

VANTIS

COMMERCIAL REAL ESTATE



Westridge Mall Retail/ Professional Office

West 26th Street and Tea Ellis Road, Sioux Falls, SD
8501 to 8541 West 26th Street, Sioux Falls

OFFERING **MEMORANDUM**

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Office Space For Lease

Be part of the newest Retail and Professional Office Center on the West side of Sioux Falls.

Property Details

- **Total SF:** 19,000
- **Finishes:** Class A
- **Price/Size:** 8505 – \$16.50 PSF – 2,152 SF
8513 – \$16.50 PSF – 2,152 SF
8525 – \$16.50 PSF – 4,773 SF
8529 – \$16.50 PSF – 1,753 SF
- **Terms:** NNN
- Build-out allowance with acceptable lease terms

Highlights

- Estimated Traffic count is 9,700 VPD
- Estimated surrounding population is 50,000
- Zoned C-2
- Excellent location on West 26th Street and Tea Ellis Road
- Immediate neighbors include Shenanigans, Edward Jones, 9Round, Tradesman International and State Farm Insurance.
- Surrounded by new growth, residential single family homes and approximately 700 proposed apartment units.
- Close proximity to St. Katharine Drexel Elementary, Memorial Middle, Jefferson High School and Roosevelt High School.
- Near Sanford Westside Clinic, Family Wellness Center and several retail and professional office users.

