



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS

FOR LEASE Starting at \$450.00/Month

Executive Office Suites

Located on E 10th St. & Sycamore Ave.

400 S Sycamore Avenue #103-1

122-276 SQUARE FEET



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WHAT YOU NEED TO KNOW

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

Affordable Executive Office Suites For Lease!

Seven office suites, shared breakroom and shared conference room.

Located on the corner of East 10th Street & South Sycamore Avenue – on the way to popular east side Dawley Farm. You are surrounded by shopping, several dining options, banking and entertainment.

QUICK SNAPSHOT

- Suites range from 122 SF – 276 SF
- 5 Suites For Lease: \$450.00 / month
- 1 Suite: \$500.00 / month
- 1 Suite: \$600.00 / month
- Lease Type: Gross INCLUDING utilities
- Property type: Office
- 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 & ADDITIONAL INFORMATION

- Located on Sycamore Avenue & East 10th Street
- Common Area Restrooms in hall near Suites
- Move-In Ready
- Ample Surface Parking
- Flexible C-4 Zoning (Office, Medical, Retail Office)
- Door Signage Available
- If entire office becomes leased, Landlord reserves the right to relocate tenant into another office onsite



(605) 275 - 8500



519 W 22nd St
Sioux Falls, SD 57105



www.JimDunhamAssociates.com

information deemed reliable, but not guaranteed



PROPERTY PHOTOS

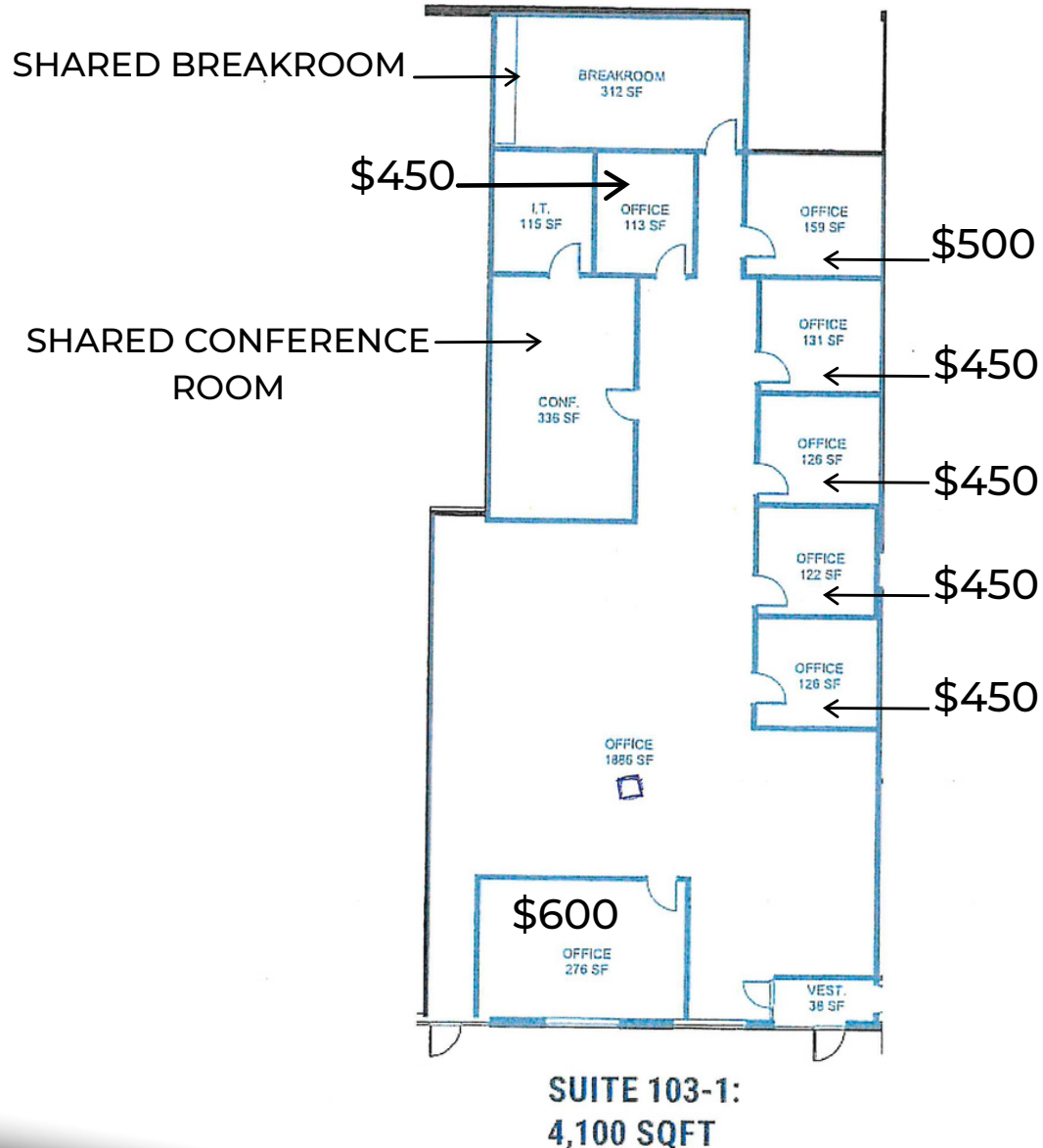
400 S Sycamore Avenue #103-1, Sioux Falls, SD



