

**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



PRICE

\$18.50 PSF (NNN)
Est. NNN \$5.50 PSF



LOCATION

Convenient location in the Graystone Office Park just South of E. 57th 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.



CO-TENANCY

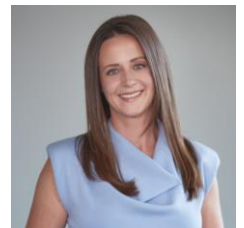
Barrel House, Flyboy Donuts, Fareway Meat + Grocery, Starbucks, The Attic, B&G Milky Way, Anytime Fitness, KoKo Fit Club, Blue Tide Car Wash, Harmodon Park

Information deemed reliable but not guaranteed.



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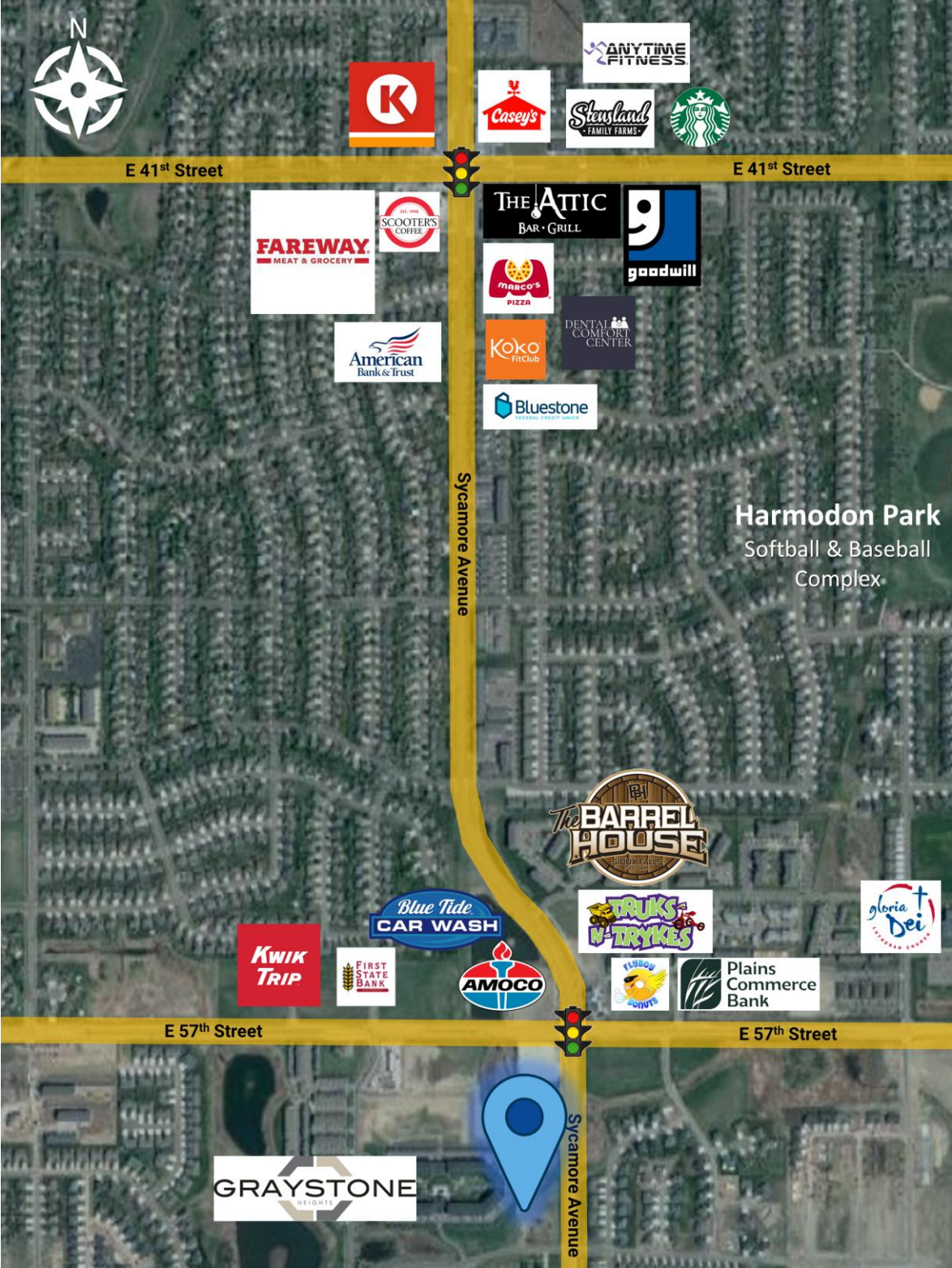
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605.351.5512

