JIM DUNHAM
—& ASSOCIATES—
REAL ESTATE SPECIALISTS



FOR LEASE $11.00 PSF NNN

Office / Flex / Retail Building

Located on E 10th St. & Sycamore Ave.

300 S Sycamore Avenue

11,922 SQFT

Jim Dunham
Jim@JimDunhamAssociates.com
(605) 360-0061



Linda Dunham
Linda@JimDunhamAssociates.com
(605) 940-8528



Mike Knudson
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(605) 310-4509

WHAT YOU NEED TO KNOW

300 S Sycamore Avenue, Sioux Falls, SD

This professionally designed office space features a highly functional layout with perimeter private offices, multiple conference rooms, welcoming reception area, and spacious break areas, ideal for businesses seeking a polished and move-in ready environment. Portion of building currently set up as wide open retail storefront.

The building's existing traditional office build-out offers exceptional flow for team collaboration while providing privacy and professionalism where it matters most.

With high visibility on Sycamore Avenue, this is the perfect space for growing companies, satellite offices, or client-facing operations.

QUICK SNAPSHOT

- Building size: 9,500 SF Traditional Office Layout
- 2,422 SF Retail Storefront Layout
- Rate: $11.00 PSF NNN
- NNN Rate: $3.73 PSF
- Property type: Office / Flex / Retail / Event Hall
- Parking: 50+ Spaces

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
- Multiple Premier Private Offices
- Large & Small Conference Rooms
- Inviting Reception Area
- Spacious Break Areas & Kitchenette
- Move-In Ready with Professional Finishes
- Retail Portion is Open Showroom
- Ample Surface Parking
- Flexible C-4 Zoning (Office, Medical, Retail, Event Use)
- Signage Available on Sycamore Avenue
- Secure Server/Data Room

(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, Sioux Falls, SD









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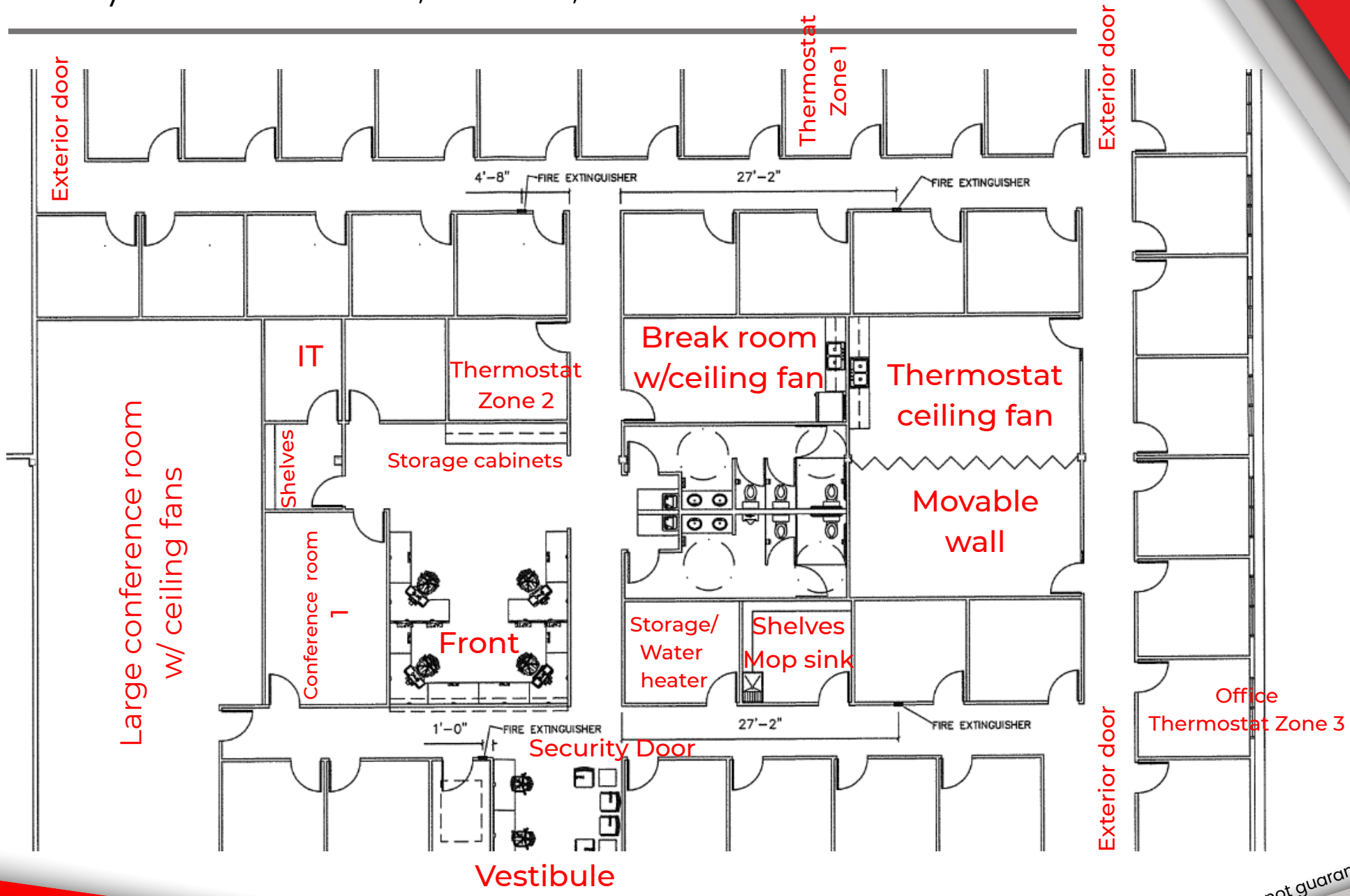
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FLOOR PLAN

