

**FOR  
LEASE**

## THE 300 BUILDING

TURNKEY OFFICE BUILDING



300 S. SYCAMORE AVENUE  
SIOUX FALLS, SD 57110



### SIZE

9,578 sqft



### PRICE

\$11 PSF (NNN)

Estimated NNN: \$3.73 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

A member of the ownership group is a licensed real estate broker with the State of South Dakota.



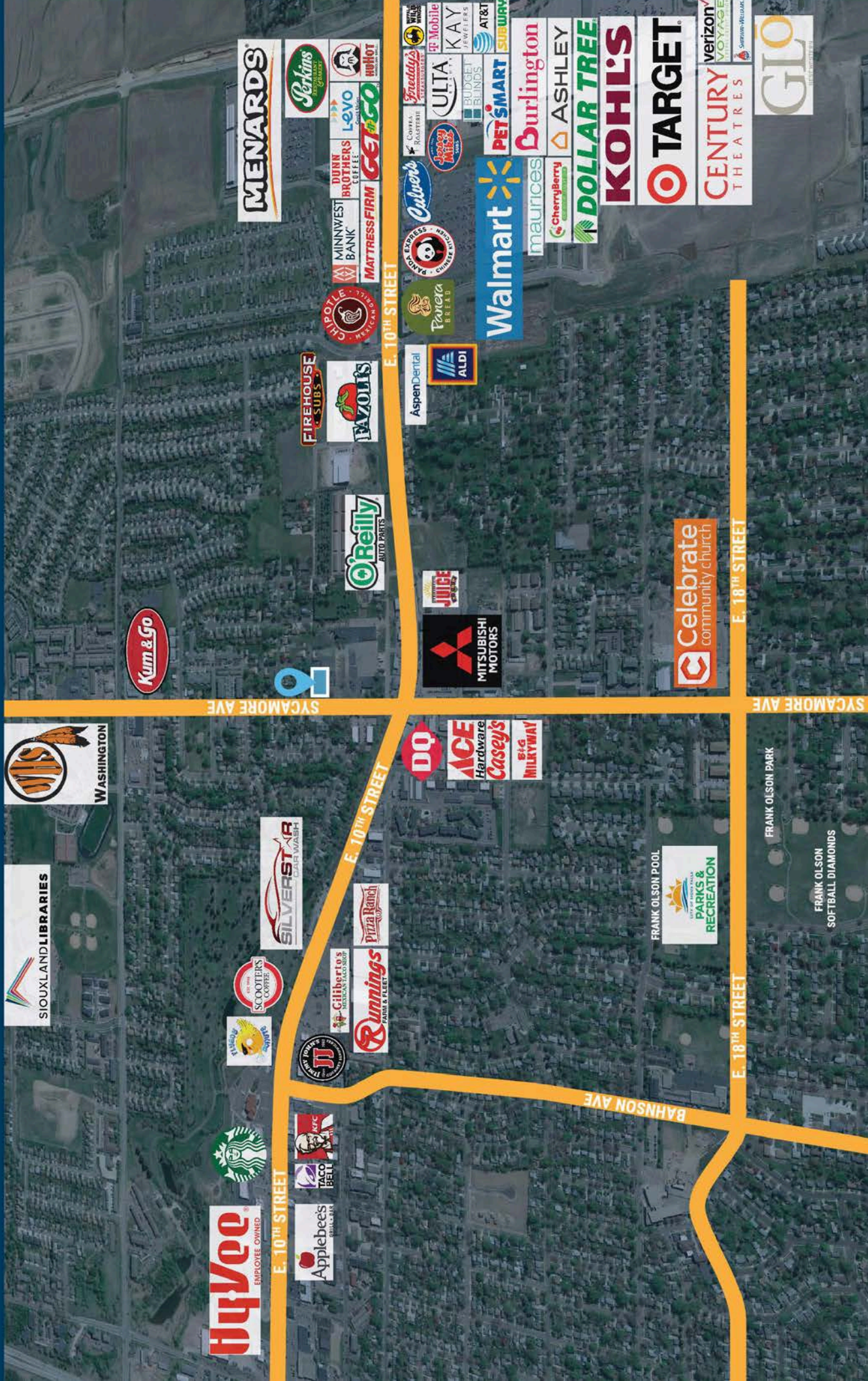
**TYSDAL**  
COMMERCIAL

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Sioux Falls, South Dakota 57108  
TysdalCommercial.com