Westridge Mall Retail/ Professional Office

West 26th St and Tea Ellis Rd, Sioux Falls, SD



VANTIS

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Property Photo

Westridge Mall Retail/ Professional Office

West 26th St and Tea Ellis Rd, Sioux Falls, SD



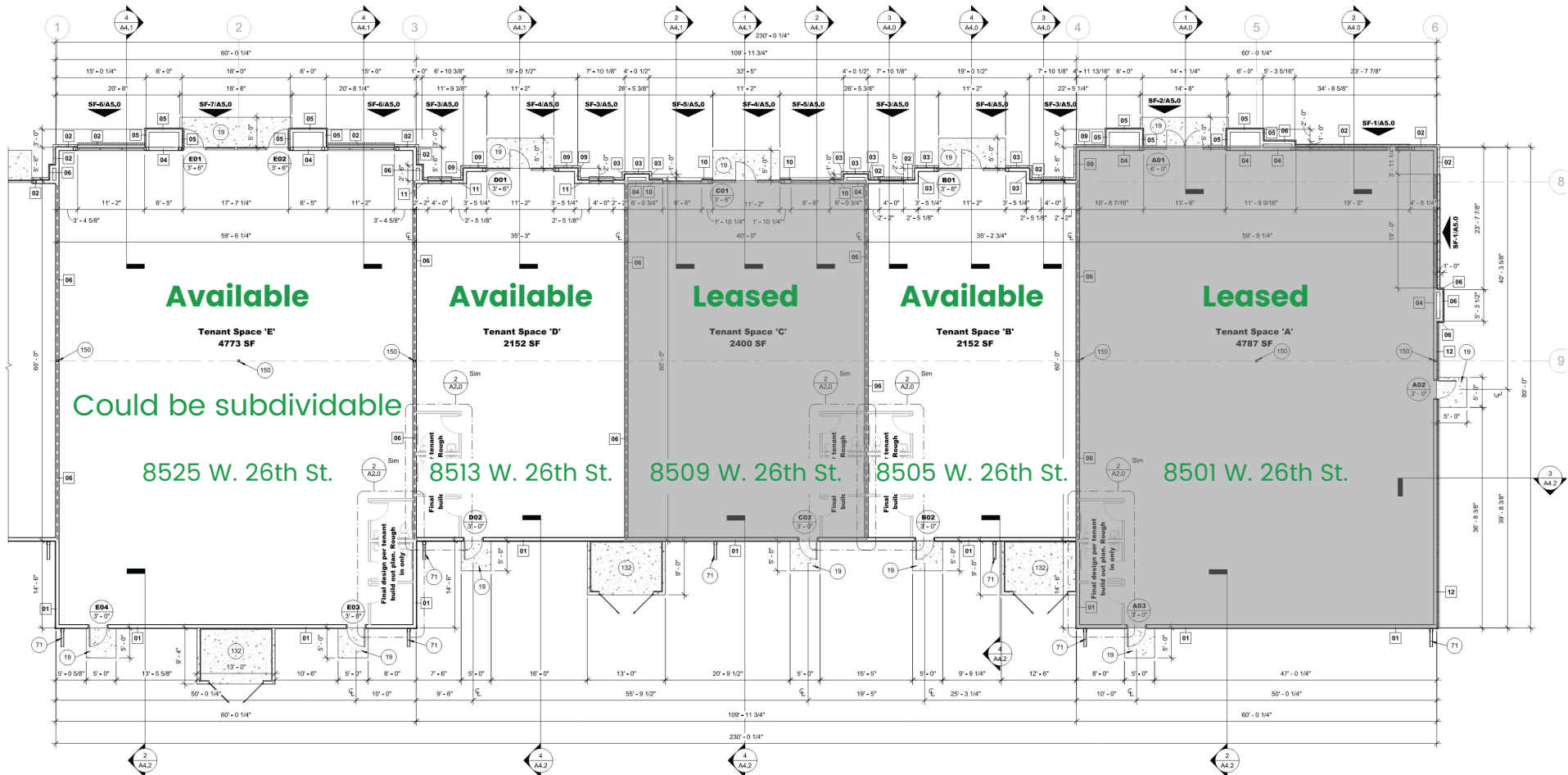
VANTIS

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Floor Plan

Westridge Mall Retail/ Professional Office

West 26th St and Tea Ellis Rd, Sioux Falls, SD



1 Enlarged Floor Plan- Area 'A'

Scale: 1/8" = 1'-0"



