



# OFFICE/FLEX/ RETAIL BUILDING FOR LEASE

400 S Sycamore Ave



**\$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](http://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

- 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: \$2.56 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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# STE 101 PHOTOS



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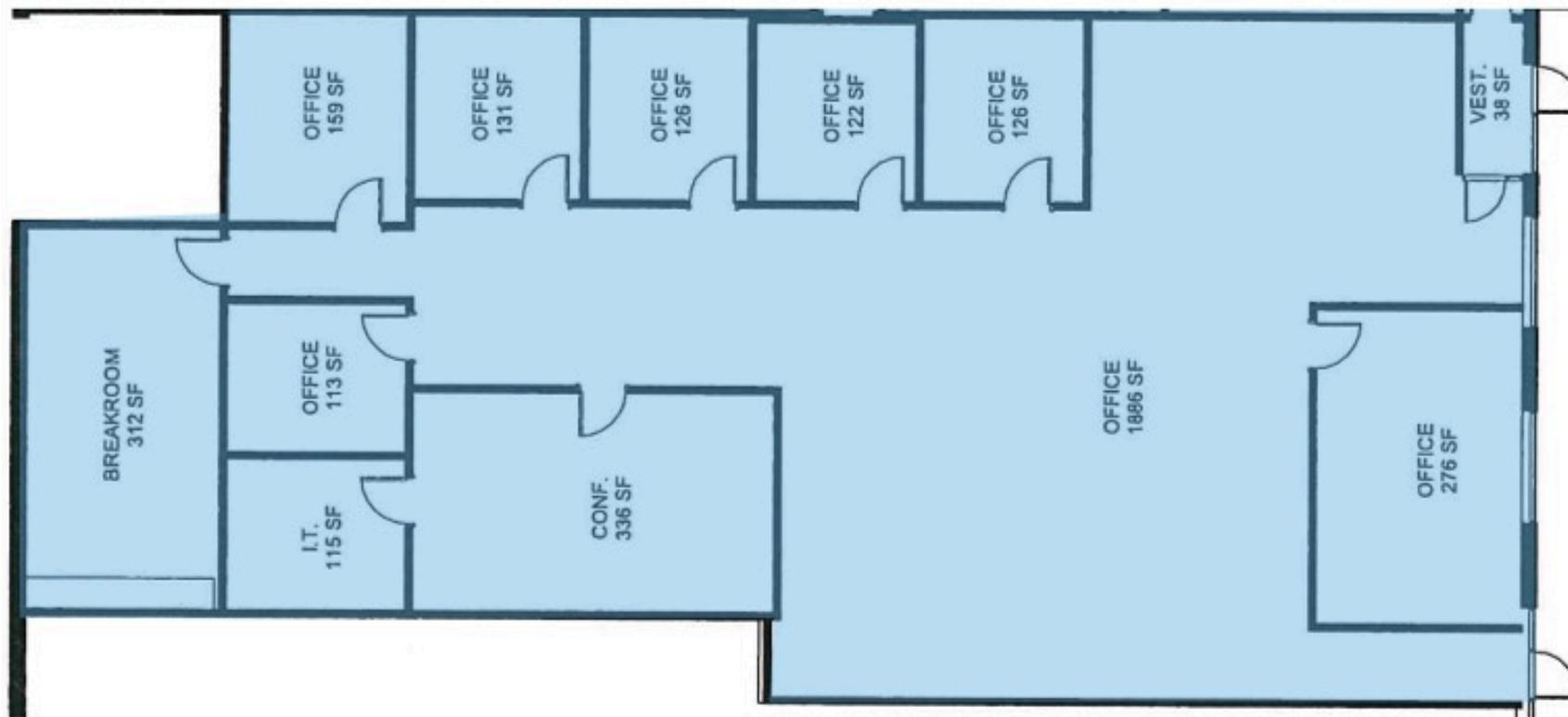