autumn.kaufhold@vbclink.com

AREA RETAIL MAP



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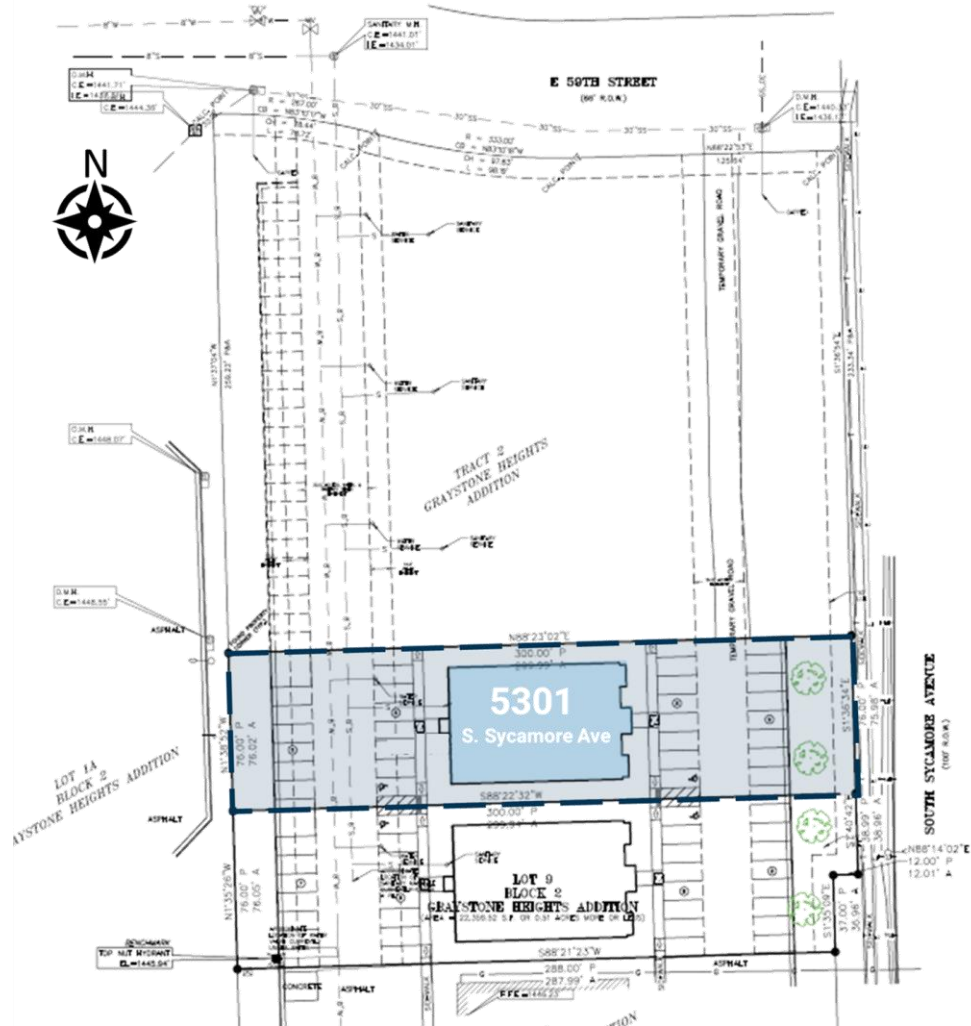
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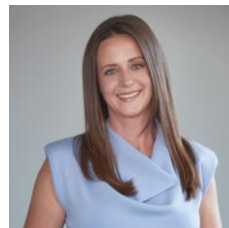
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SITE PLAN / RENDERING



