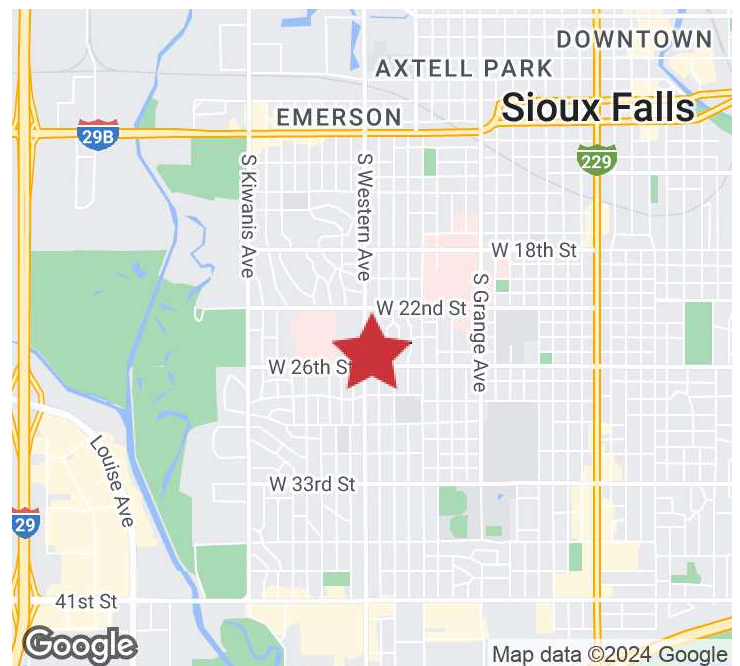
### PROPERTY HIGHLIGHTS

- Paved, on-site parking
- High-traffic location on Western Avenue
- Immediate availability
- Building facade signage

### 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

Lease Rate	\$15.00/SF
Suite Size Available	3,080 SF
Tenant Improvement Allowance	\$25.00/SF



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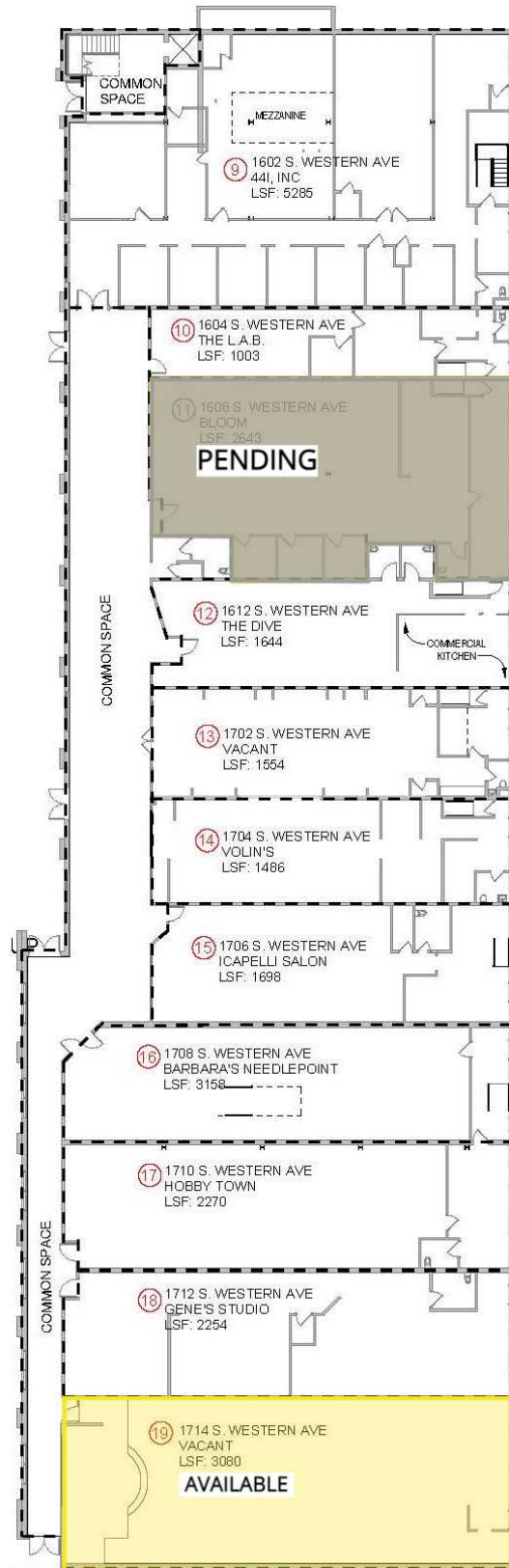
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
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# BUILDING FLOOR PLAN