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# STE 103-1 FLOOR PLAN



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



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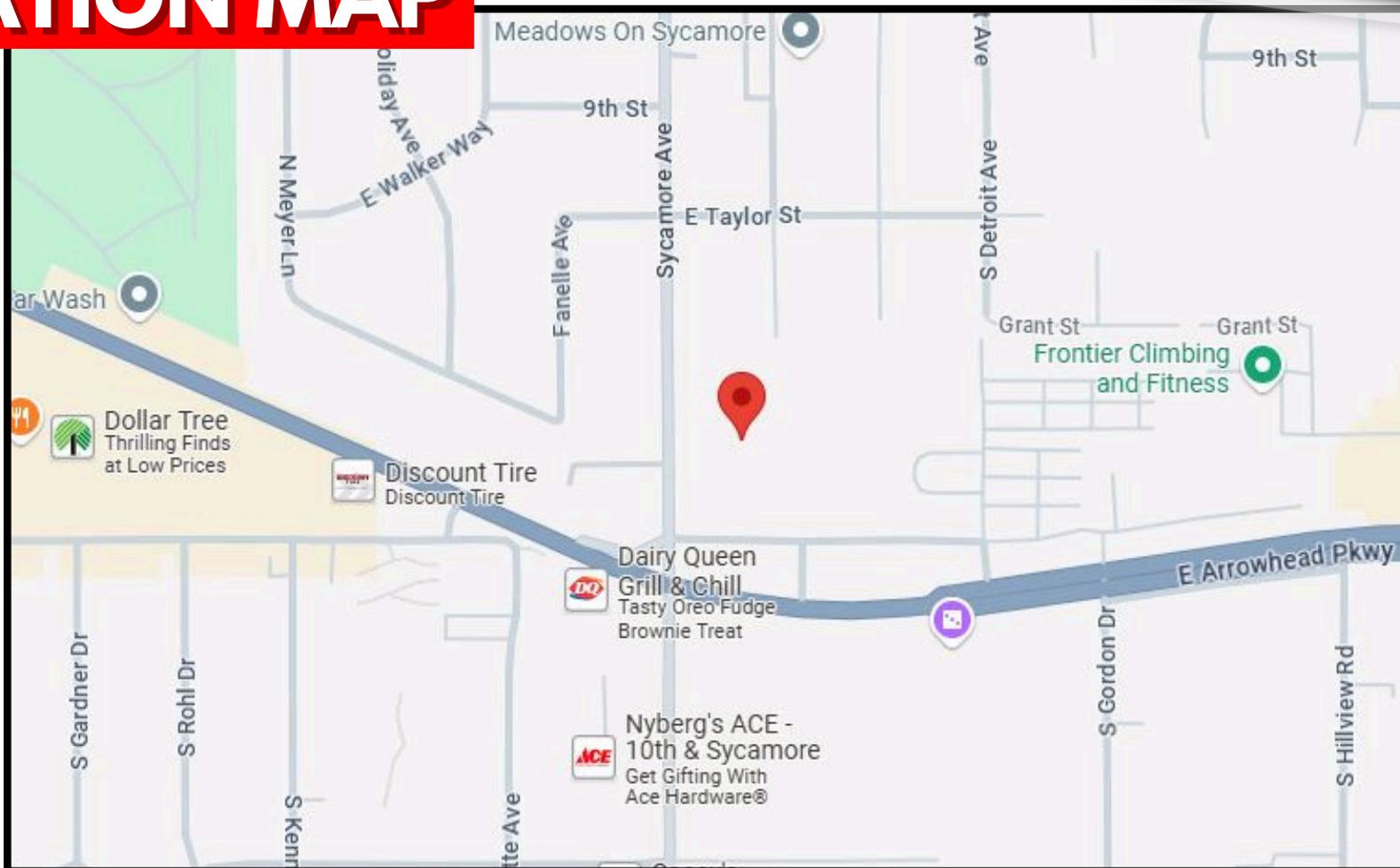
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# STE 103-1 PHOTOS



# LOCATION MAP



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