

**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.

Property is co-listed with Jim Dunham & Associates.

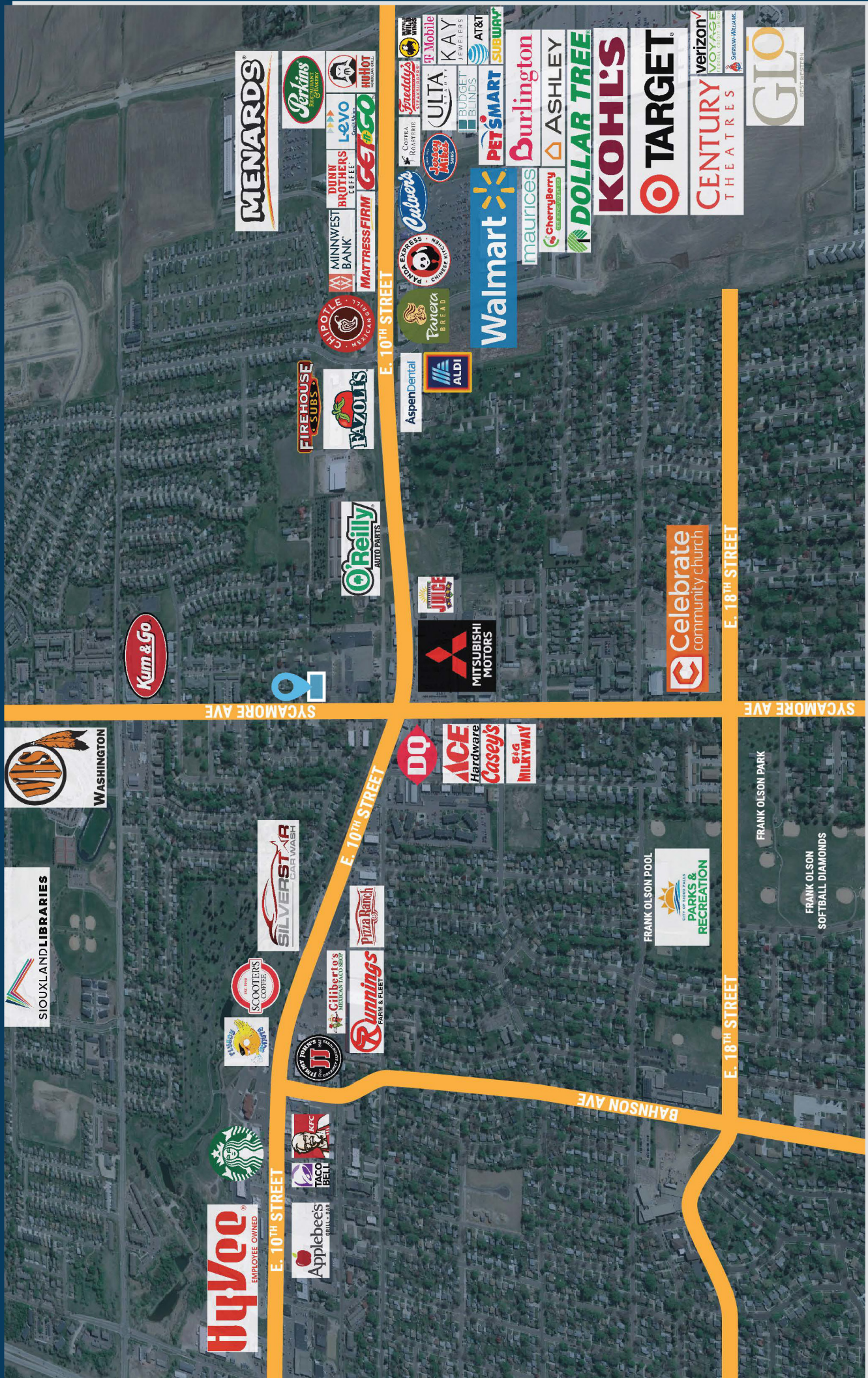


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RETAIL AERIAL MAP



SIouxLAND LIBRARIES
WASHINGTON

HyVee
EMPLOYEE OWNED



Applebee's
GRILL & PUB



SILVERSTAR
CAR WASH

Gilbert's
MEXICAN TACO SHOP

Pizza Ranch

Runnings
FARM & FLEET

DQ

ACE
Hardware

Casey's

BIG
MILKWAY

FRANK OLSON POOL
CITY OF PLYMOUTH
PARKS & RECREATION

FRANK OLSON PARK