## PARK RIDGE GALLERIA SUITES

Sioux Falls, SD 57105

FOR LEASE  
Retail Suites



MAIN LEVEL FLOOR PLAN  
NOT TO SCALE

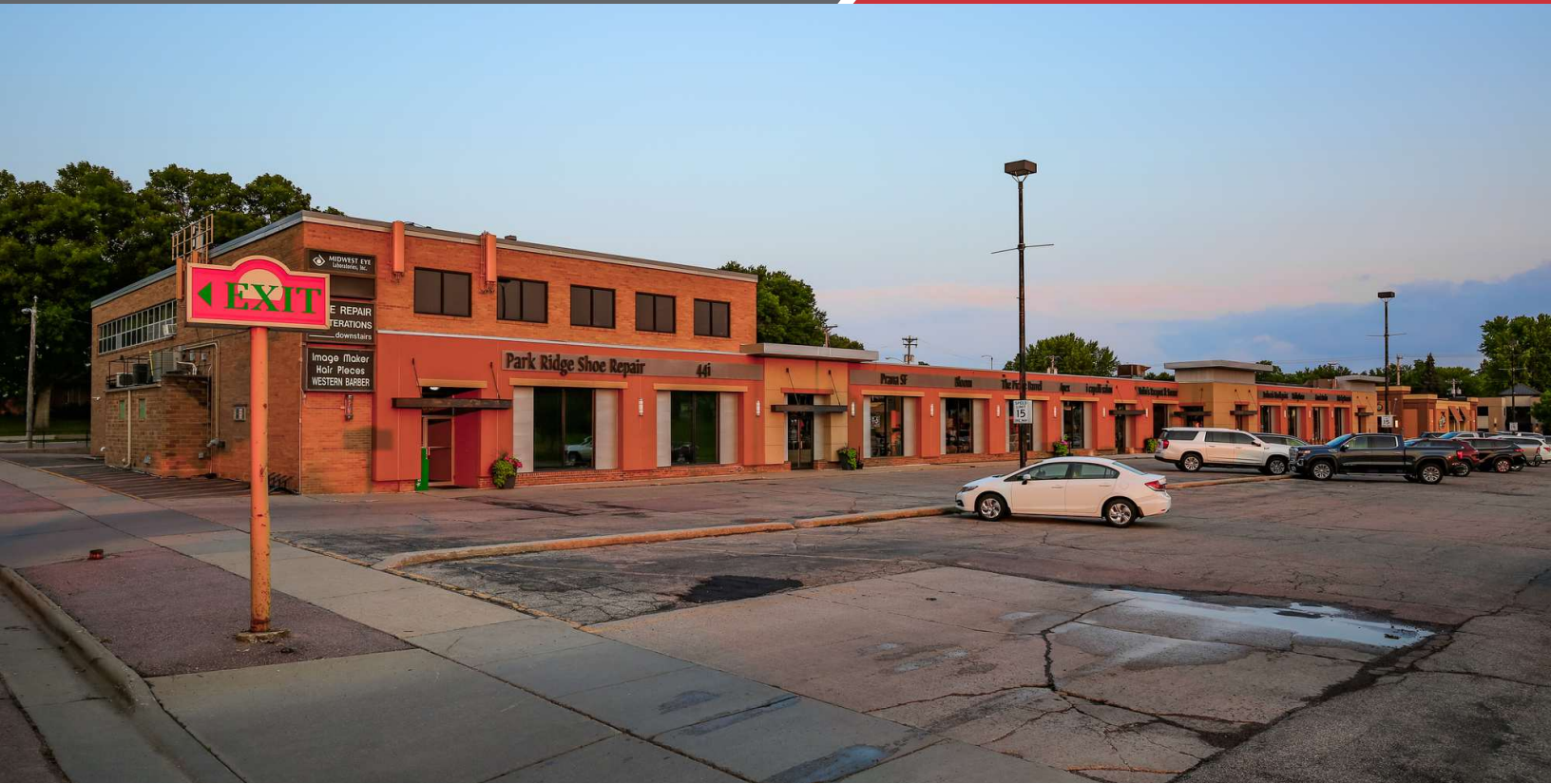
# LEASE SPACES

PARK RIDGE GALLERIA SUITES

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,080 SF	Lease Rate:	\$15.00/SF