FLOOR PLAN

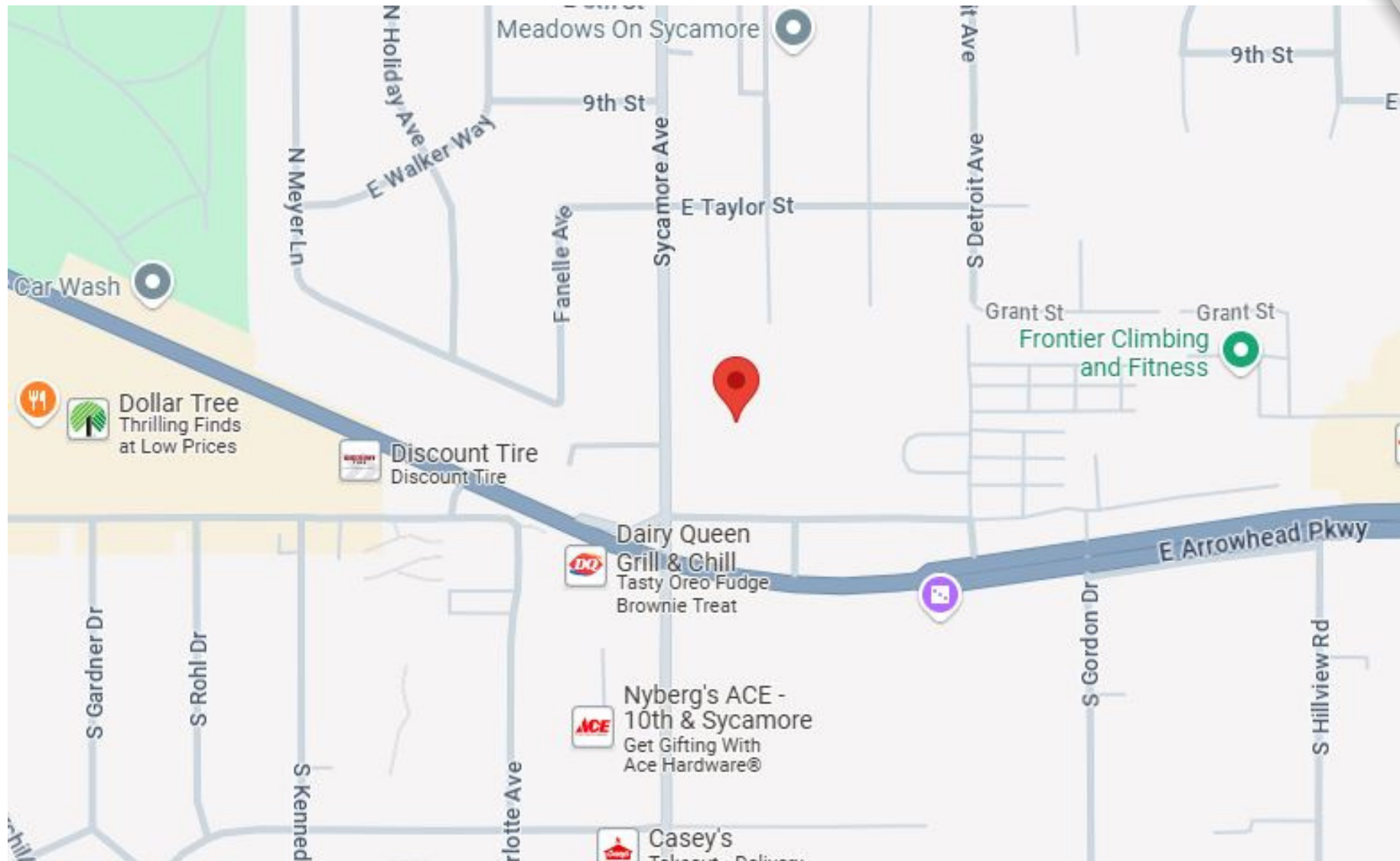
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EXECUTIVE SUITE OPTIONS



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

