



# SYCAMORE COMMERCE CENTER

## 10TH + SYCAMORE

### TURNKEY OFFICE SPACE

400 South Sycamore Avenue, Suite 101 | Sioux Falls, SD 57110



#### SIZE

11,850 sqft



#### PRICE

\$9.00 PSF (NNN)  
Estimated NNN: \$2.52 PSF



#### LOCATION

Located at the corner of East 10th Street and Sycamore Avenue.



#### LAYOUT

Spacious professional office layout featuring 16 private offices, a dedicated conference room, a break room, and convenient in-suite restrooms.



#### TRAFFIC

20,400 VPD



#### FLOOR PLAN

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

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



**TYSDAL**  
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# PARCEL MAP



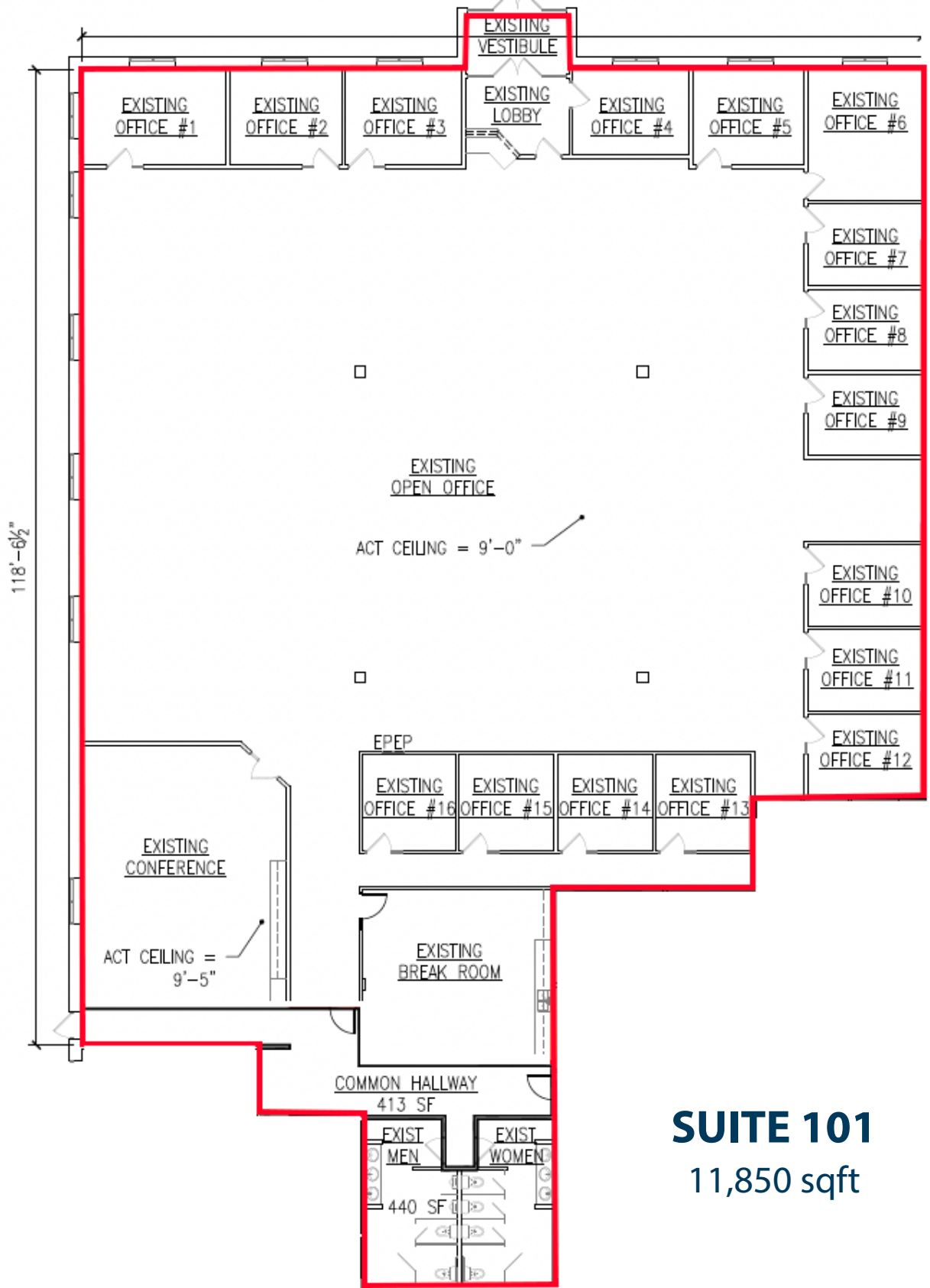
SYCAMORE AVENUE

**SUITE 101**  
11,850 sqft

EAST ARROWHEAD PARKWAY



# FLOOR PLAN



**SUITE 101**

11,850 sqft

# EXTERIOR PHOTO



# INTERIOR PHOTOS

