



SYCAMORE COMMERCE CENTER

10TH + SYCAMORE

RETAIL/RESTAURANT/ASSEMBLY/FLEX/OFFICE REDEVELOPMENT OPPORTUNITY



400 South Sycamore Ave • Sioux Falls, SD 57110
Suites 100,101,102 & 103-1



SIZE

32,398 sqft
(Can be subdivided)

Suite 100: 4,987 sq. ft.
Suite 101: 20,460 sq. ft.
Suite 102: 5,665 sq. ft.
Suite 103-1: 4,100 sq. ft.



PRICE

\$9 PSF (NNN)
NNN Estimate: \$1.91 PSF



LAYOUT

Professional office space with open floorplan concept with perimeter executive offices, multiple conference rooms, break room, data/server room, multiple restrooms, receiving/mail/flex space.
Massive surface parking lot.



LOCATION

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



TRAFFIC

20,400 vehicles per day



FLOOR PLAN

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

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



VBCLINK.COM | 605.361.8211

2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



605.310.4509

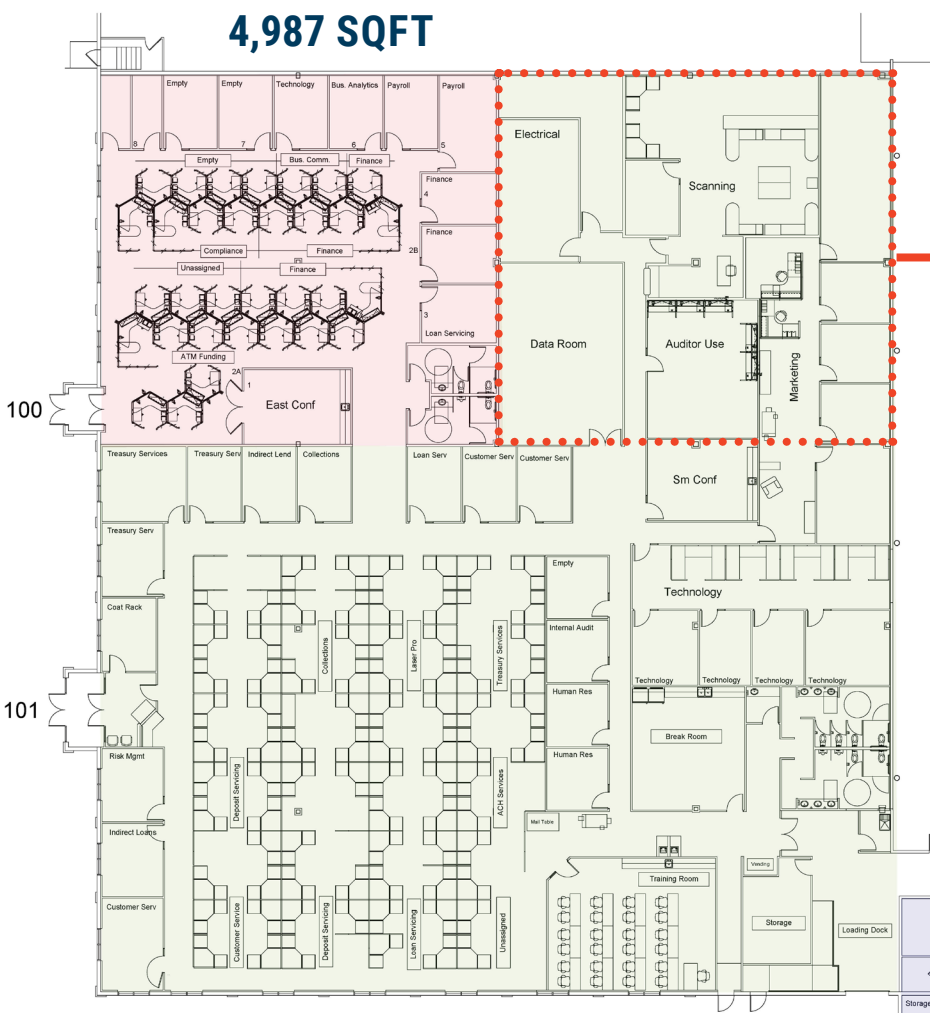
Mike.Knudson@VBCLink.com

PARCEL MAP



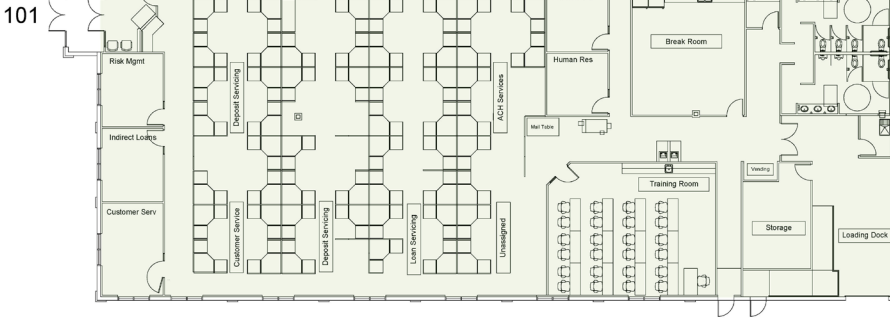
FLOOR PLAN OPTIONS

**SUITE 100:
4,987 SQFT**

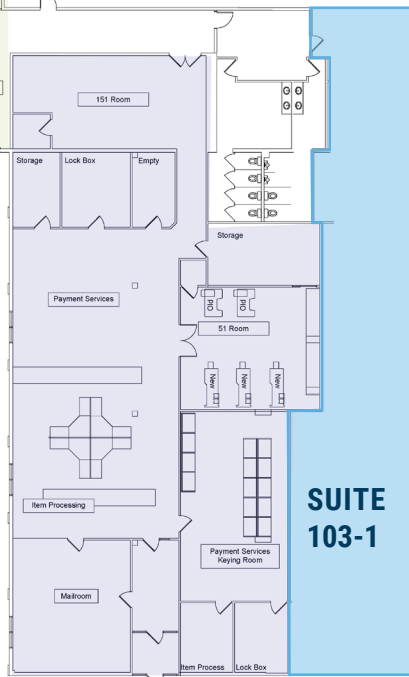


**5,080 SQFT
(COULD BE ADDED
TO SUITE 100)**

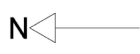
**SUITE 101:
20,460 SQFT**



**SUITE 102:
5,665 SQFT
(COULD BE ADDED WITH
SUITE 103-1: 4,100 SQFT
TO EQUAL 9,765 SQFT)**



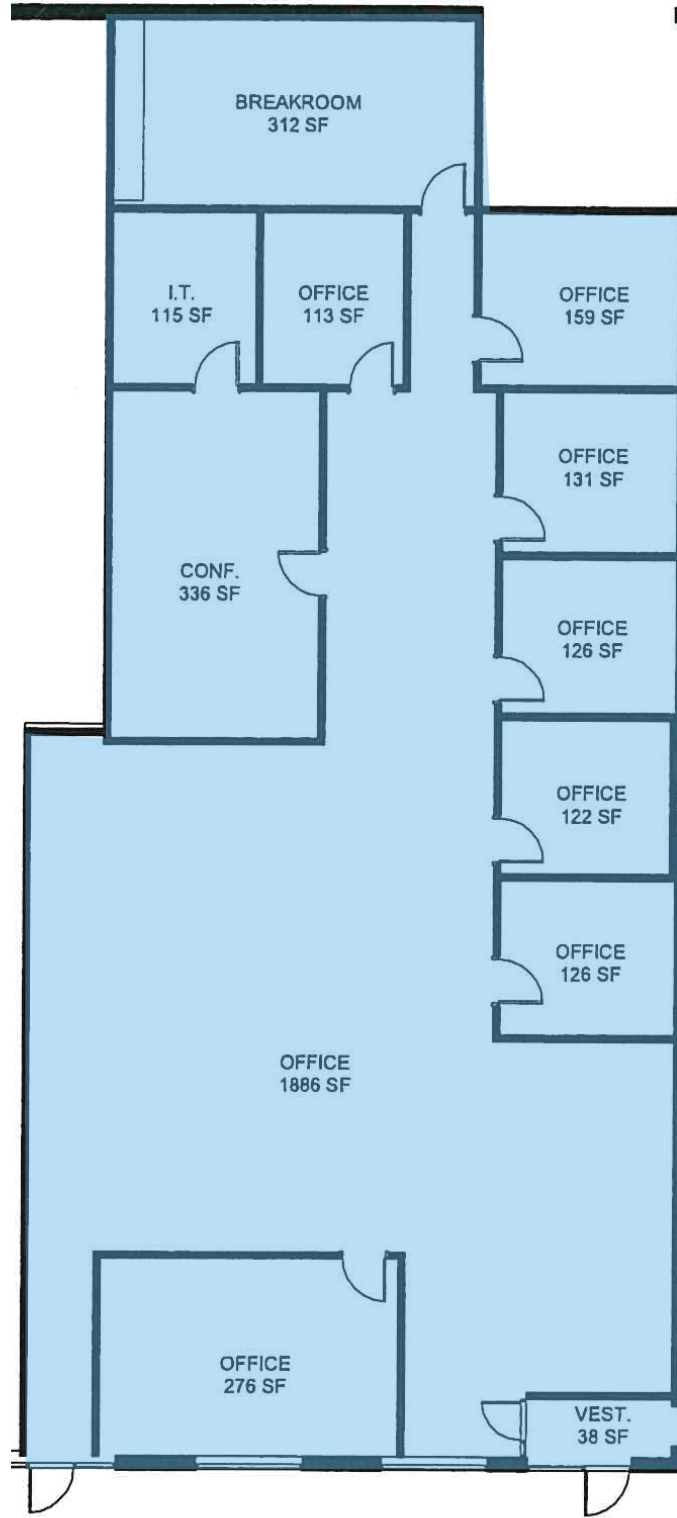
**SUITE
103-1**



102

* APPROXIMATE SQFT

FLOOR PLAN 103-1



**SUITE 103-1:
4,100 SQFT**

* APPROXIMATE SQFT

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

