



OFFICE/FLEX/ RETAIL BUILDING FOR LEASE

400 S Sycamore Ave.
Sioux Falls SD

\$9.00 PSF NNN



Jim Dunham

Broker
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  Jim Dunham & Associates

  The JDA Way

 FOR MORE INFO
CALL US: 605-275-8500

 WWW.JIMDUNHAMASSOCIATES.COM



PROPERTY INFORMATION

MARKETING DESCRIPTION

Rent a premier commercial space designed to adapt to your business needs. It's expansive open floorplan features numerous perimeter offices, multiple conference rooms, spacious break areas, dedicated restrooms, and a data/server room. Additional receiving, mail, and flex areas provide even more operational flexibility.

Whether you're planning a corporate headquarters, professional services hub, collaborative workspace, or creative studio, this property is ready to accommodate. Suites can be subdivided or combined to create the perfect layout tailored to your vision.

And with massive parking approximately 400 surface stalls, your employees and guests will always have convenient access.

PROPERTY HIGHLIGHTS

- Suite 101: 11,870 SF
- Suite 103-1: 4,100 SF
- Wide-open interior layout with private offices along the perimeter
- Conference rooms, break rooms, and ample restrooms
- Dedicated data/server room plus receiving, mail, and flexible-use zones
- Abundant on-site surface parking (approx. 400 stalls)
- Move-in ready with highly competitive lease terms
- Zoned: C-2 Commercial
- NNN Estimate: \$2.52 per sqft
- Traffic count: 36,400 vehicles per day,

One or more owners are SD Licensed Real Estate Brokers

Information herein deemed reliable, but not guaranteed



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REAL ESTATE. FOR REAL.



STE 101 PHOTOS



Jim Dunham & Associates



The JDA Way



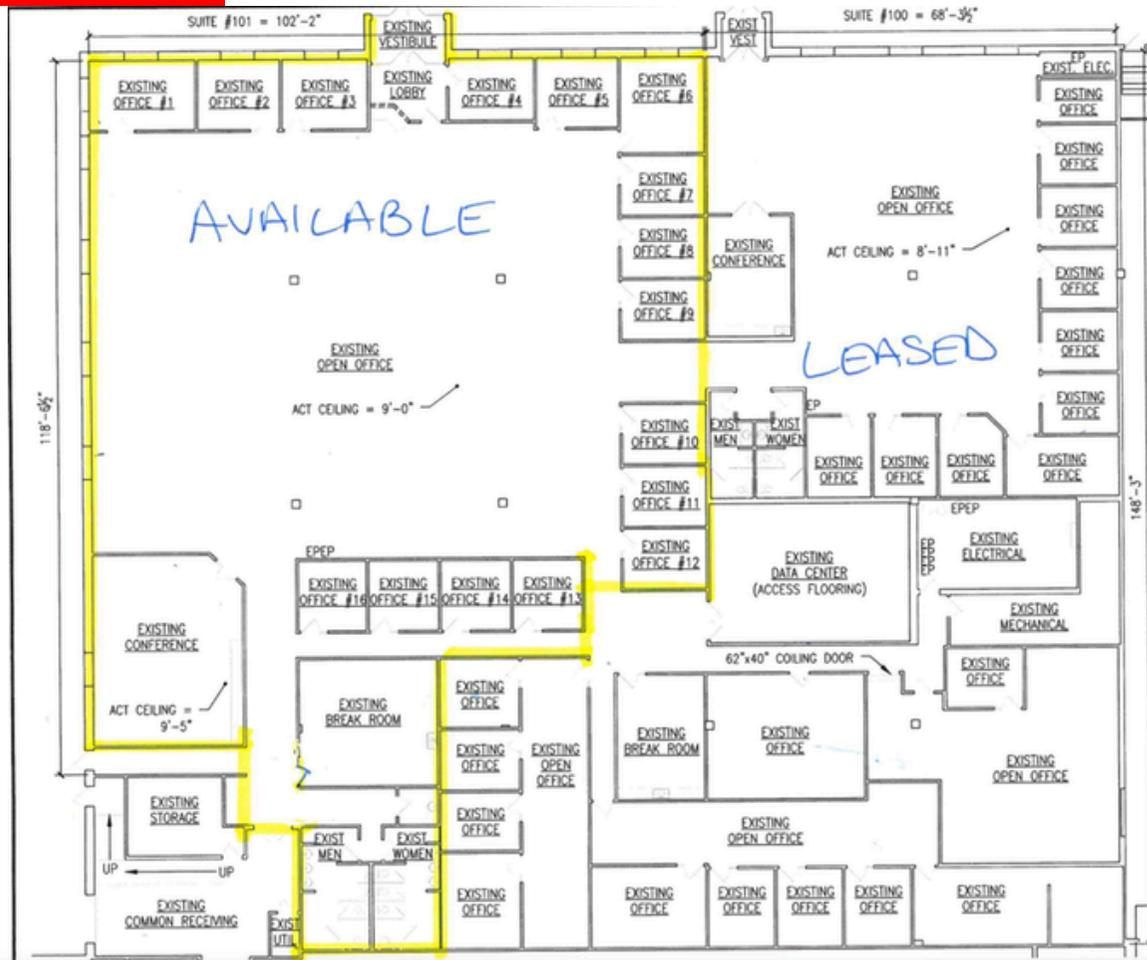
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STE 101 FLOOR PLAN