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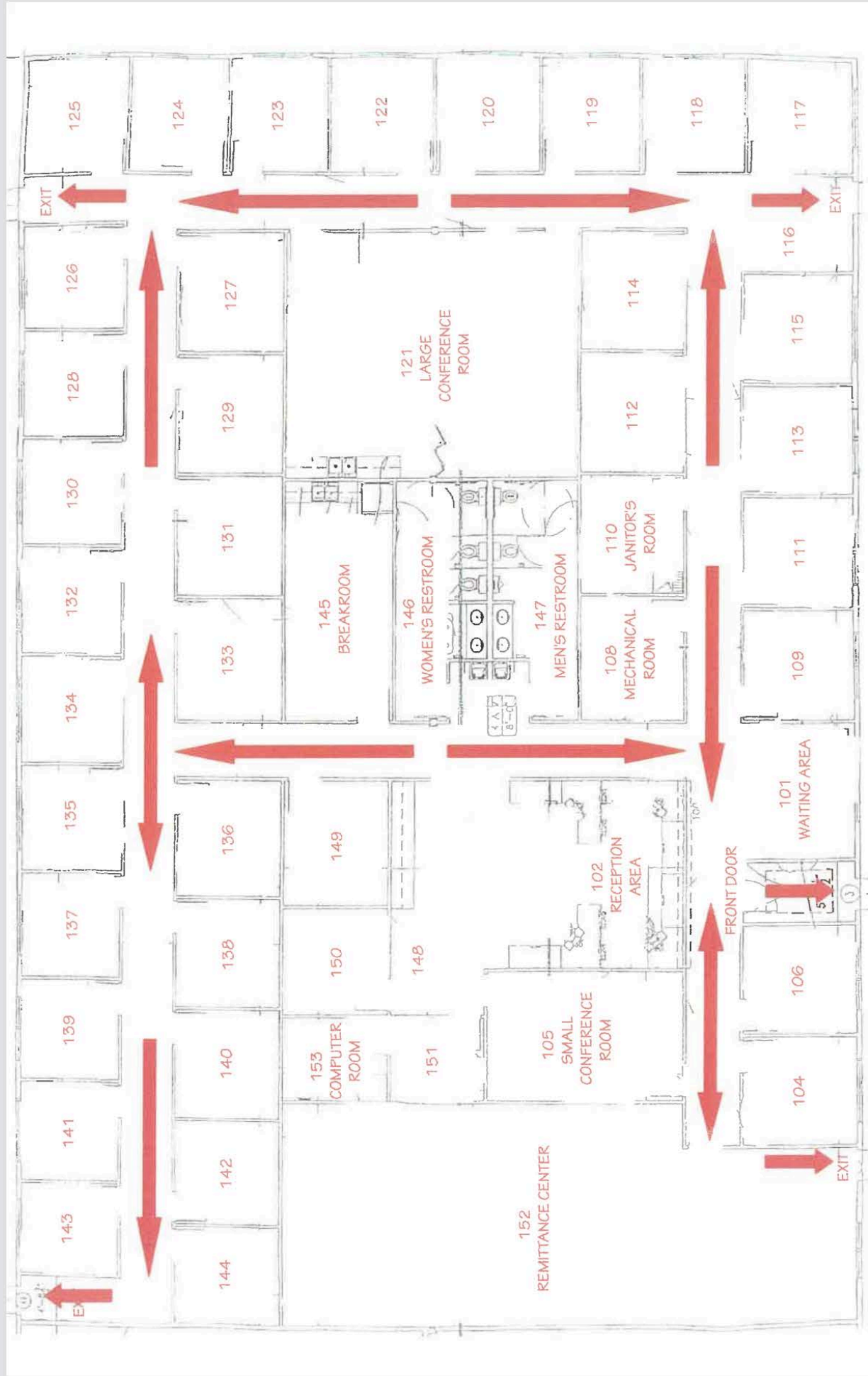
# RETAIL AERIAL MAP



