



SYCAMORE COMMERCE CENTER

10TH + SYCAMORE

TURNKEY OFFICE SPACE

400 South Sycamore Avenue, Suite 101 | Sioux Falls, SD 57110



SIZE

11,850 sqft



PRICE

\$9.00 PSF (NNN)
Estimated NNN: \$2.19 PSF



LOCATION

Located at the corner of East 10th Street and Sycamore Avenue.



LAYOUT

Spacious professional office layout featuring 16 private offices, a dedicated conference room, a break room, and convenient in-suite restrooms.



TRAFFIC

20,400 VPD



FLOOR PLAN

The space was a former Bank Operations Center, but its wide-open layout lends itself to a wide variety of office users.

Property is co-listed with Jim Dunham & Associates.
Information deemed reliable but not guaranteed.



VBCLINK.COM

2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



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Top-Left Quadrant (Northwest of E. 10th Street, West of E. 18th Street):

- Menards
- Perkins
- Walmart
- CherryBerry
- Dollar Tree
- Kohl's
- Target
- Century Theatres
- Verizon
- GLO

Top-Right Quadrant (Northeast of E. 10th Street, East of E. 18th Street):

- Firehouse Subs
- Chipotle
- Minnow Bank
- Dunn Brothers Coffee
- Levo
- GetGo
- Mattress Firm
- Curves
- Aspen Dental
- ALDI
- Walmart
- Burlington
- Ashley
- Dollar Tree
- Kohl's
- Target
- Century Theatres
- Verizon
- GLO

Bottom-Left Quadrant (Southwest of E. 10th Street, West of E. 18th Street):

- Hy-Vee
- Starbucks
- Applebee's
- Taco Bell
- KFC
- Runnings
- Pizza Ranch
- SilverStar Car Wash
- Scouters' Coffee
- Washington
- Siouxland Libraries

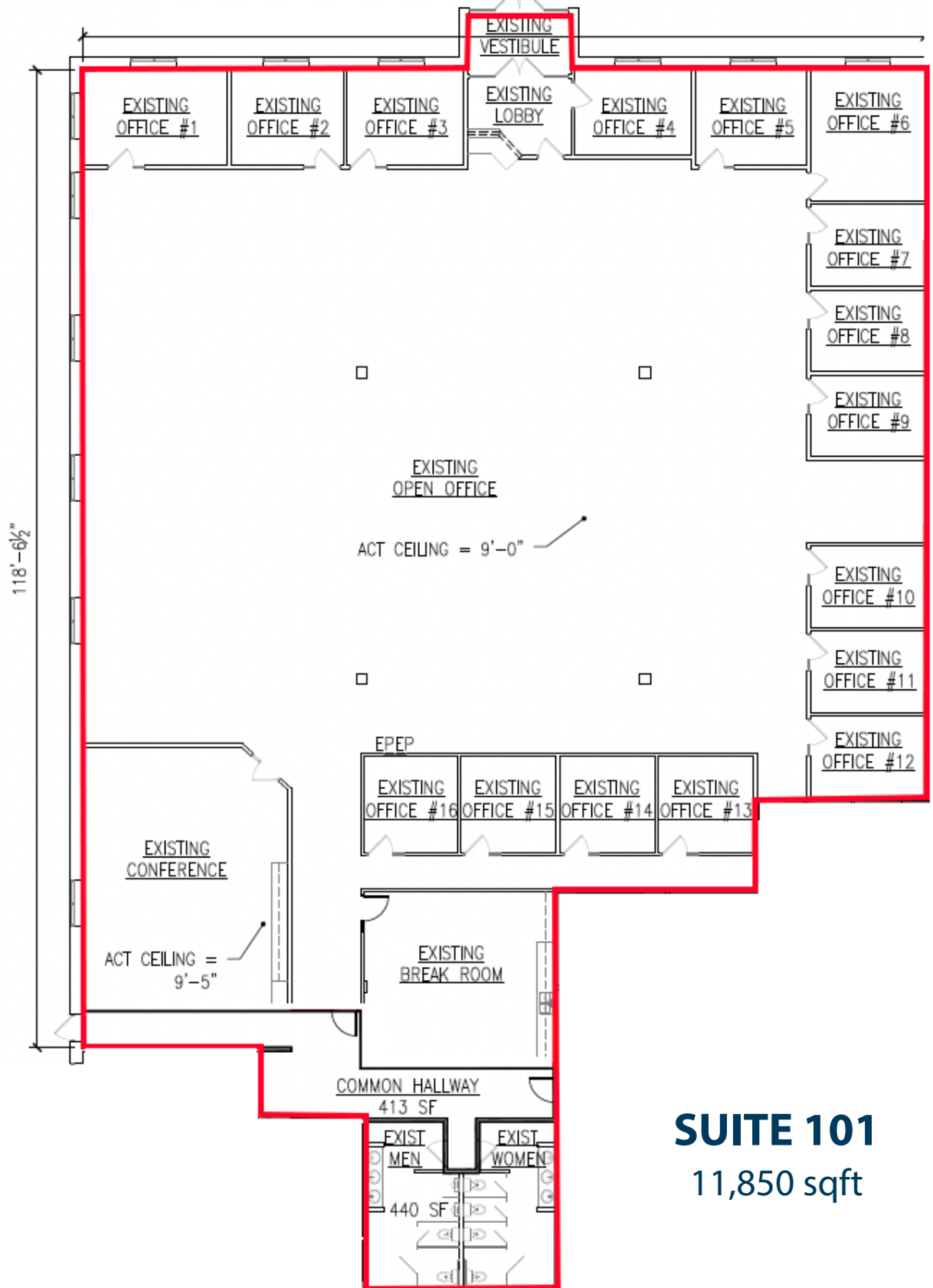
Bottom-Right Quadrant (Southeast of E. 10th Street, East of E. 18th Street):

- DQ
- Ace Hardware
- Casey's
- Big Milkyway
- Frank Olson Pool
- Parks & Recreation
- Frank Olson Park
- Frank Olson Softball Diamonds

PARCEL MAP



FLOOR PLAN



SUITE 101
11,850 sqft

EXTERIOR PHOTO



INTERIOR PHOTOS