VANTIS

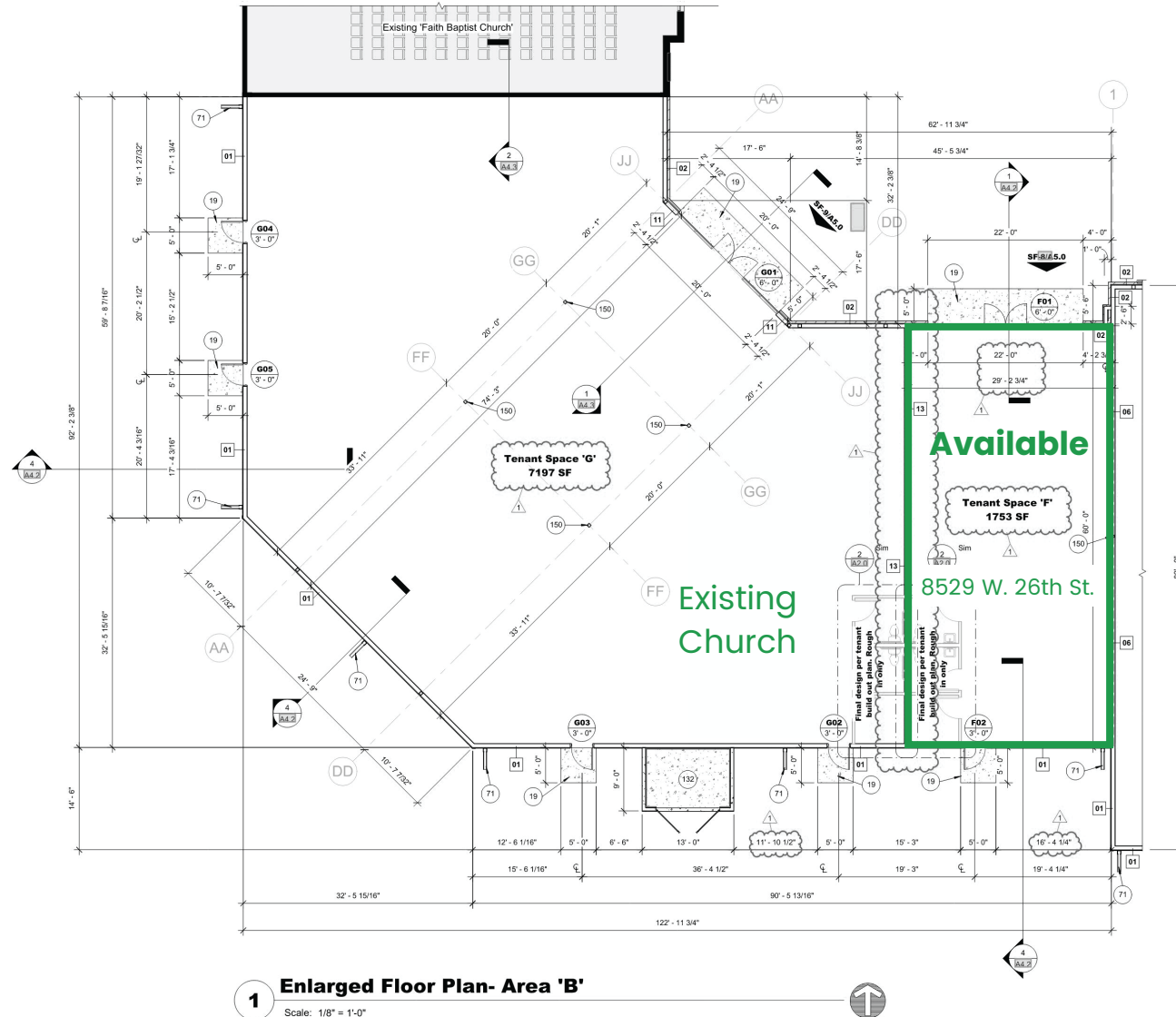
Amy Ibis
Broker Associate
605.359.4430

Amy@vantiscommercial.com

Floor Plan

Westridge Mall Retail/ Professional Office

West 26th St and Tea Ellis Rd, Sioux Falls, SD



VANTIS

Amy Ibis
Broker Associate
605.359.4430

Amy@vantiscommercial.com

Aerial Photo

Westridge Mall Retail/ Professional Office

West 26th St and Tea Ellis Rd, Sioux Falls, SD



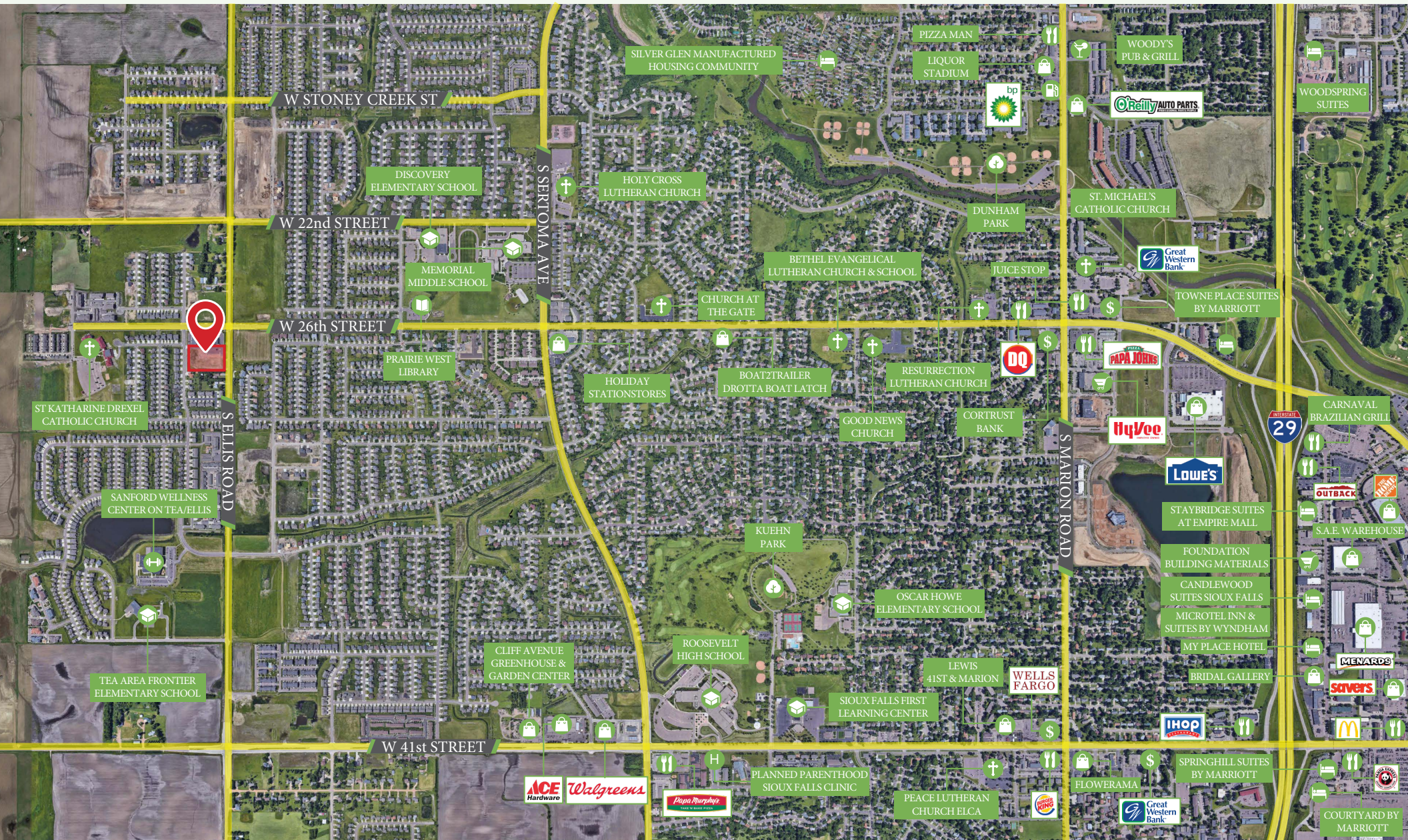
VANTIS

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Market Overview Map

Westridge Mall Retail/ Professional Office

West 26th St and Tea Ellis Rd, Sioux Falls, SD



VANTIS

Amy Ibis
Broker Associate
605.359.4430

Amy@vantiscommercial.com