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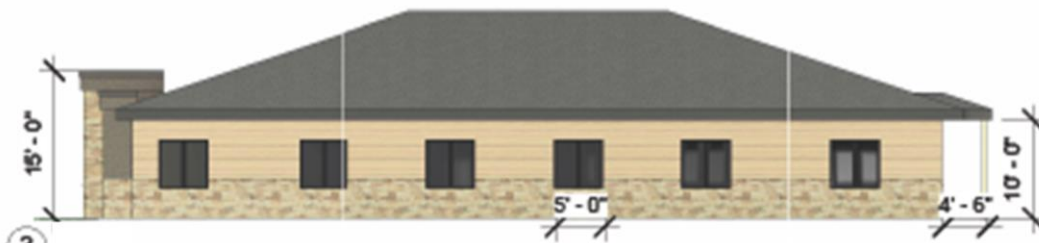
EXTERIOR ELEVATIONS



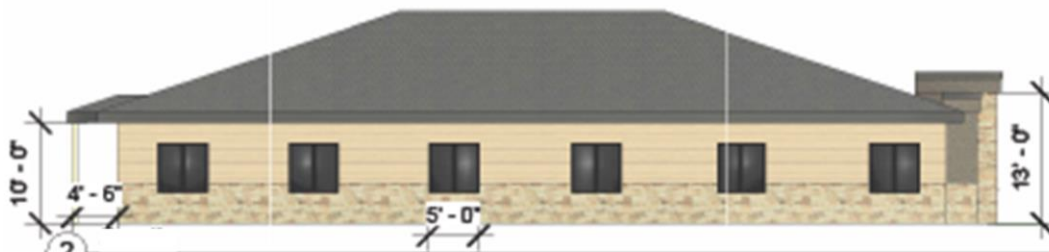
1 Front Elevation



4 Back Elevation



3 Right Elevation



2 Left Elevation



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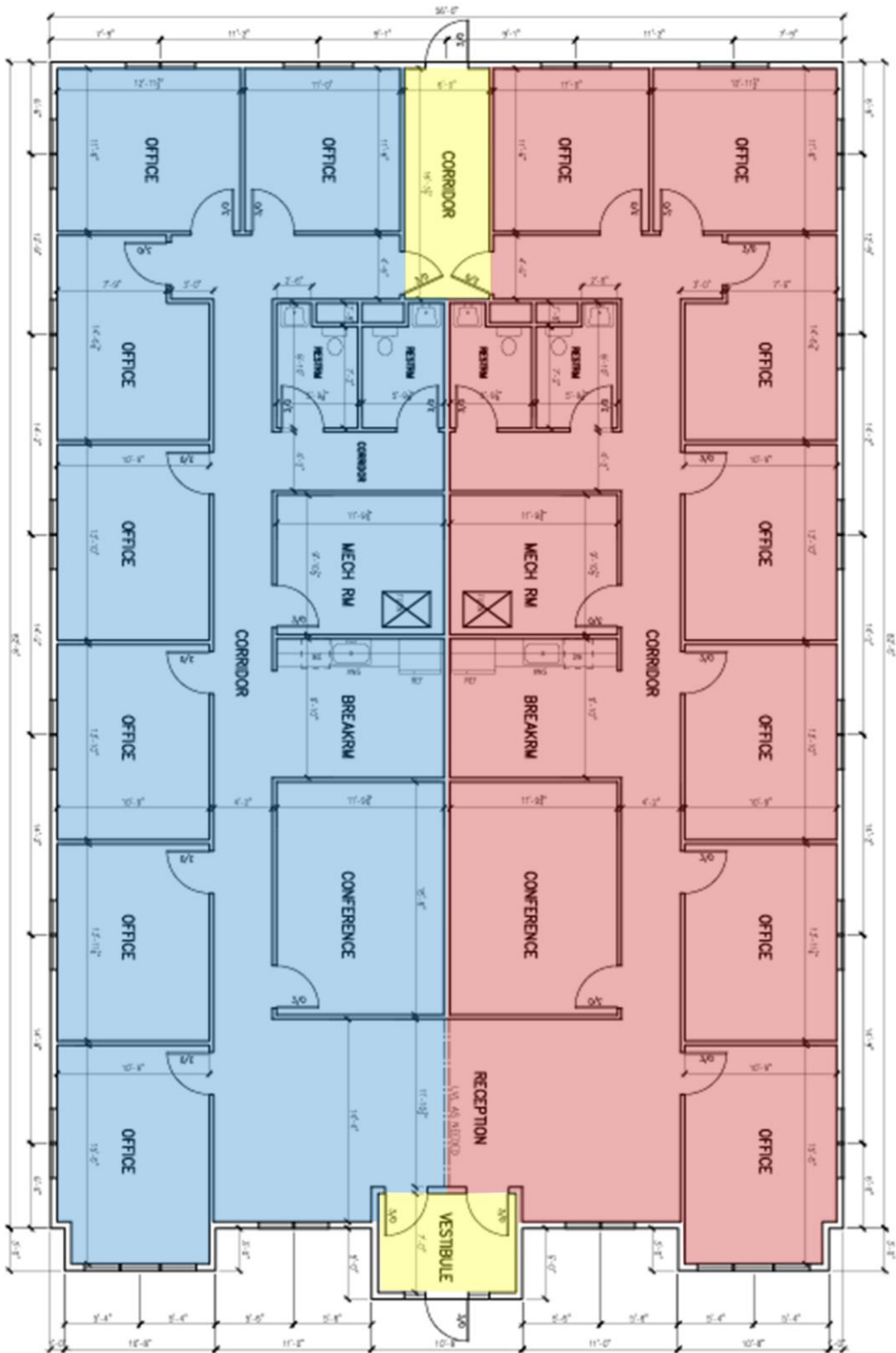
