

**FOR
LEASE**

THE 300 BUILDING

TURNKEY OFFICE BUILDING



300 S. SYCAMORE AVENUE
SIOUX FALLS, SD 57110



SIZE

9,578 sq ft



PRICE

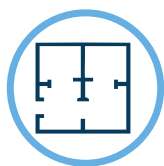
\$11 PSF (NNN)

Estimated NNN is \$4.19 PSF



LOCATION

Located at the corner
of East 10th Street &
Sycamore Avenue



LAYOUT

33 offices, two
conference rooms,
breakroom, reception
area + in suite
restrooms



TRAFFIC

20,400 vehicles per day



COTENANCY

Sycamore Commerce
Center, 247 Sales &
Service, SF Fire Rescue,
O'Reilly Auto Parts, Dairy
Queen, Juice Stop, Vern
Eide and Ace Hardware.

A member of the ownership group is a licensed real estate broker with the State of South Dakota.

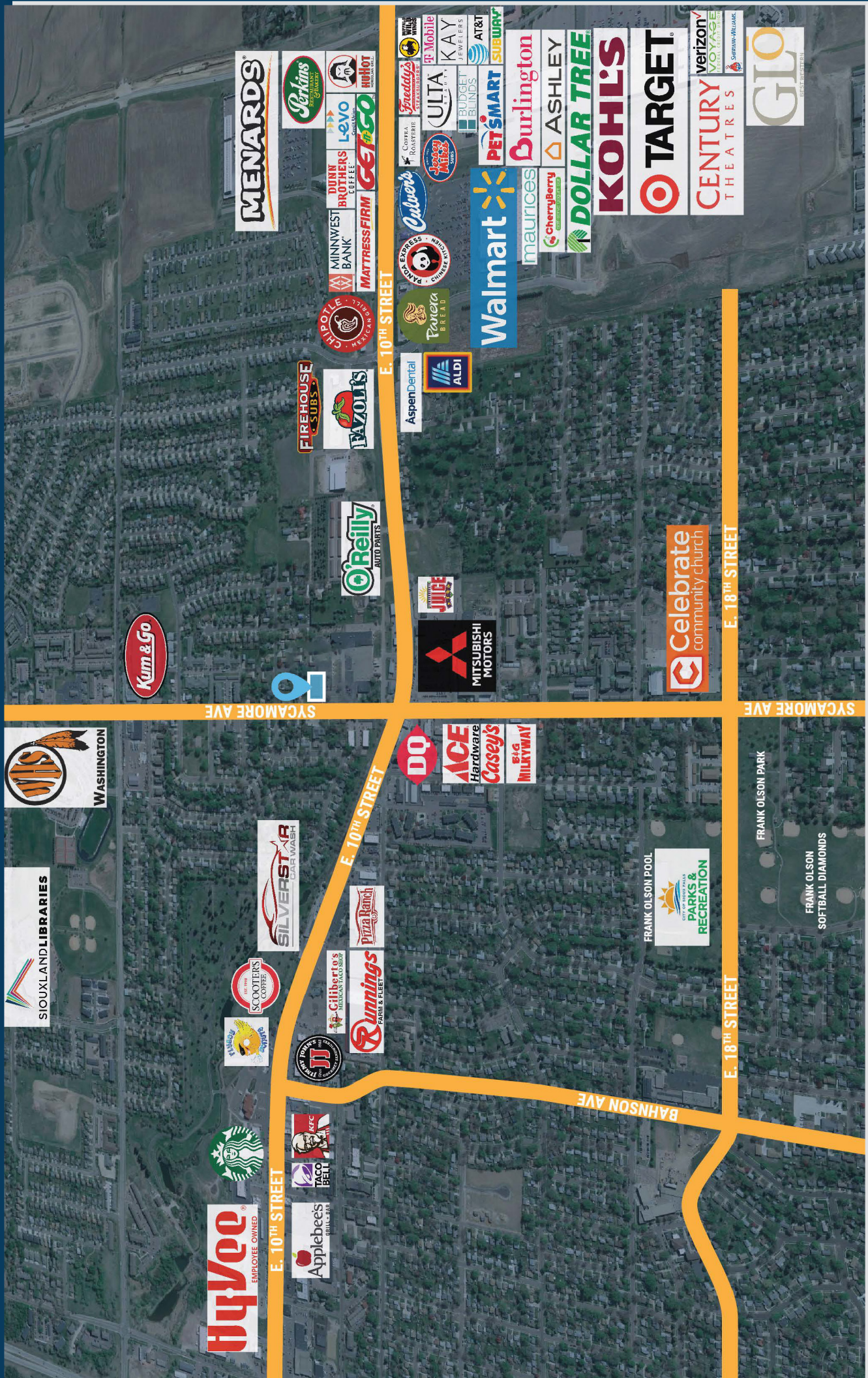


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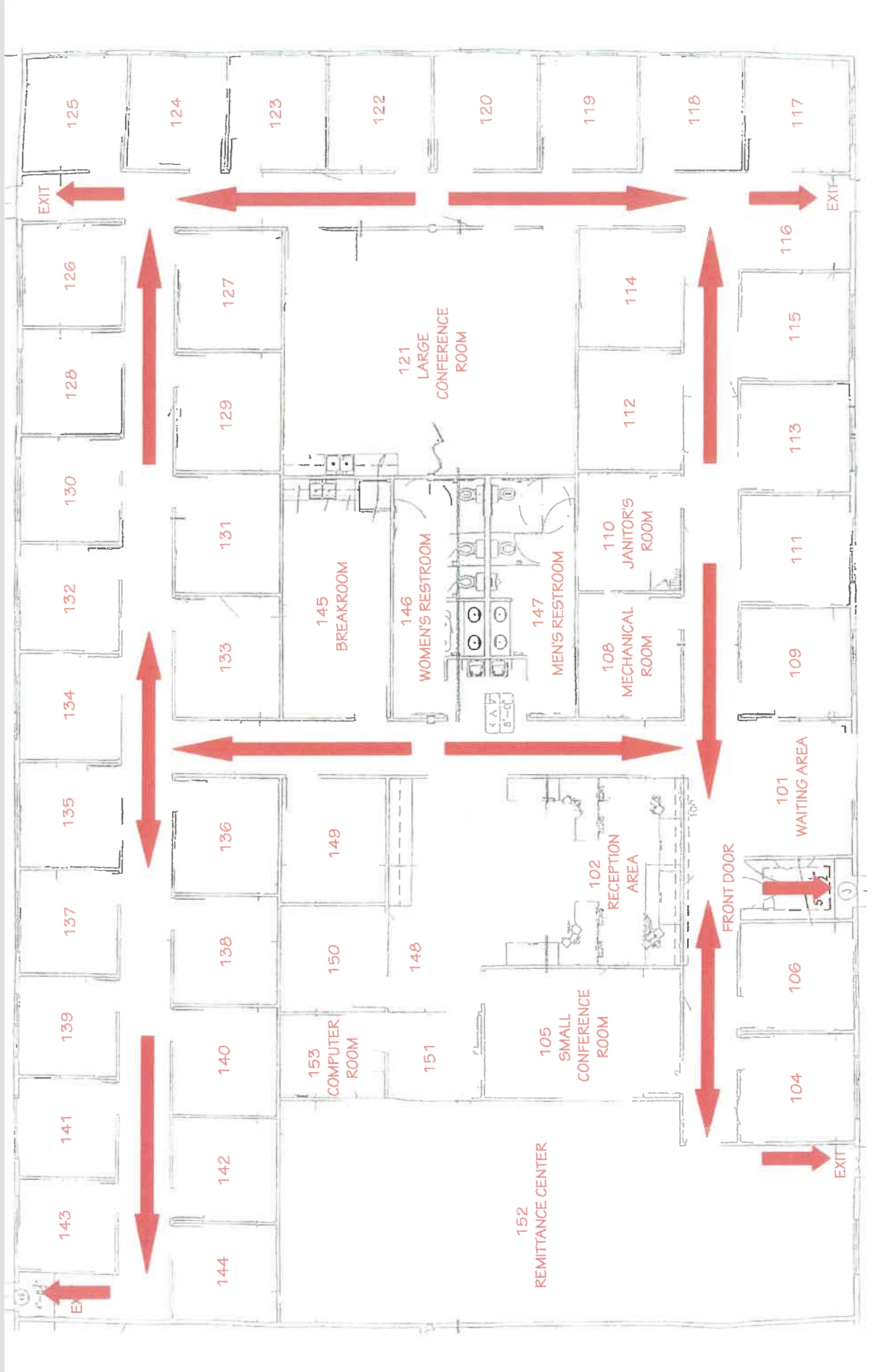
RETAIL AERIAL MAP



PARCEL MAP



FLOOR PLAN



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS