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1714 S Western Avenue	Available	3,080 SF	NNN	\$15.00 SF/yr	\$25.00/SF TIA Landlord will build out to shell condition Space features a large open retail space with in-suite restrooms

# 1714 FLOOR PLAN

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FOR LEASE

Retail Suites



**19** 1714 S. WESTERN AVE  
VACANT  
LSF: 3080

**1714 PHOTOS**

**PARK RIDGE GALLERIA SUITES**

Sioux Falls, SD 57105

**FOR LEASE**

Retail Suites



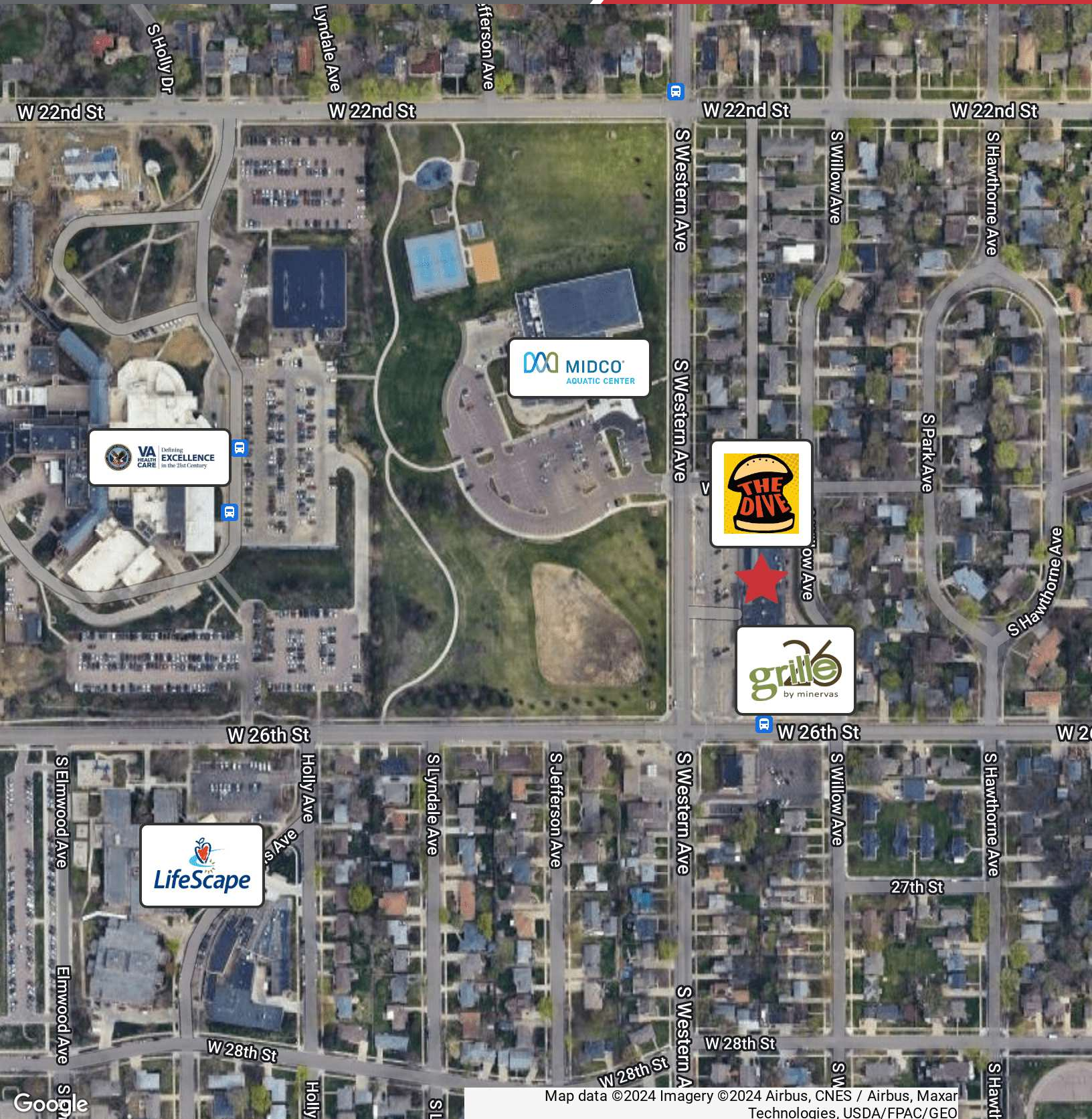
# AERIAL

## PARK RIDGE GALLERIA SUITES

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