

**FOR  
LEASE**

# Graystone Office

5301 S. Sycamore Avenue  
Sioux Falls, SD 57108



## Brand New Office Building



### SIZE

Suite A: 2,375 SF  
Suite B: 2,375 SF

\*Suites can be combined to be a single tenant building.



### PRICE

\$18.50 PSF (NNN)

Est. NNN \$5.50 PSF



### LOCATION

Convenient location in the Graystone Office Park just South of E. 57<sup>th</sup> Street on S. Sycamore Avenue.



### LAYOUT

Each suite will be built out with 7 offices, conference room, receptionist area, breakroom with kitchenette and in-suite restrooms.



### DELIVERY

Landlord to deliver the premises as a turn-key office space. Call broker for more details.

Estimated Delivery Date:  
November 2023



### CO-TENANCY

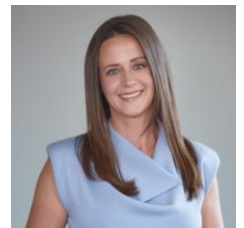
Barrel House, Flyboy Donuts, Fareway Meat + Grocery, Starbucks, The Attic, B&G Milky Way, Anytime Fitness, KoKo Fit Club, Blue Tide Car Wash, Harmodon Park

Information deemed reliable but not guaranteed.



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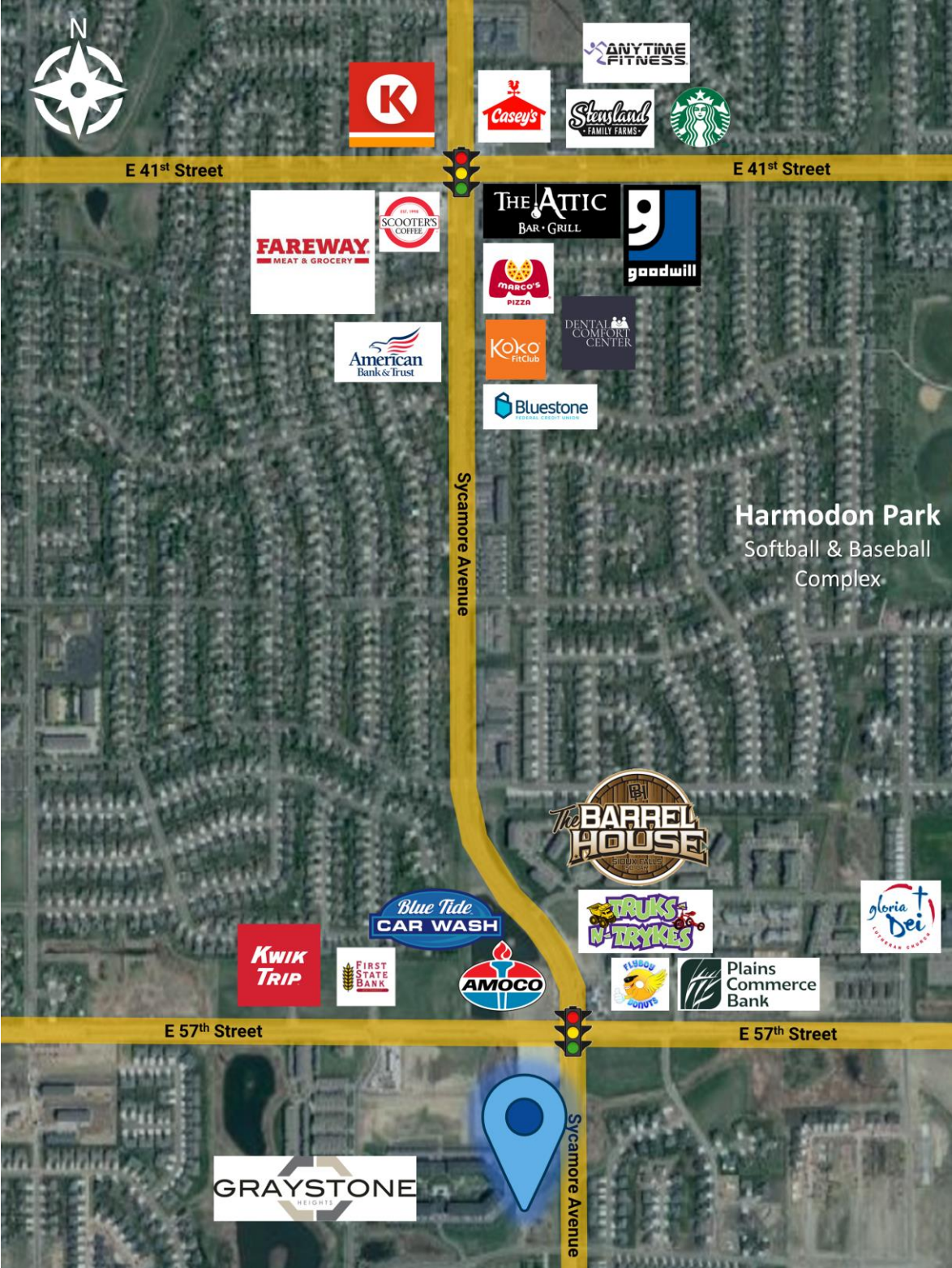
2571 S Westlake Dr #100 Sioux Falls SD 57106