FRANK OLSON
SOFTBALL DIAMONDS



O'Reilly
AUTO PARTS

FIREHOUSE
SUBS



CHIPOTLE
MEXICAN GRILL

MENARDS



Levo

DUNN
BROTHERS
COFFEE

MATTRESS FIRM
GET A GOOD NIGHT'S SLEEP

Walmart

maurices

CherryBerry
CUSTARD PIECES

DOLLAR TREE

KOHL'S

TARGET

CENTURY
THEATRES

verizon
VOYAGER

GLO

E. 10TH STREET

E. 18TH STREET

SYCAMORE AVE

SYCAMORE AVE

BAHNSON AVE

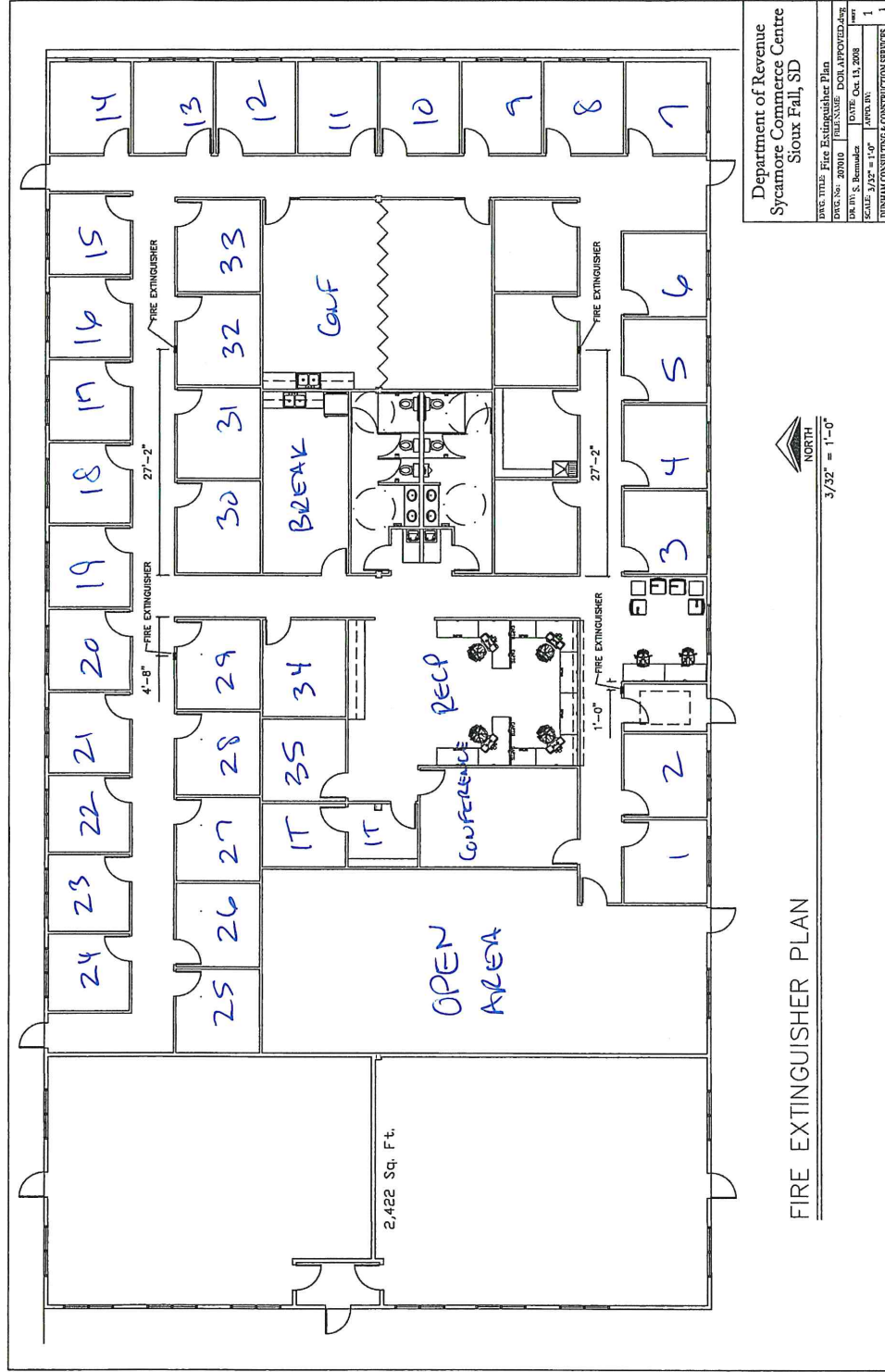
E. 18TH STREET

E. 10TH STREET

PARCEL MAP



FLOOR PLAN



9578

PHOTOS



PHOTOS



PHOTOS