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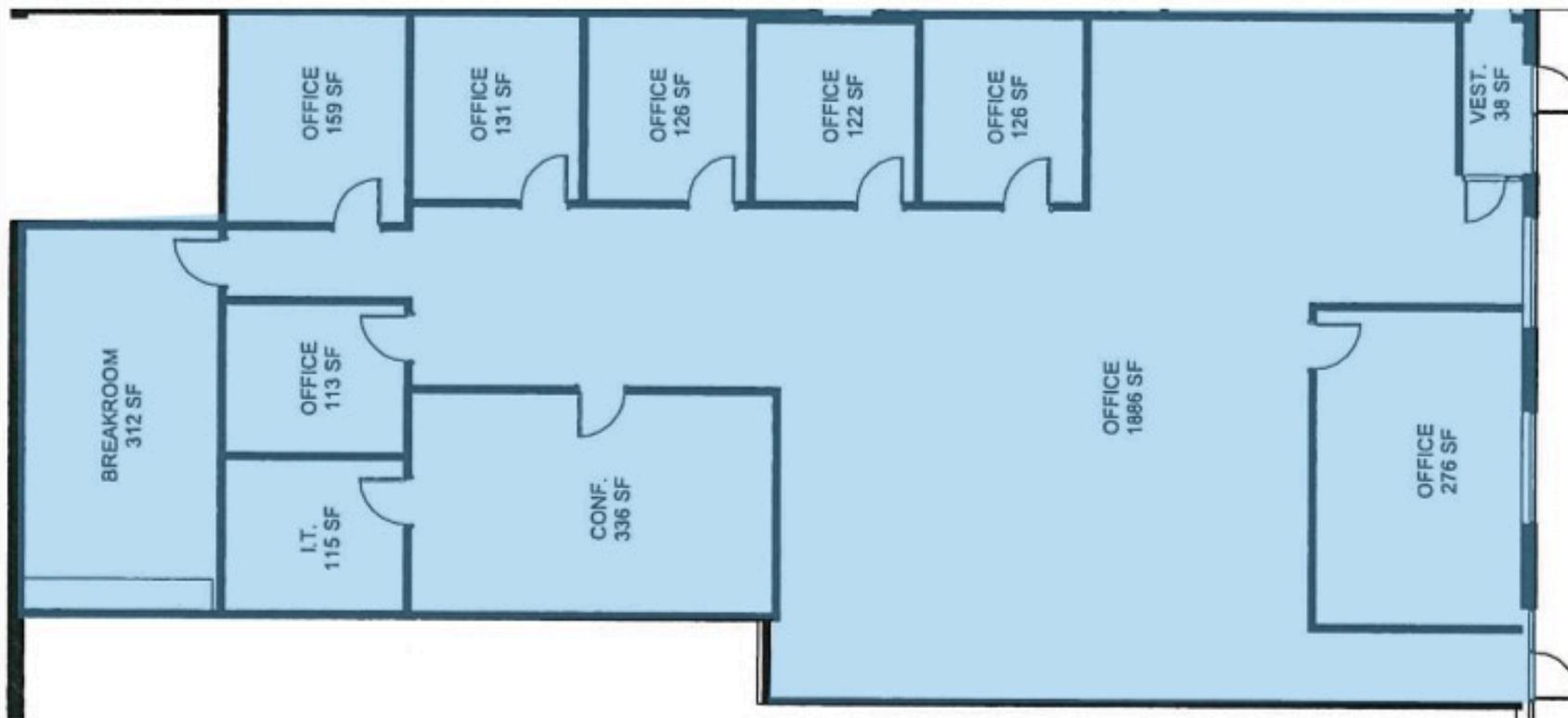