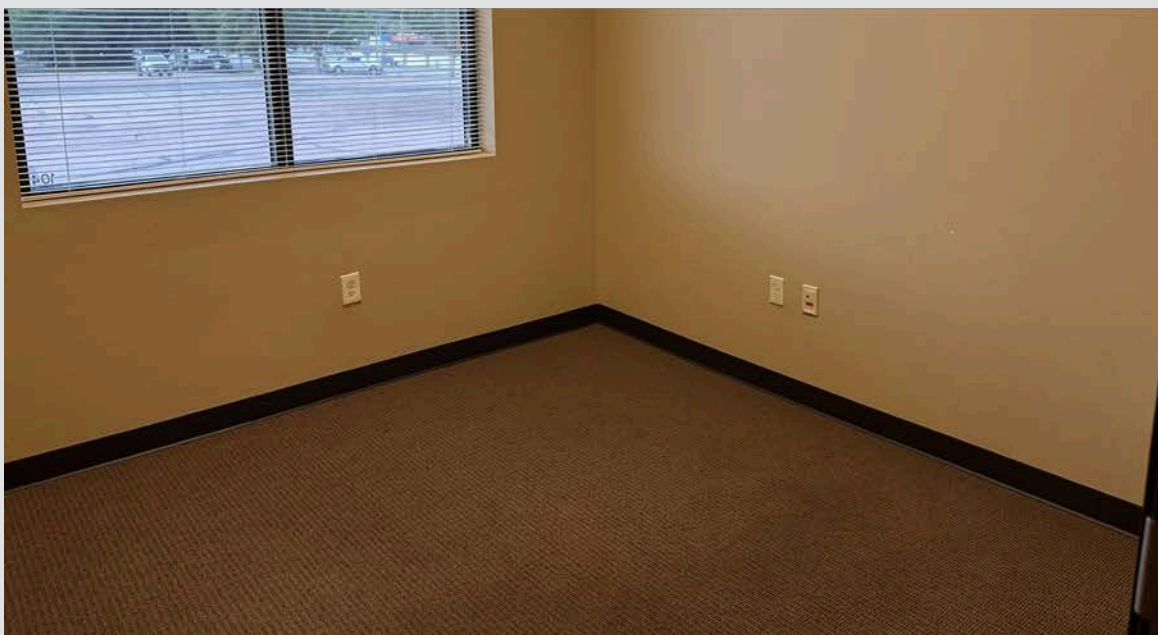
# PARCEL MAP



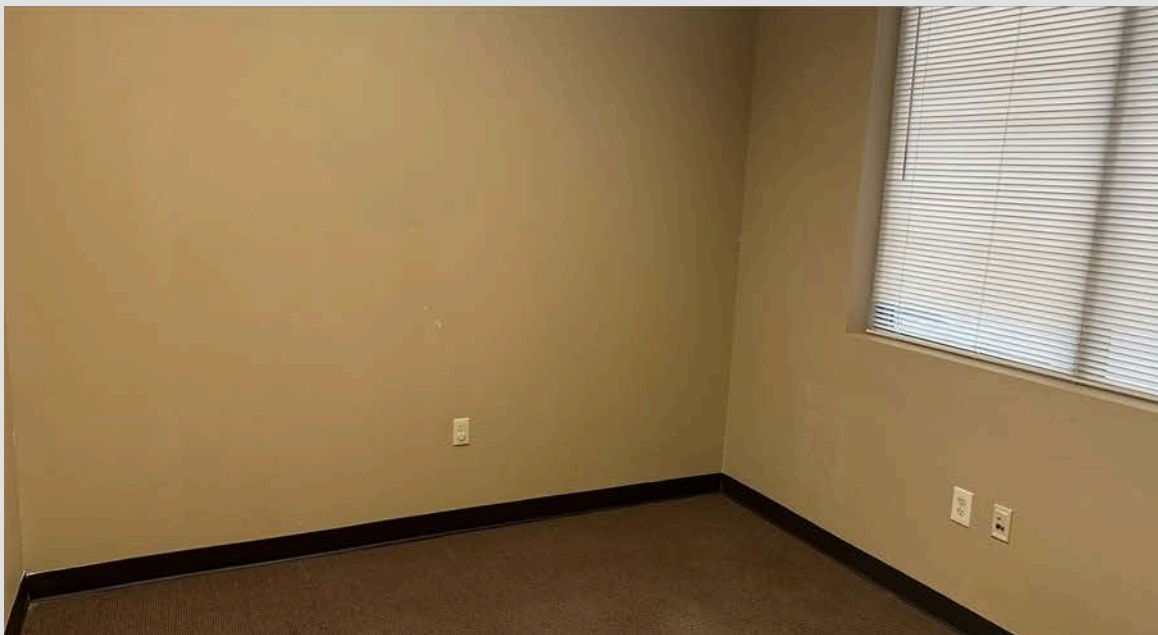
# FLOOR PLAN



# PHOTOS



# PHOTOS



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