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BUILDING FLOOR PLAN



Suite A
2,375 SF

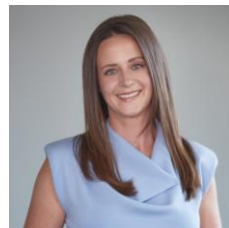


Suite B
2,375 SF



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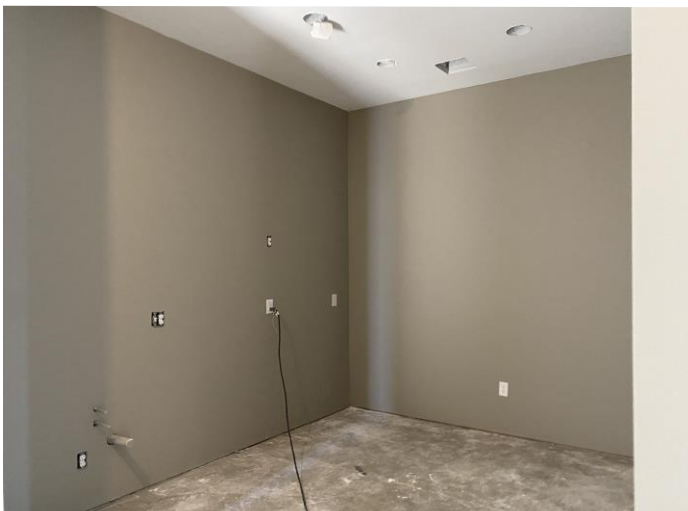
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PHOTO GALLERY



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