



**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 #101**

**11,037 SQFT**



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# WHAT YOU NEED TO KNOW

400 S Sycamore Avenue #101, 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.

Suite may be subdivided 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: 11,037 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 10<sup>th</sup> Street
- #101: Multiple Premier Private Offices with Wide-Open Interior. Large corner Conference Room. Secure Server/Data Room
- 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



# FLOOR PLAN

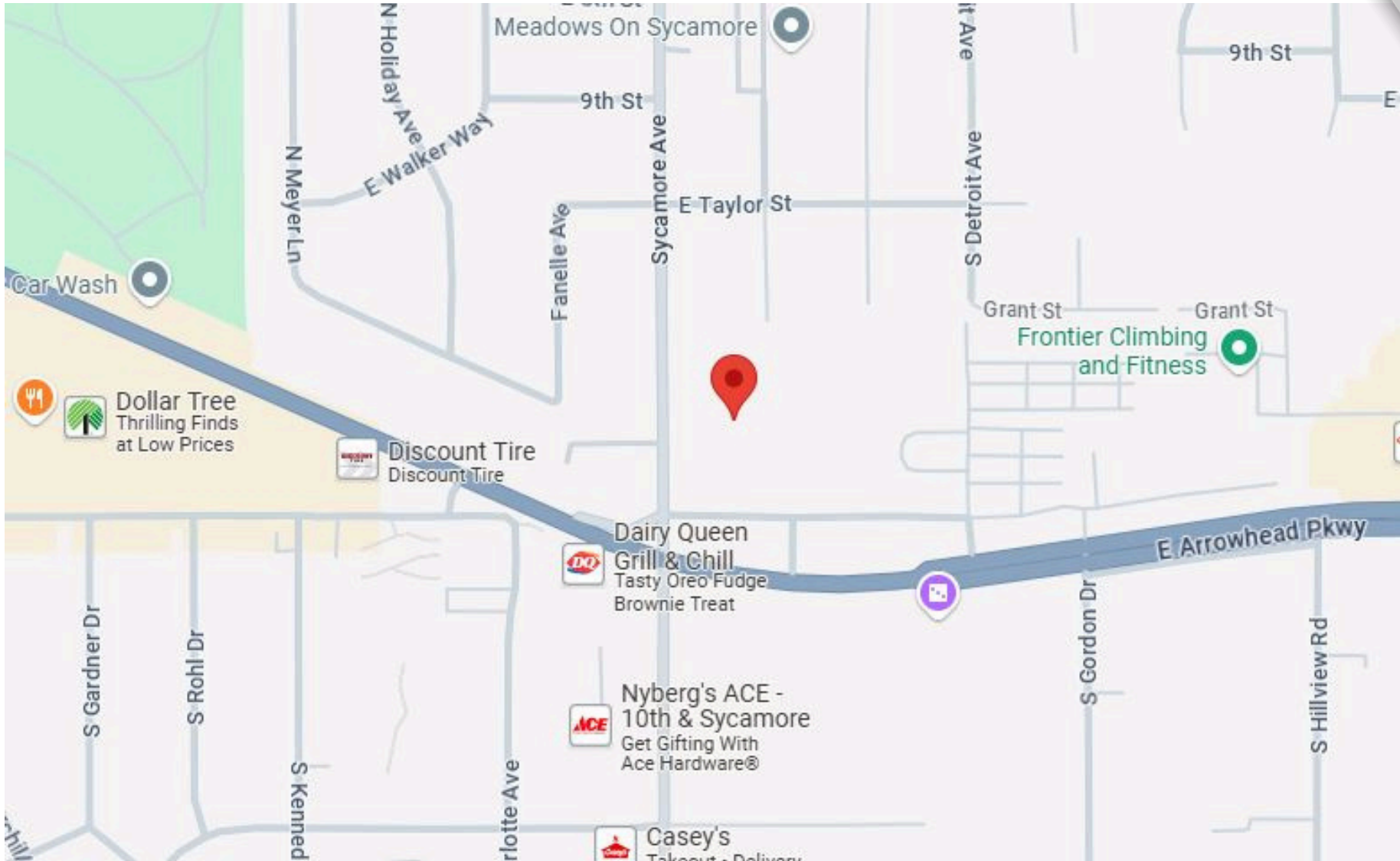
400 S Sycamore Avenue #101, Sioux Falls, SD

NORTH



# 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