



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



FOR LEASE \$11.00 PSF NNN

Office / Flex / Retail Building

Located on E 10th St. & Sycamore Ave.

300 S Sycamore Avenue

9,500 SQFT



Jim Dunham

Jim@JimDunhamAssociates.com

(605) 360-0061



Linda Dunham

Linda@JimDunhamAssociates.com

(605) 940-8528



Mike Knudson

Mike@TysdalCommercial.com

(605) 310-4509



WHAT YOU NEED TO KNOW

300 S Sycamore Avenue, Sioux Falls, SD

This professionally designed office space features a highly functional layout with perimeter private offices, multiple conference rooms, welcoming reception area, and spacious break areas, ideal for businesses seeking a polished and move-in ready environment.

The building's existing traditional office build-out offers exceptional flow for team collaboration while providing privacy and professionalism where it matters most.

With high visibility on Sycamore Avenue, this is the perfect space for growing companies, satellite offices, or client-facing operations.

QUICK SNAPSHOT

- Building size: 9,500 SF Traditional Office Layout
- Rate: \$11.00 PSF NNN
- NNN Rate: \$3.73 PSF
- Property type: Office / Flex / Retail
- Parking: 50+ Spaces

LOCATION / TRAFFIC COUNT:

Located off the corner of E 10th Street & Sycamore Avenue with 20,000 vehicles daily traffic count.

FEATURES

- Located on Sycamore Avenue & East 10th Street
- Multiple Premier Private Offices
- Large & Small Conference Rooms
- Inviting Reception Area
- Spacious Break Areas & Kitchenette
- Move-In Ready with Professional Finishes
- Ample Surface Parking
- Flexible C-4 Zoning (Office, Medical, Retail, Event Use)
- Signage Available on Sycamore Avenue
- Secure Server/Data Room

