



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS

FOR LEASE \$9.00 PSF NNN

Office / Flex / Retail Building

Located on E 10th St. & Sycamore Ave.

400 S Sycamore Avenue #103-1 4,100 SQFT



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WHAT YOU NEED TO KNOW

400 S Sycamore Avenue #103-1, Sioux Falls, SD

4,100 square foot premier office/flex/retail commercial space designed to adapt to your business needs. Floor plan consists of wide open reception area surrounded by 5 offices and large break room.

Located on the way to popular east side Dawley Farm, you are surrounded by shopping, several dining options, banking and entertainment.

Abundant parking available to accomodate staff and clients.

QUICK SNAPSHOT

- Suite 103-1: 4,100 SF
- Rate: \$9.00 PSF NNN
- NNN Rate: \$2.52 PSF
- Property type: Office / Flex / Retail
- Zoned: C-2 Commercial

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
- Current set up has 5 offices, breakroom & reception area
- Move-In Ready with Professional Finishes
- Ample Surface Parking
- Flexible C-4 Zoning (Office, Medical, Retail, Event Use)
- Signage Available on Sycamore Avenue



(605) 275 - 8500



519 W 22nd St
Sioux Falls, SD 57105



www.JimDunhamAssociates.com

information deemed reliable, but not guaranteed



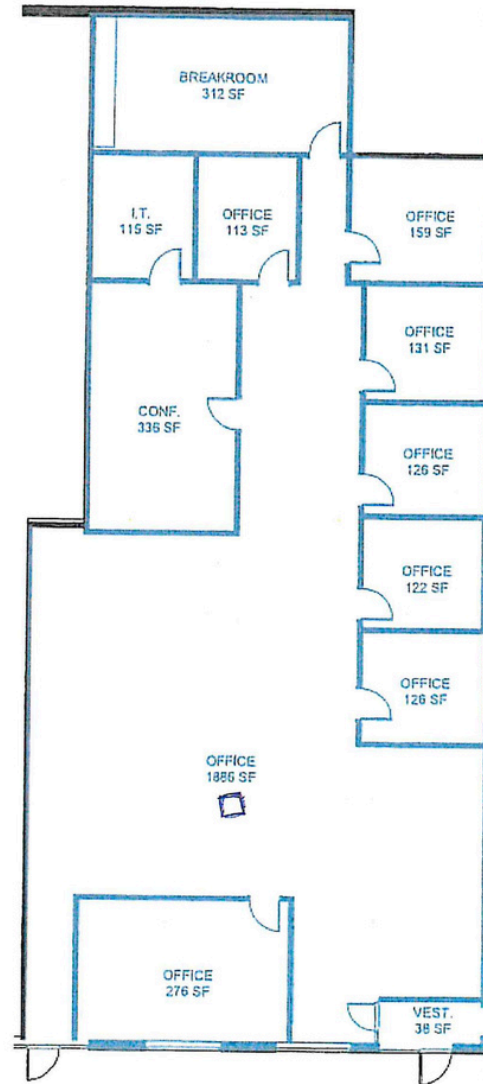
PROPERTY PHOTOS

400 S Sycamore Avenue #103-1, Sioux Falls, SD



FLOOR PLAN

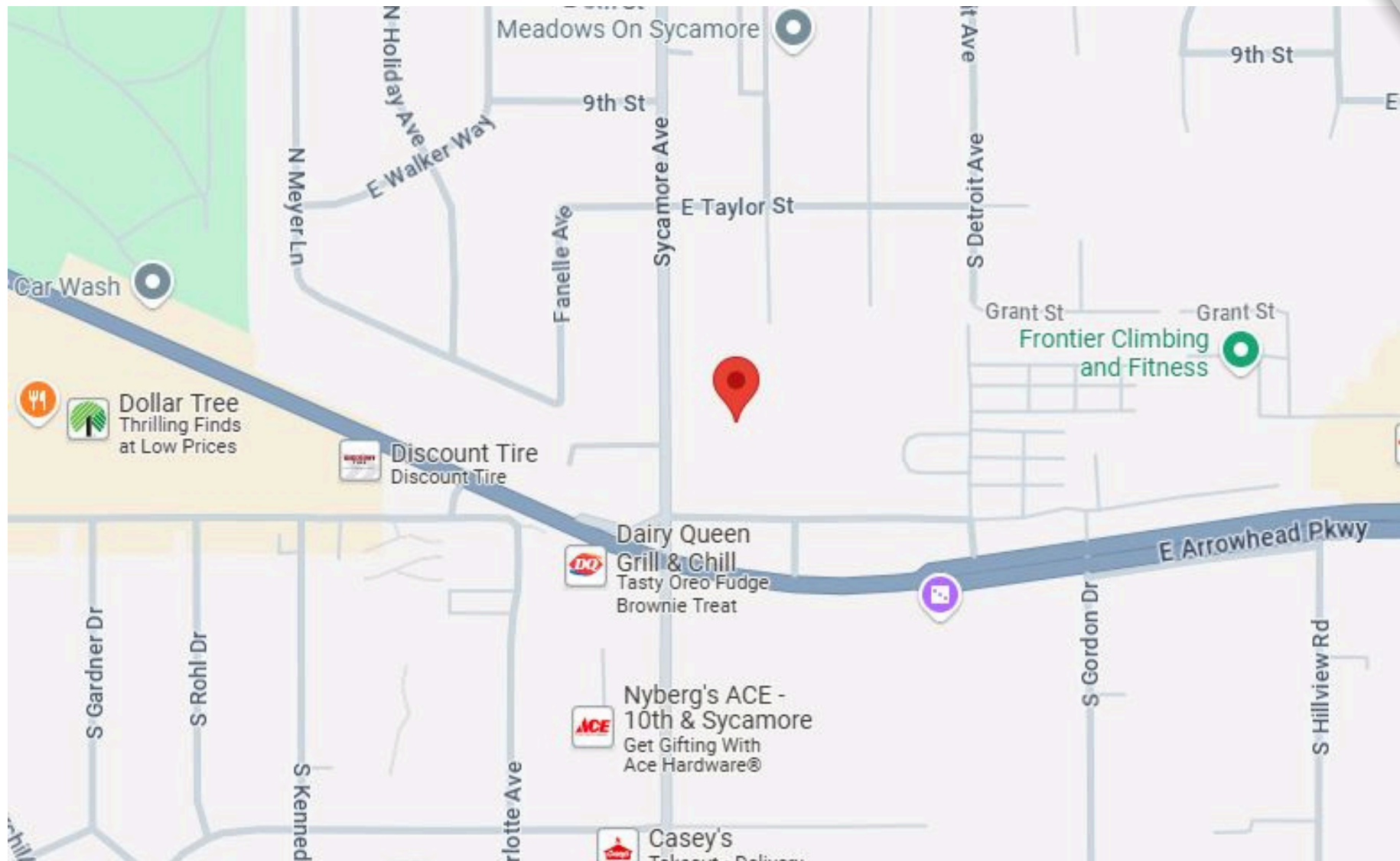
400 S Sycamore Avenue #103-1, Sioux Falls, SD



SUITE 103-1:
4,100 SQFT

LOCATION MAP

400 S Sycamore Avenue, Sioux Falls, SD



WHAT'S AROUND THE CORNER

400 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