**605.351.5512**

[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

# AREA RETAIL MAP



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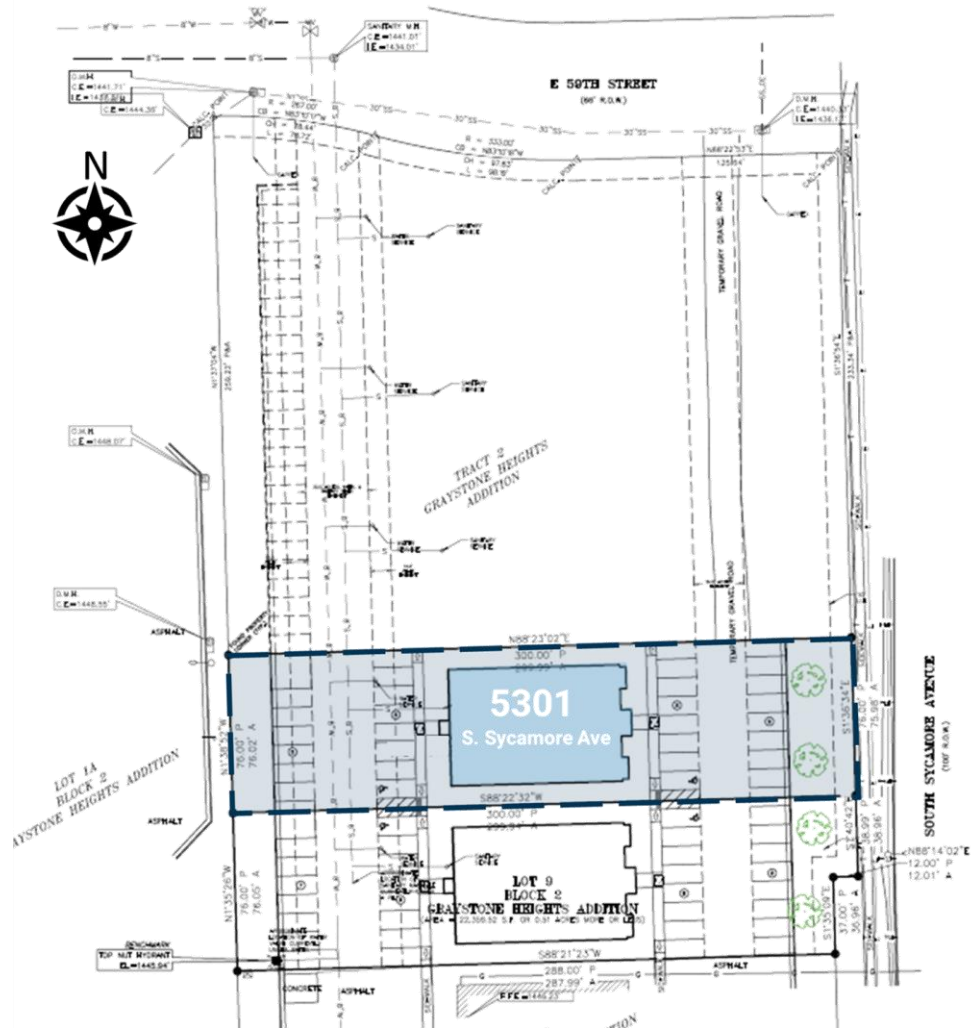


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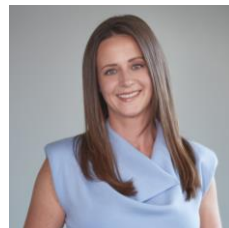


SITE PLAN / RENDERING



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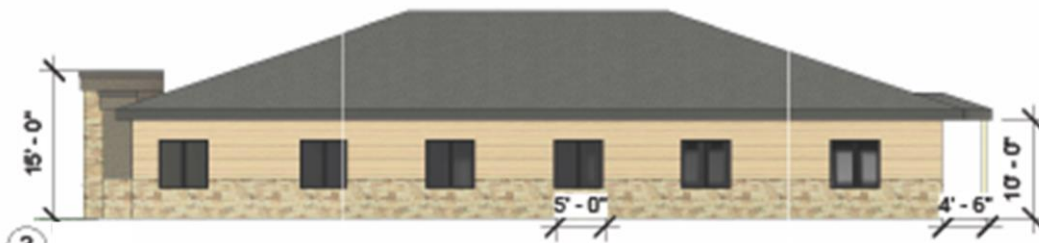
# EXTERIOR ELEVATIONS