PROPERTY PHOTOS

300 S Sycamore Avenue, Sioux Falls, SD



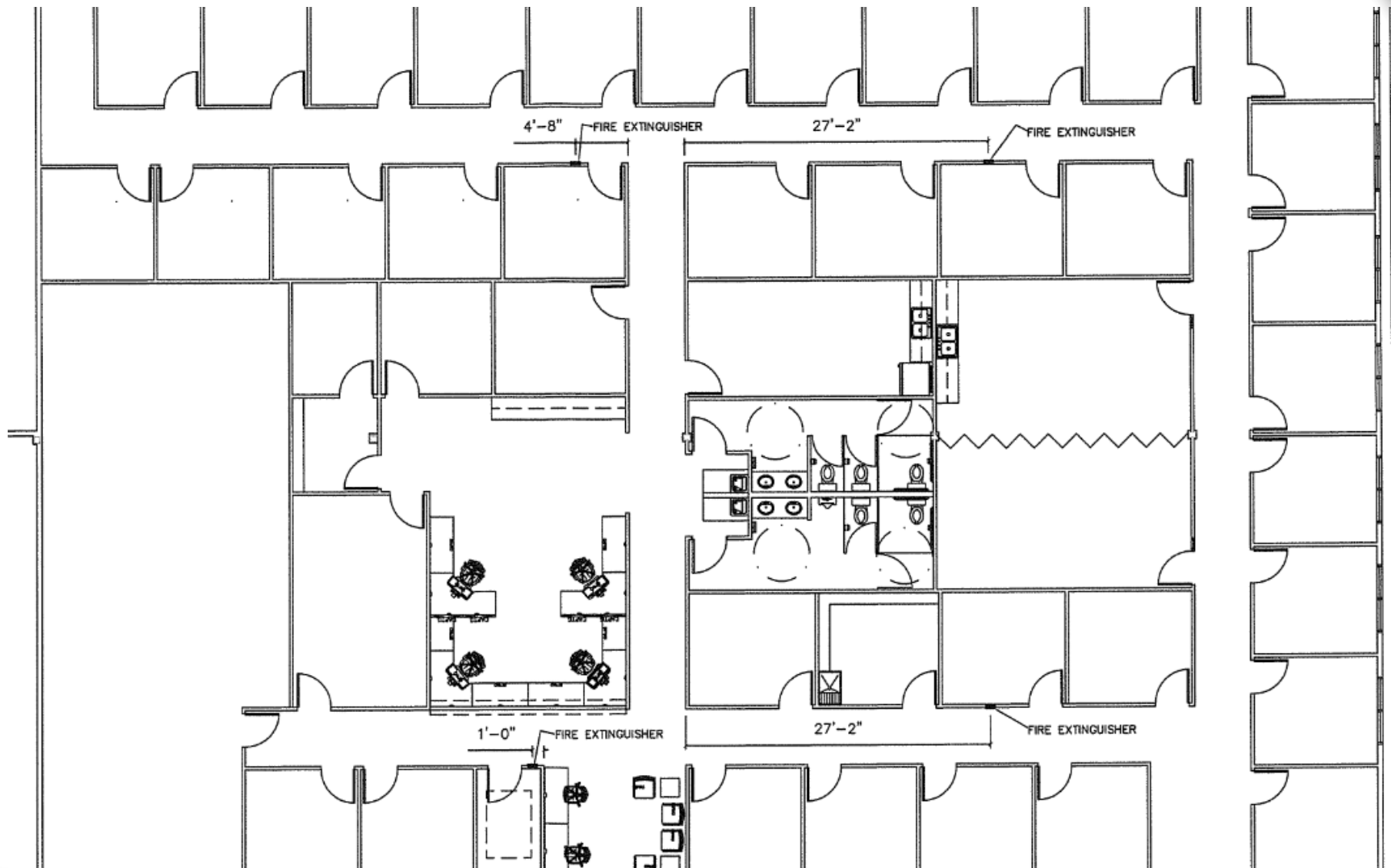
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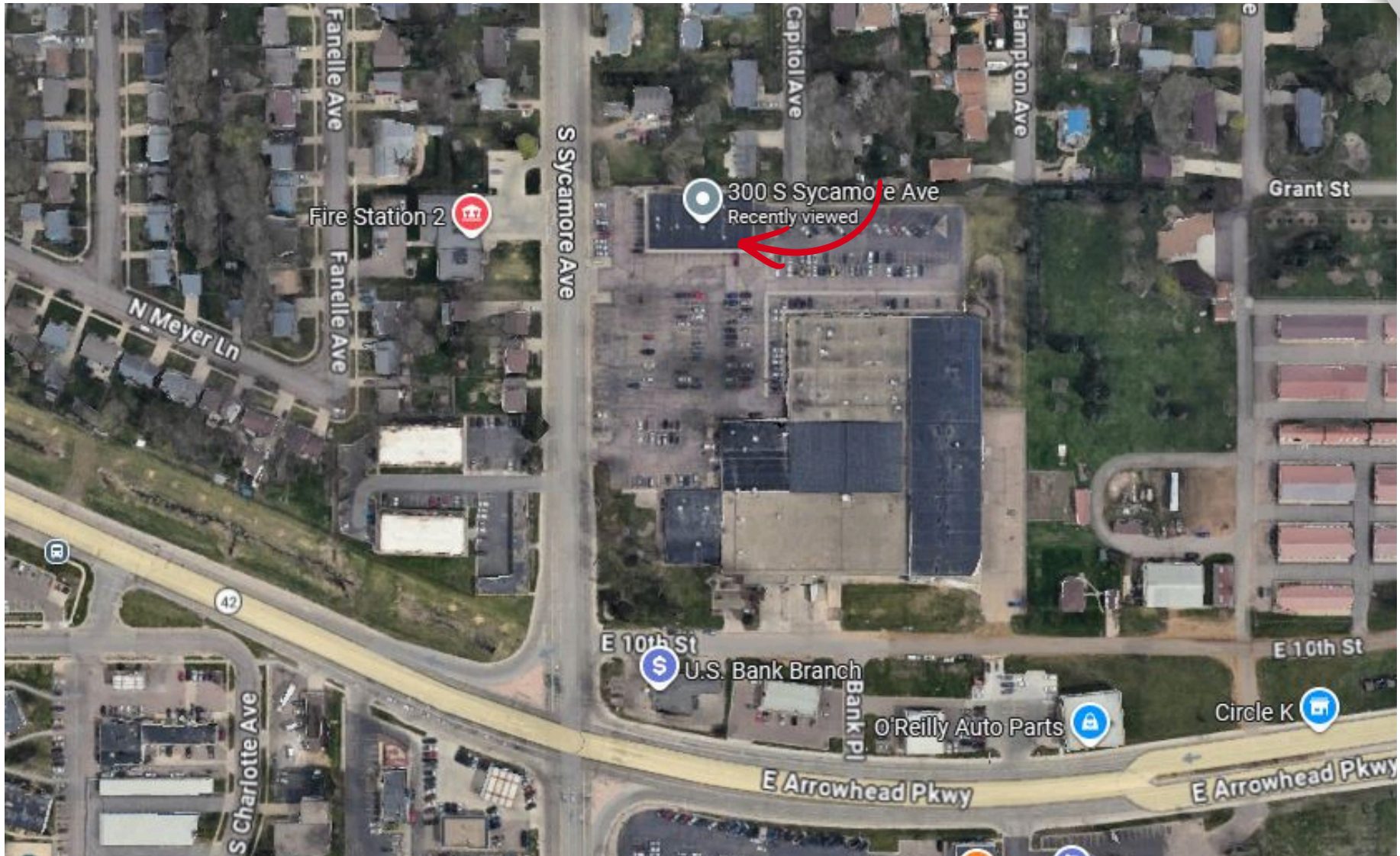
FLOOR PLAN

300 S Sycamore Avenue, Sioux Falls, SD



LOCATION MAP

300 S Sycamore Avenue, Sioux Falls, SD



WHAT'S AROUND THE CORNER

300 S Sycamore Avenue, Sioux Falls, SD

Retail / Services

- Nyberg's ACE
- Kum & Go
- Menards
- Arrowhead Park Retail Center & Restaurants
- Dawley Farm Village
- Walmart

Restaurants/Fast Food

- Juice Stop
- Chipoltie Mexican Grill
- Scooter's Coffee
- Pizza Ranch
- Alpine Lounge
- Taco Bell

Other (nearby but relevant)

- Washington High School
- Cleveland Elementary
- Anne Sullivan Elementary
- Numerous Banks



information deemed reliable, but not guaranteed