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STE 103-1 FLOOR PLAN



**SUITE 103-1:
4,100 SQFT**



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STE 103-1 PHOTOS



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FOR MORE INFO

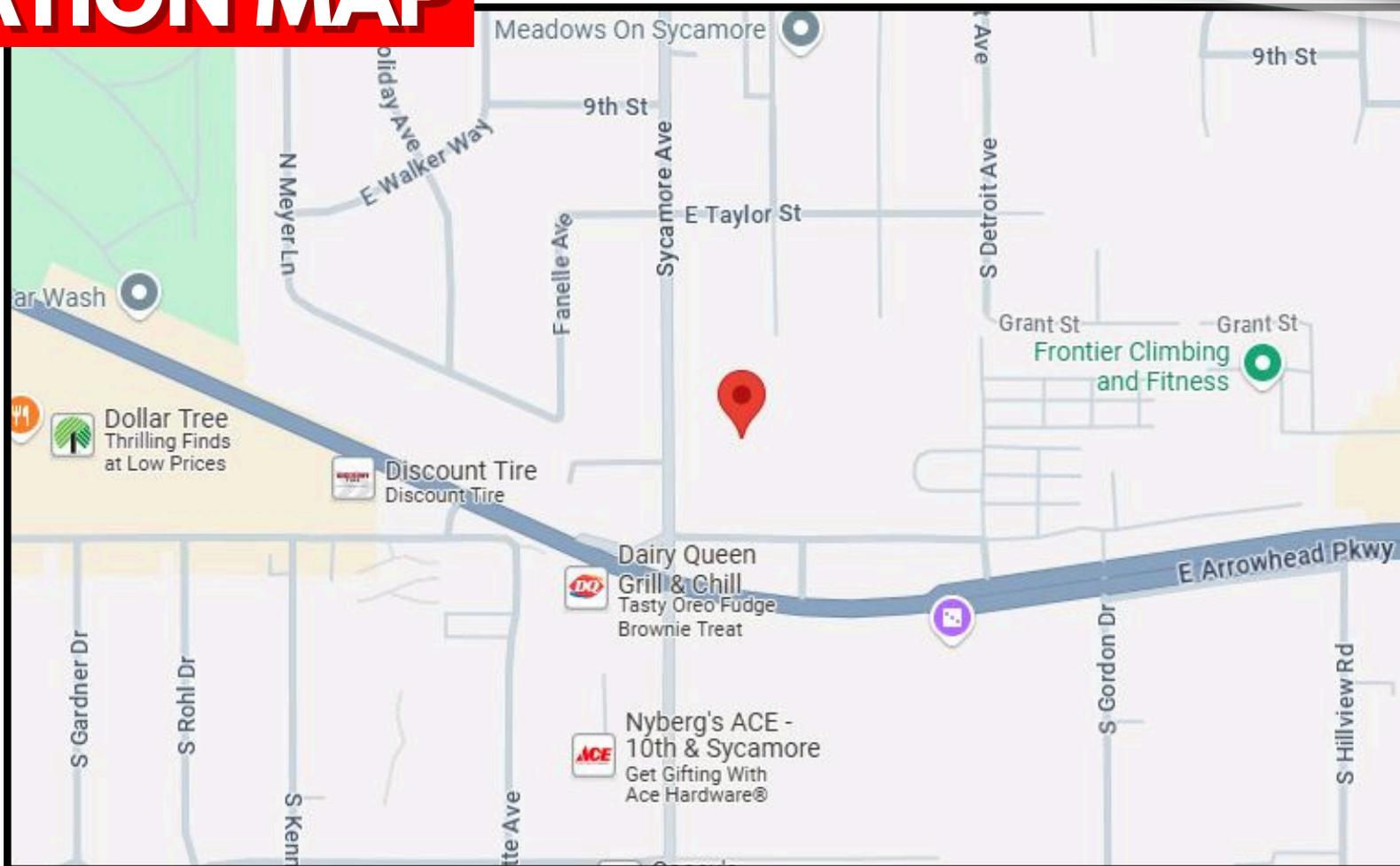
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LOCATION MAP



