



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**FOR LEASE \$1,200/Month**

**Office / Retail / Flex Suite**

**Located on E 10th St. & Sycamore Ave.**

**400 S Sycamore Avenue #105-2**

**1,167 SQFT**



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# WHAT YOU NEED TO KNOW

400 S Sycamore Avenue #105-2, Sioux Falls, SD

Lease an executive suite with in-suite restroom at the corner of E 10th Street and S Sycamore Avenue, right on your way to Dawley Farm! Plenty of parking for employees and clients.

Suite is located in the corner of the building with south and west windows providing natural lighting. Current set up is 3 good sized offices (2 of them with a large window), big open area and a restroom.

\$1,200 / month Gross Lease! You can't beat that!

Available Mid July 2026

## QUICK SNAPSHOT

- Suite Size: 1,167 SF
- Rate: \$1,200 per month Gross
- Set up as 3 offices, open area & bathroom
- 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
- Move-In Ready
- Ample Surface Parking
- Features In-Suite Bathroom
- Monument Signage Slot Available
- Tenant pays Janitorial and Internet

**AVAILABLE MID JULY 2026**

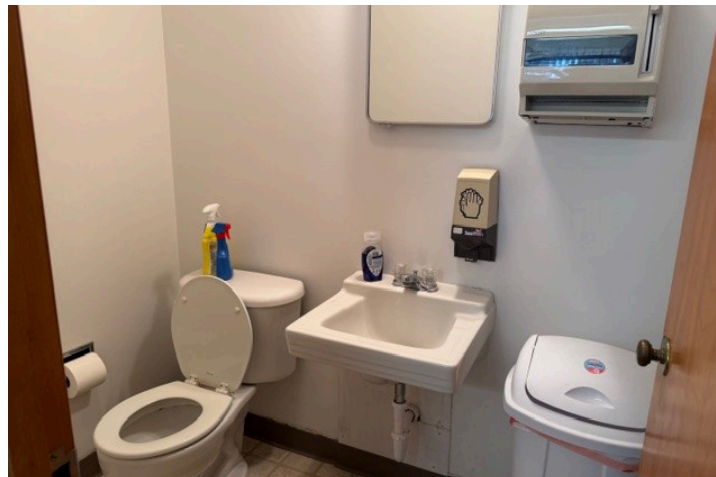
# PROPERTY PHOTOS

400 S Sycamore Avenue #105-2, Sioux Falls, SD



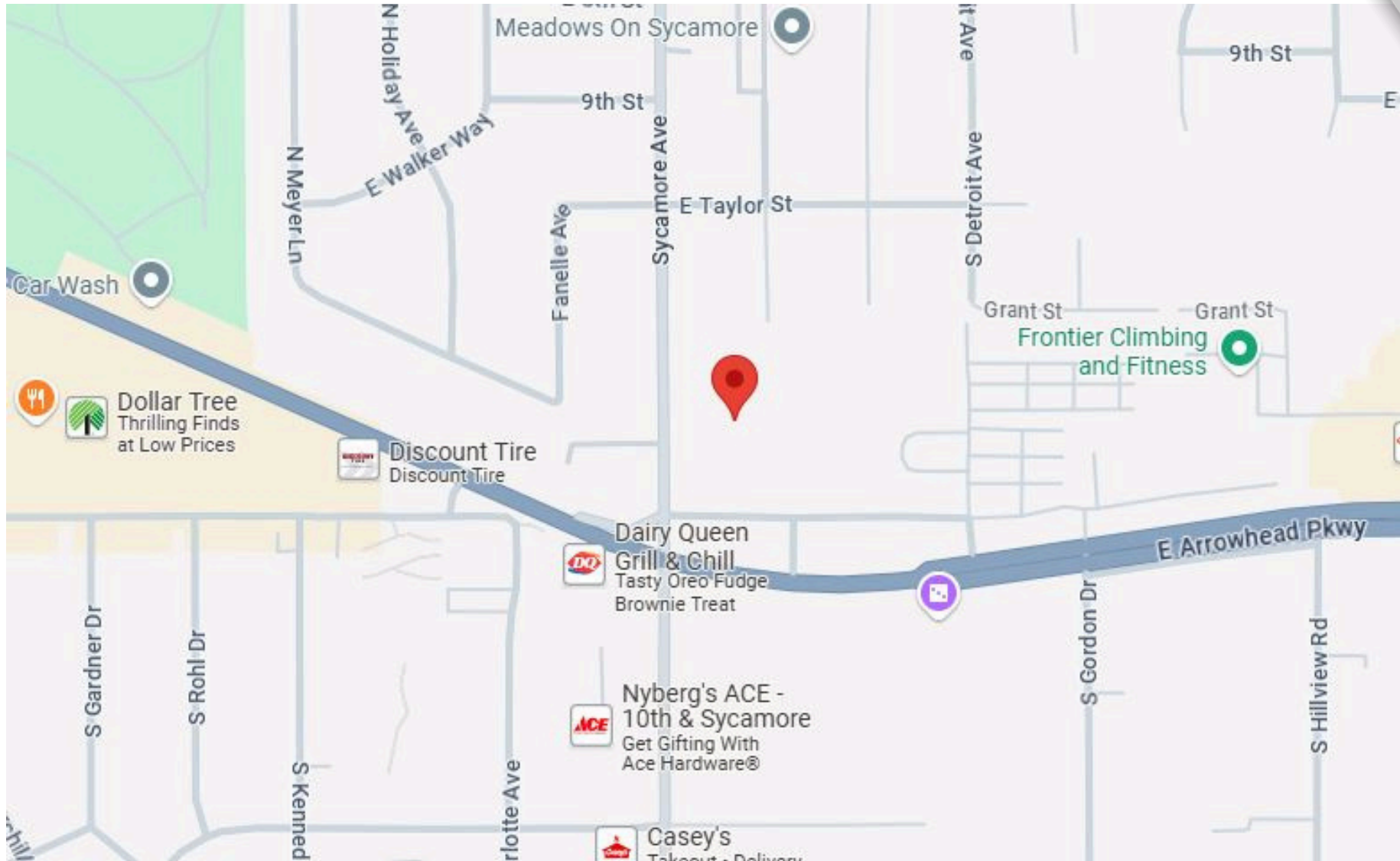
# PROPERTY PHOTOS

400 S Sycamore Avenue #105-2, 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

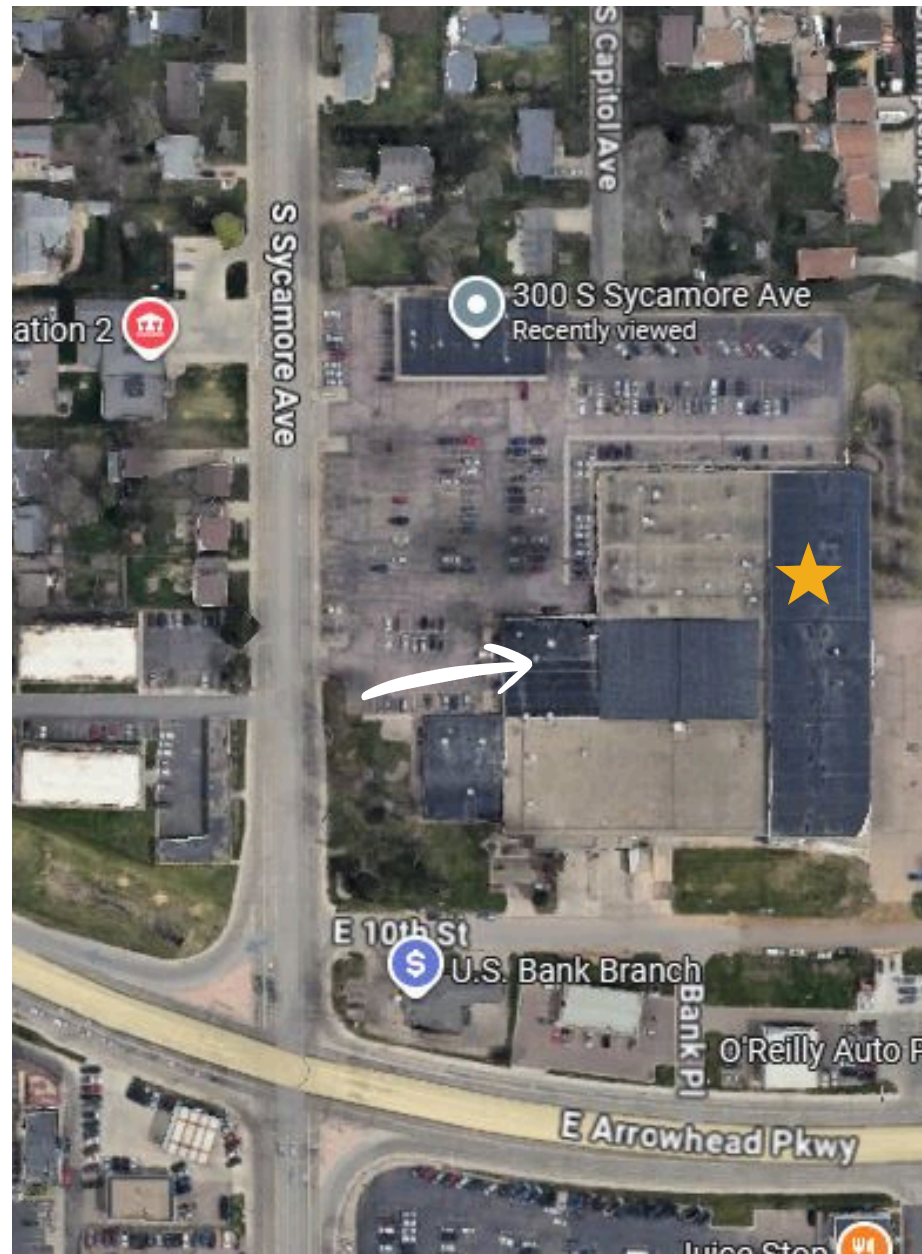
- Nyberg's ACE
- Kum & Go
- Menards
- Arrowhead Park Retail Center & Restaurants
- Dawley Farm Village
- Walmart

## 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