



THE 300 BUILDING

SYCAMORE + 10TH

TURNKEY OFFICE BUILDING

300 South Sycamore Avenue | Sioux Falls, SD 57110



SIZE

9,578 sqft



PRICE

\$11.00 PSF (NNN)
Estimated NNN: \$3.73 PSF



LOCATION

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



LAYOUT

33 offices, two conference rooms, breakroom, reception area, and in-suite restrooms.



TRAFFIC

20,400 VPD



AREA TENANTS

Sycamore Commerce Center, 247 Sales & Service, SF Fire Rescue, O'Reilly Auto Parts, Dairy Queen, Juice Stop, Vern Eide, Ace Hardware

Information deemed reliable but not guaranteed.

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



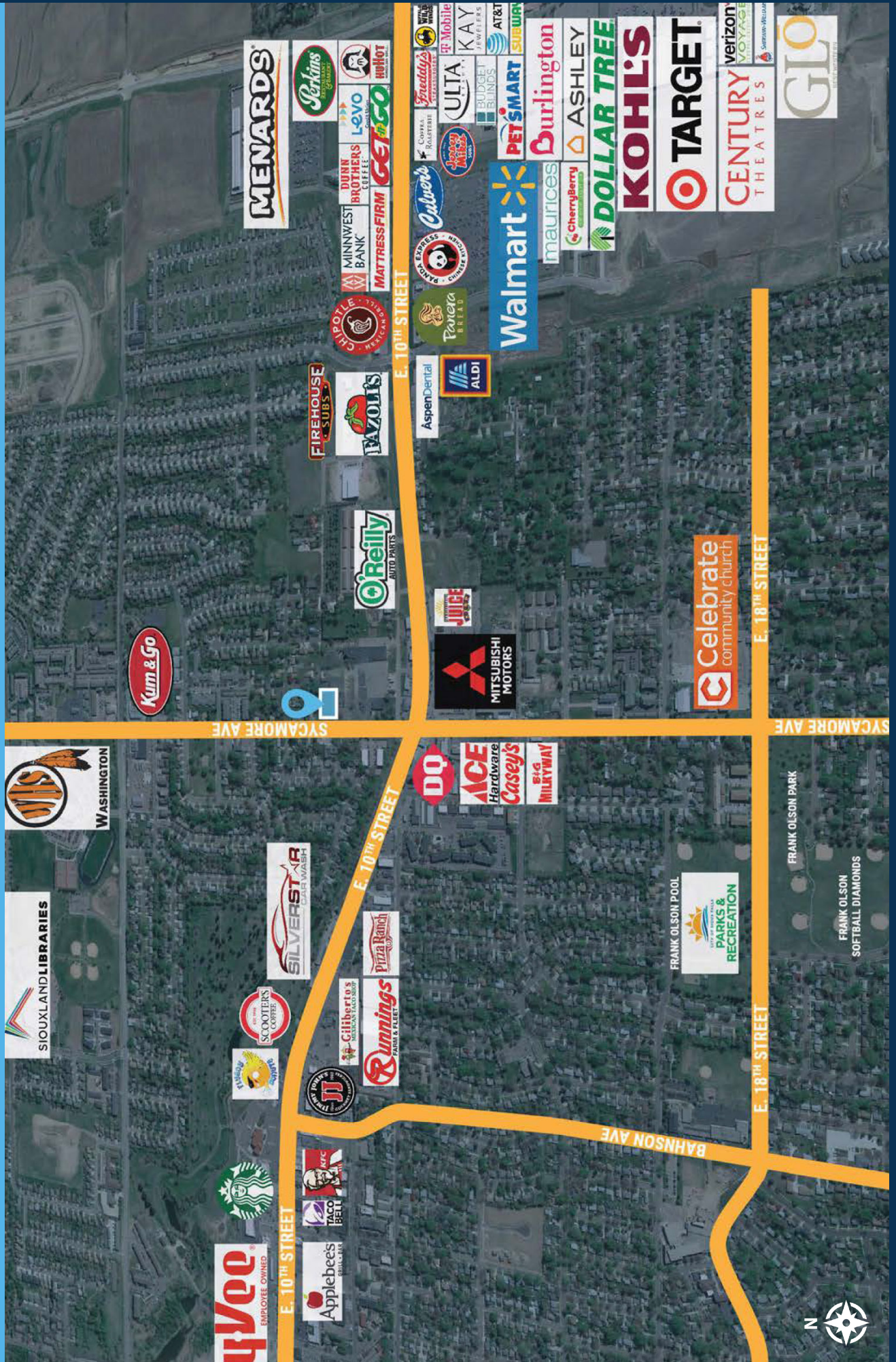
TYSDAL
COMMERCIAL

7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

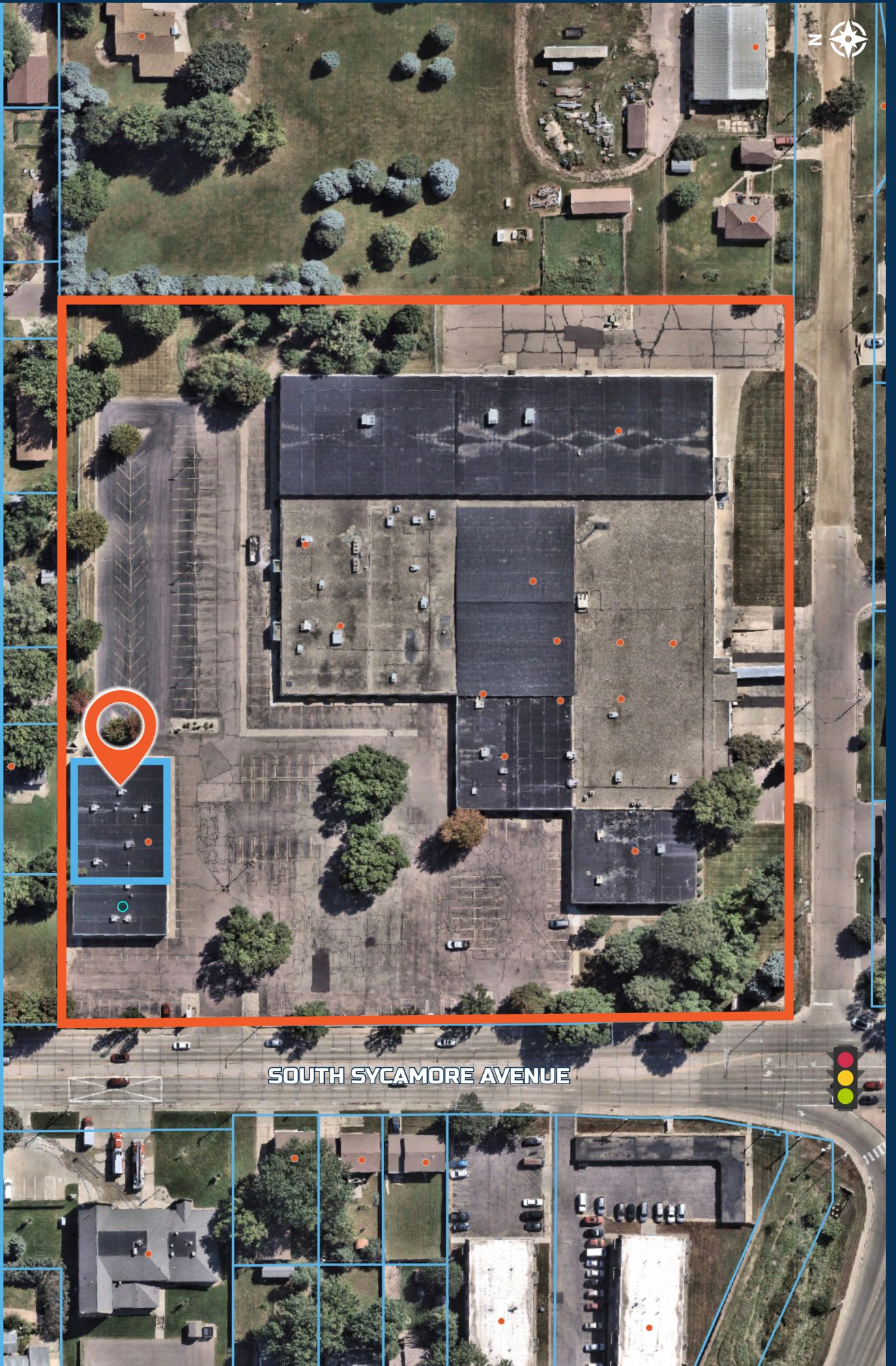


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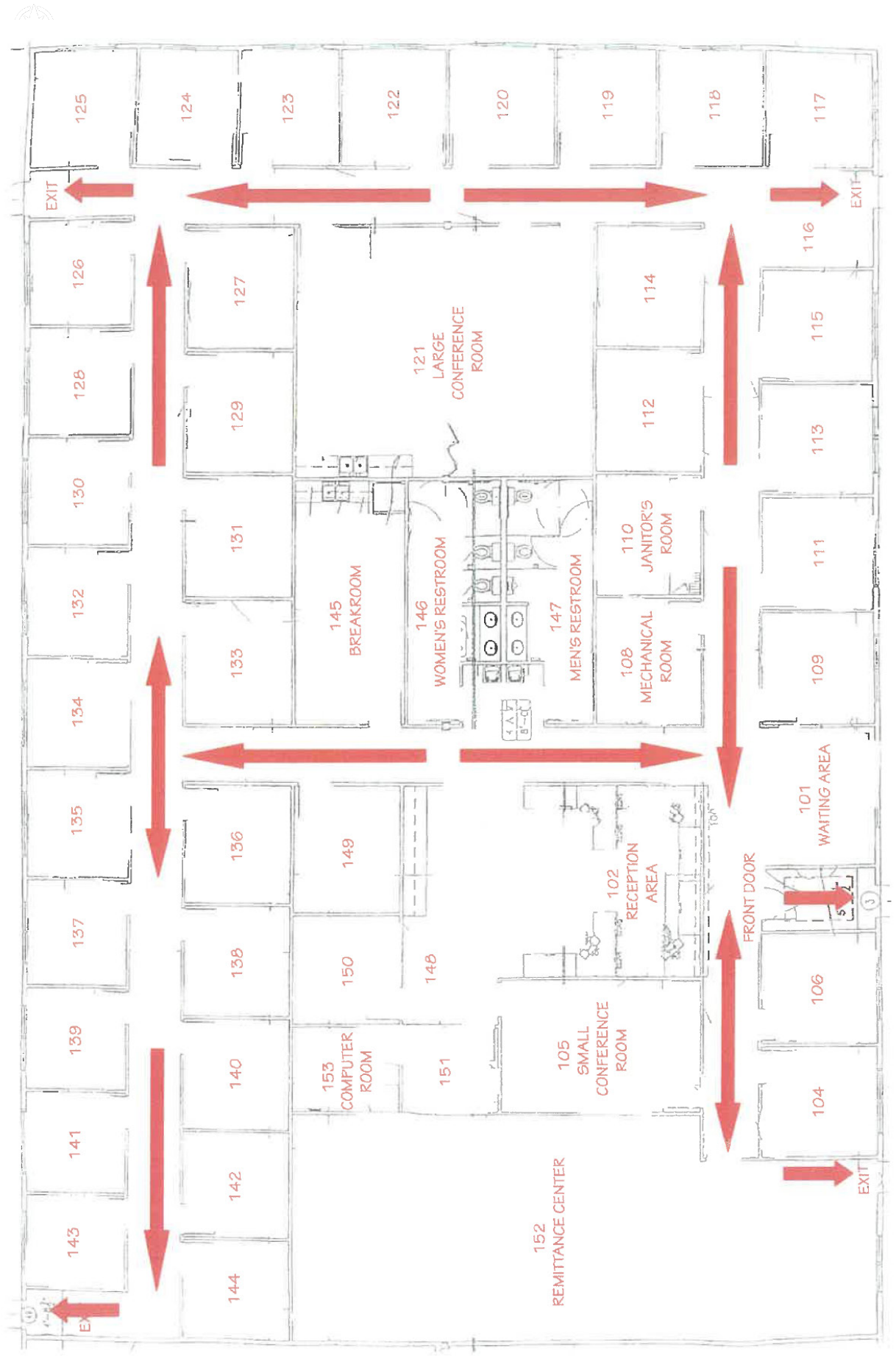
AREA MAP



PARCEL MAP



FLOOR PLAN



PHOTOS