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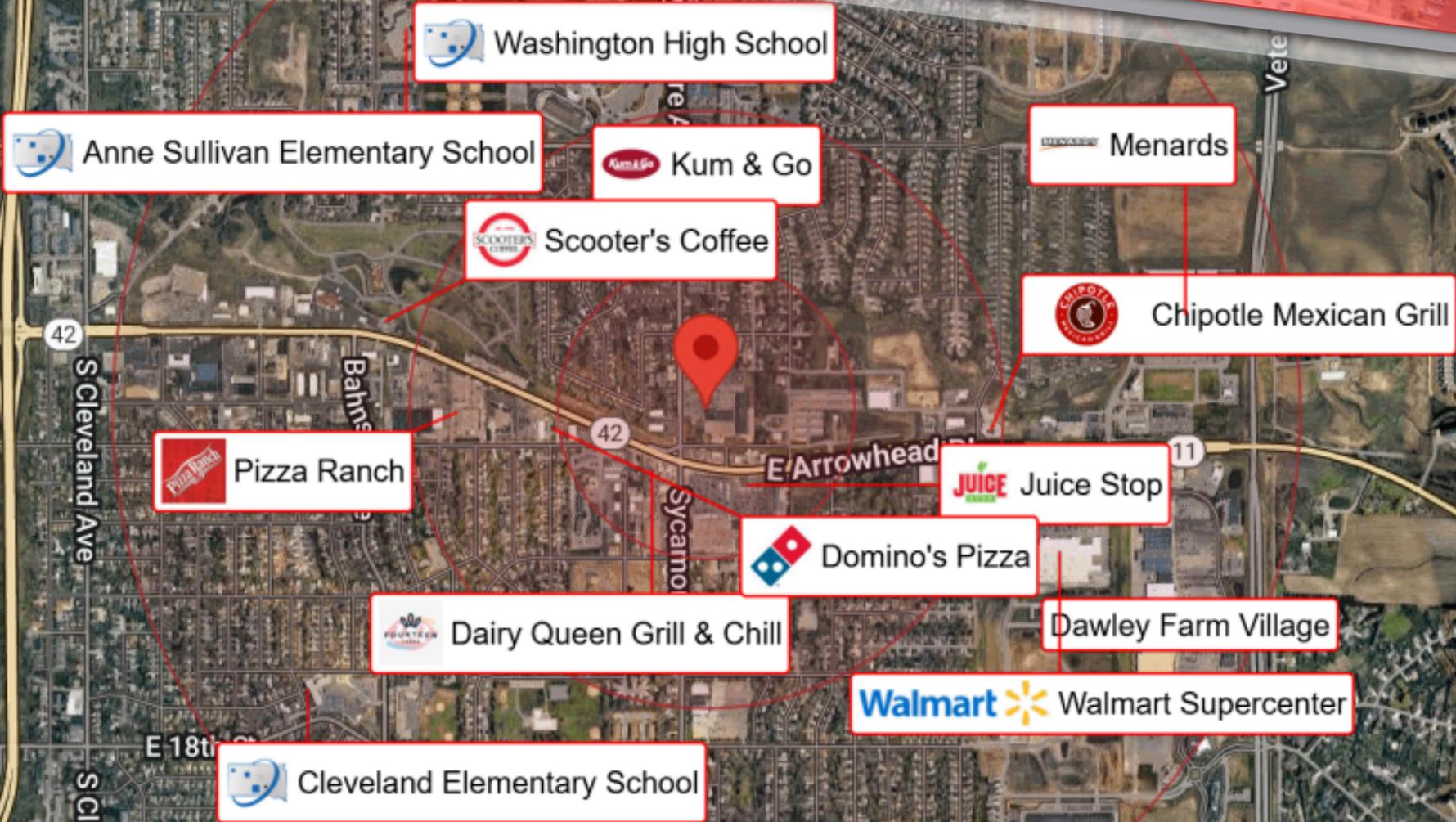
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REAL ESTATE. FOR REAL.



Washington High School

Anne Sullivan Elementary School

Kum & Go

Menards

Chipotle Mexican Grill

Chipotle Mexican Grill

Chipotle Mexican Grill

Pizza Ranch

Domino's Pizza

Juice Stop

Dairy Queen Grill & Chill

Dawley Farm Village

Walmart Supercenter

Cleveland Elementary School

Sycamo

E Arrowhead

S Cleveland Ave

Bahns

E 18th

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