

JIM DUNHAM
—& ASSOCIATES—
REAL ESTATE SPECIALISTS

FOR LEASE $12.00 PSF NNN

Office / Retail

Located on E 10th St. & Sycamore Ave.

300 S Sycamore Avenue #101

2,422 SQFT

Jim Dunham
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WHAT YOU NEED TO KNOW

300 S Sycamore Avenue #101, Sioux Falls, SD

ADDITIONAL SQUARE FOOTAGE AVAILABLE IF NEEDED

Lease this flexible retail and/or office space facing Sycamore Avenue near E 10th Street.

Wide open area ideal for a show room, 2 offices, bathrooms and storage is just what you need! Suite has double doors for ease of loading inventory, along with a south and west entrance. AND parking it NOT a problem---- there is plenty surrounding this space.

Abundance of windows provides natural lighting literally highlighting this opportunity!

QUICK SNAPSHOT

- Suite Size: 2,422 SF
- Rate: $12.00 PSF plus expenses
- NNN Expense: $3.73 PSF
- Set up as wide open area, 2 offices, bathrooms & storage
- Property Type: Office / Retail
- Zoned: C-2 Commercial

FEATURES

- Located on Sycamore Avenue & East 10th Street
- Concrete polished floors throughout
- Several windows providing natural lighting
- Ample surface parking
- Building and monument signage slot available

LOCATION / TRAFFIC COUNT

Located off the corner of E 10th Street & Sycamore Avenue with 20,000 vehicles daily traffic count.

(605) 275 - 8500
519 W 22nd St
Sioux Falls, SD 57105
www.JimDunhamAssociates.com

information deemed reliable, but not guaranteed

PROPERTY PHOTOS

300 S Sycamore Avenue #101, Sioux Falls, SD













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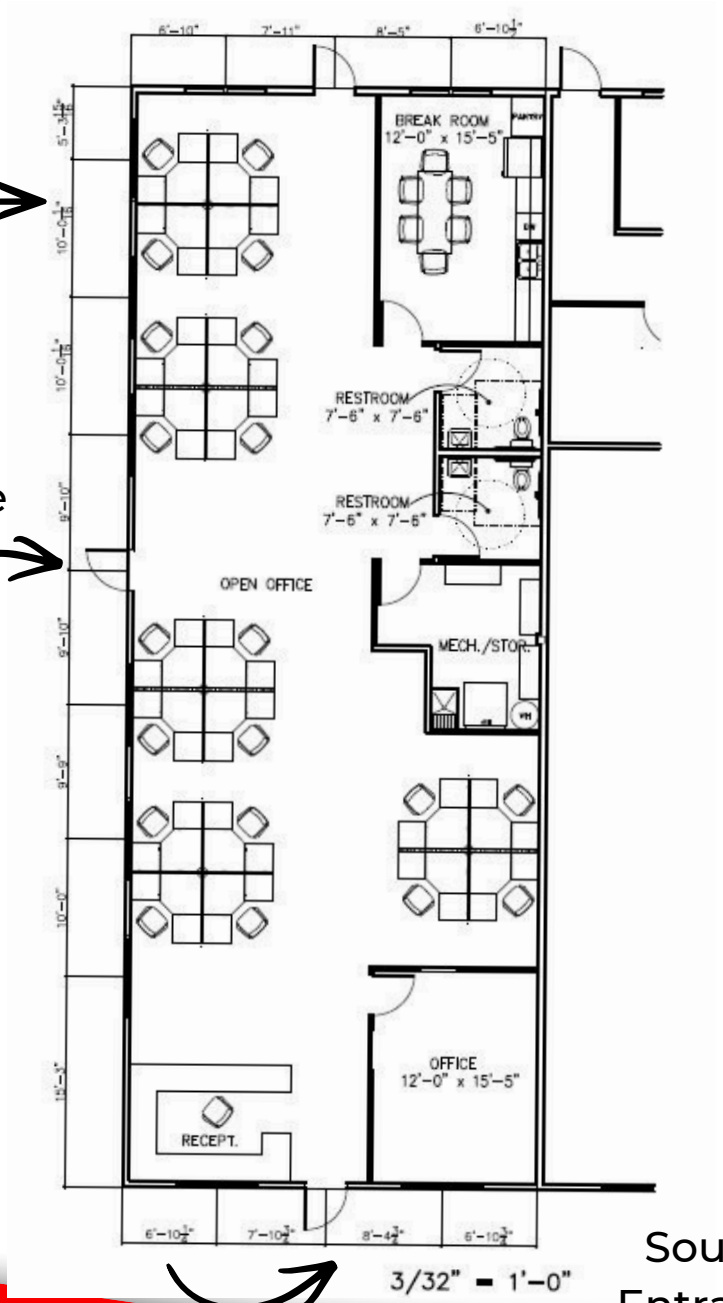
FLOOR PLAN