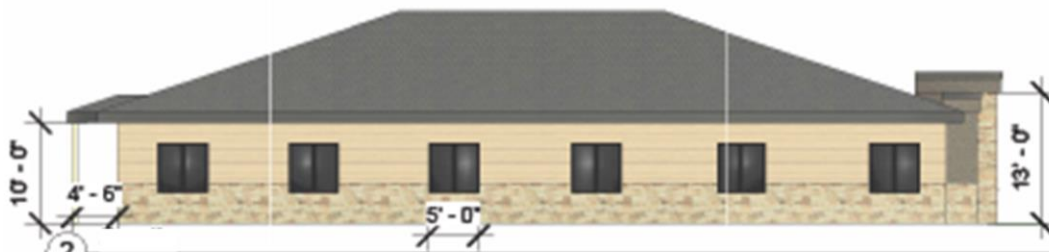
1 Front Elevation



4 Back Elevation



3 Right Elevation



2 Left Elevation



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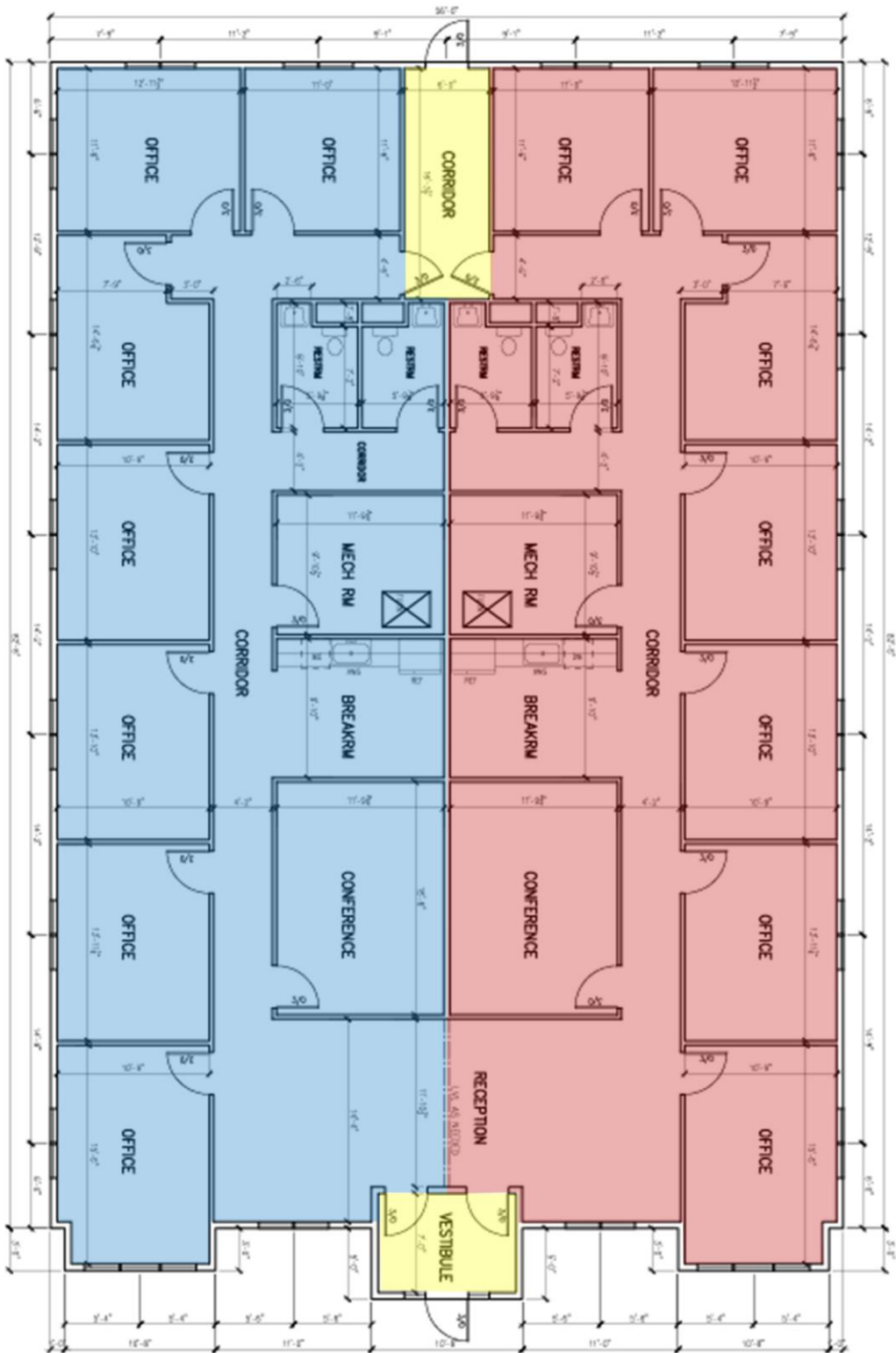
605.351.5512

[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

BUILDING FLOOR PLAN



Suite A  
2,375 SF

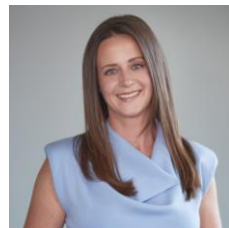


Suite B  
2,375 SF



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[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)



## PHOTO GALLERY



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