



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

11,870 & 4,100 SQFT



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WHAT YOU NEED TO KNOW

400 S Sycamore Avenue, Sioux Falls, SD

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.

QUICK SNAPSHOT

- Suite 101: 11,870 SF
- 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
- #101: Multiple Premier Private Offices with Wide-Open Interior. Large corner Conference Room. Secure Server/Data Room
- #103: Open Reception area, 5 Offices and Large Breakroom
- Move-In Ready with Professional Finishes
- Ample Surface Parking
- Flexible C-4 Zoning (Office, Medical, Retail, Event Use)
- Signage Available on Sycamore Avenue

PROPERTY PHOTOS

400 S Sycamore Avenue #101, Sioux Falls, SD



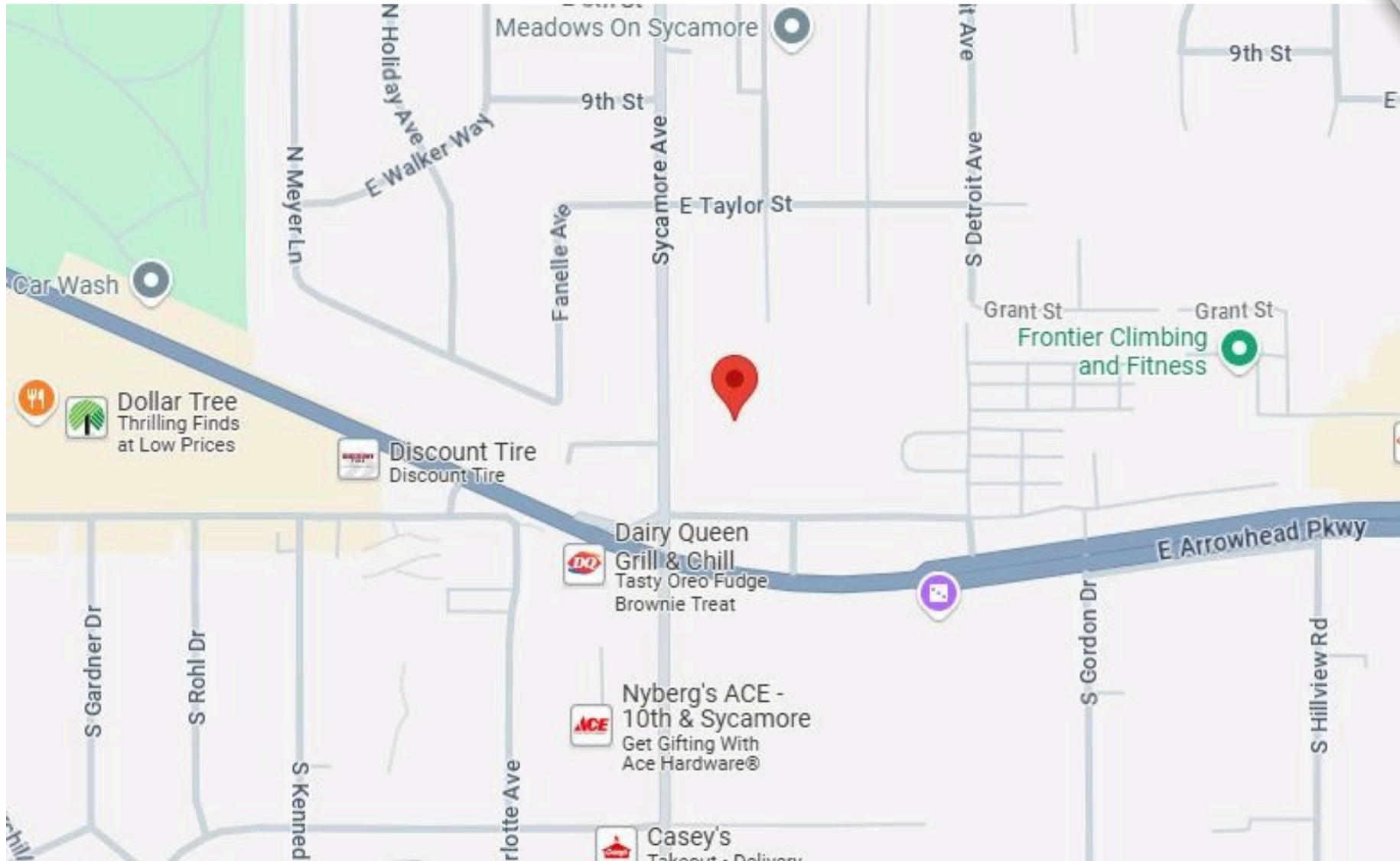
PROPERTY PHOTOS

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



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



information deemed reliable, but not guaranteed