300 S Sycamore Avenue #100, Sioux Falls, SD



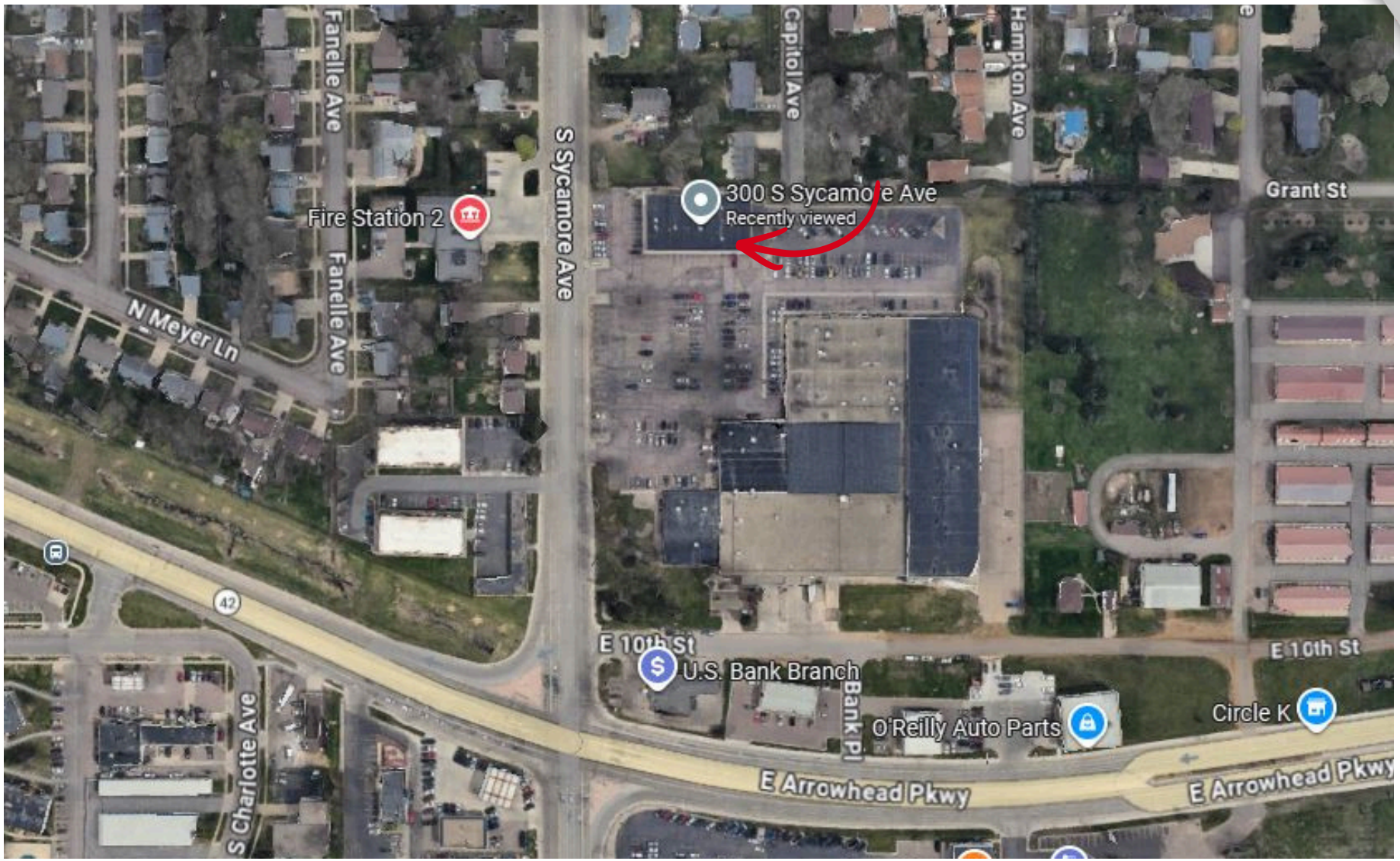
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LOCATION MAP

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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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