300 S Sycamore Avenue #101, Sioux Falls, SD

Double Doors

West Entrance



Cubicles shown in Open Area are not there

South Entrance

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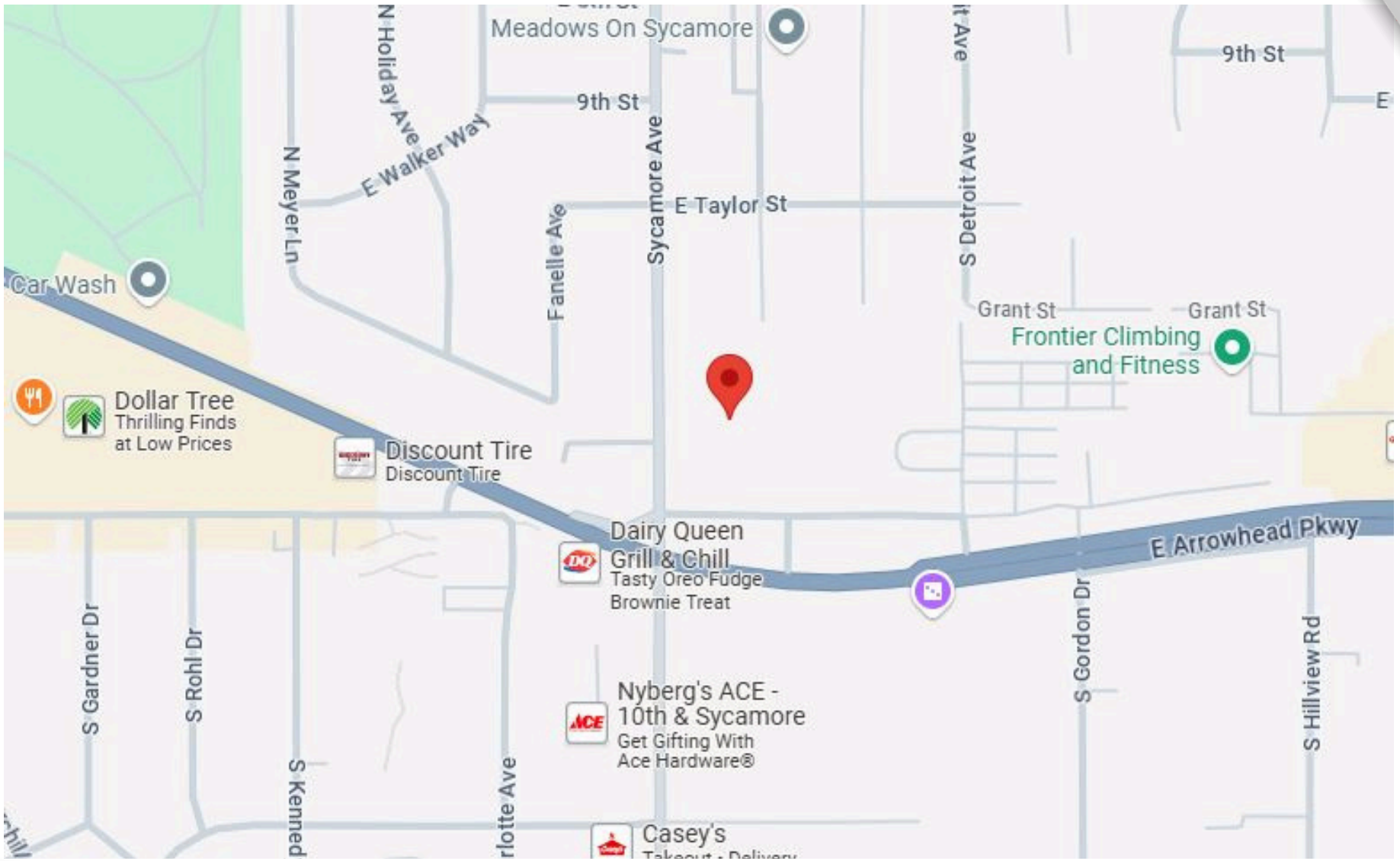
LOCATION MAP

300 S Sycamore Avenue, Sioux Falls, SD



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WHAT'S AROUND THE CORNER

300 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



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