

3408 S. Sycamore Avenue
Sioux Falls, SD 57110

Lease Rate	\$18.00/SF NNN
NNN Expenses	\$6.00/SF
Suite Size	2,982 SF

PROPERTY HIGHLIGHTS

- Available immediately
- 8 offices, conference room, reception area, and storage
- Newer finishes include carpet tiles, LED lights, and paint
- Building and monument signage available

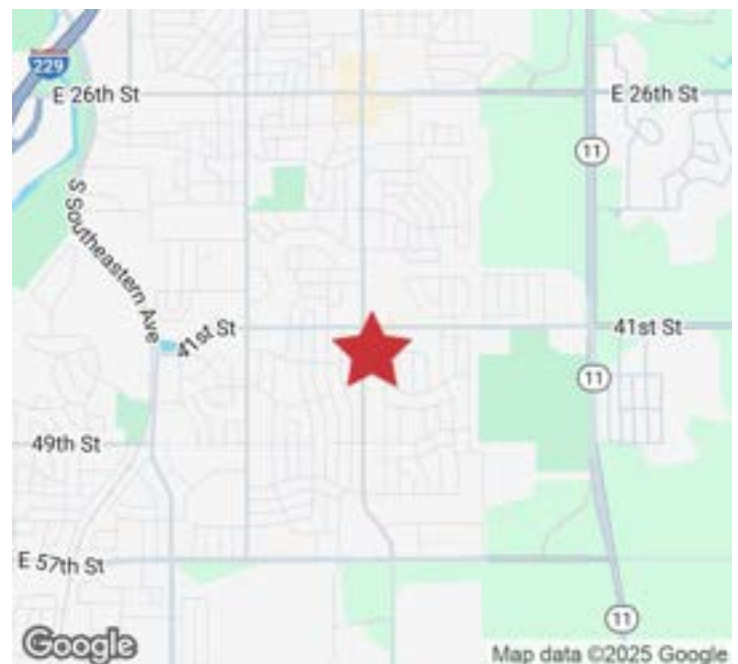
LOCATION DESCRIPTION

Located on the corner of E. 41st Street and Sycamore Avenue

Anchor tenant is Bluestone Federal Credit Union

Area neighbors include The Attic East, Fareway, Marco's Pizza, Goodwill, Scooters, Starbucks

Sycamore Avenue Traffic Count: 10,400 vpd
41st Street Traffic Count: 8,100 vpd



FLOOR PLAN

3408 S SYCAMORE AVENUE
Sioux Falls, SD 57110

FOR LEASE

Office Suite

Sycamore Avenue



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

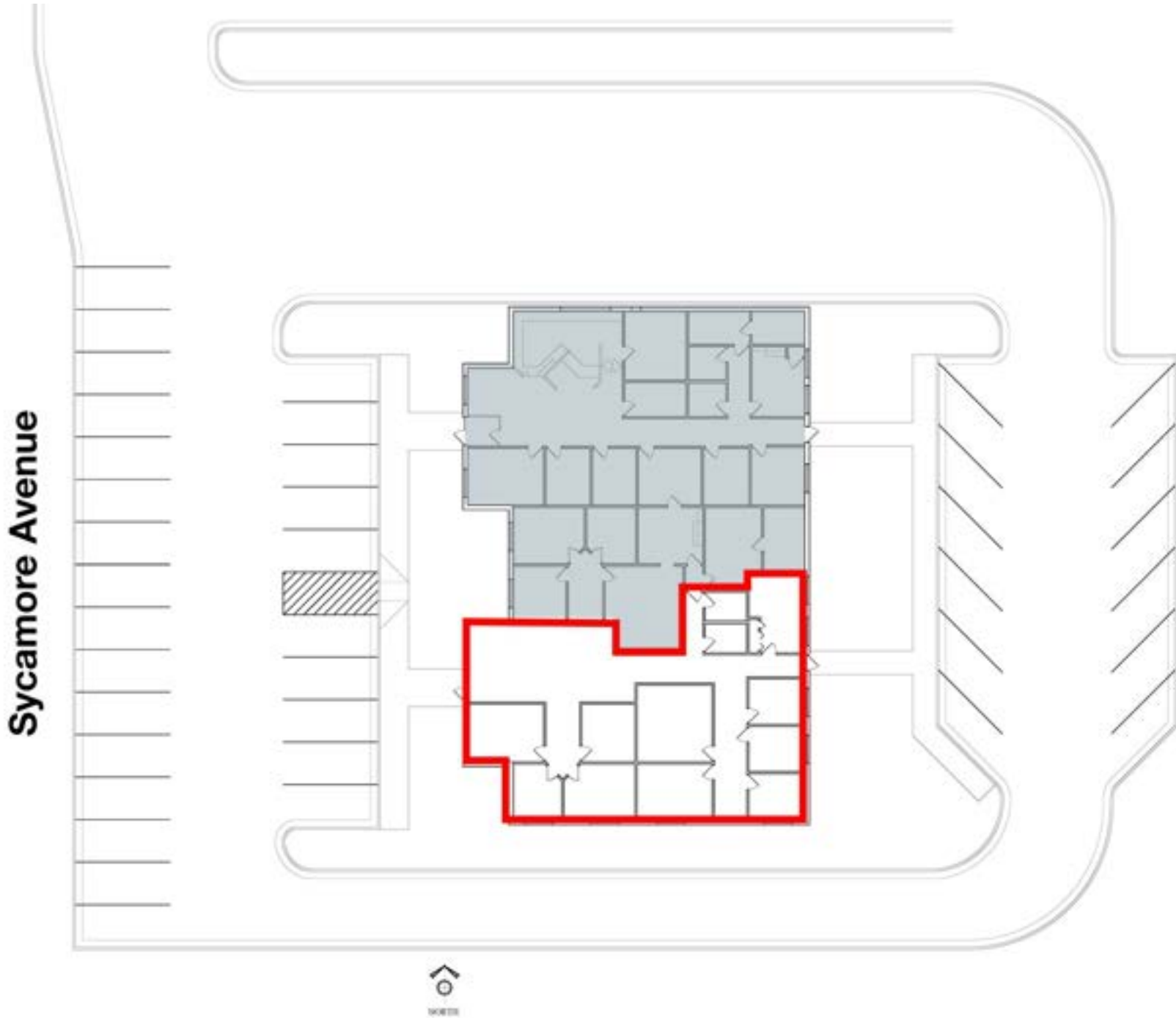
Available Suite
2,982 SF

SITE PLAN

3408 S SYCAMORE AVENUE
Sioux Falls, SD 57110

FOR LEASE

Office Suite



PHOTOS

3408 S SYCAMORE AVENUE
Sioux Falls, SD 57110

FOR LEASE

Office Suite

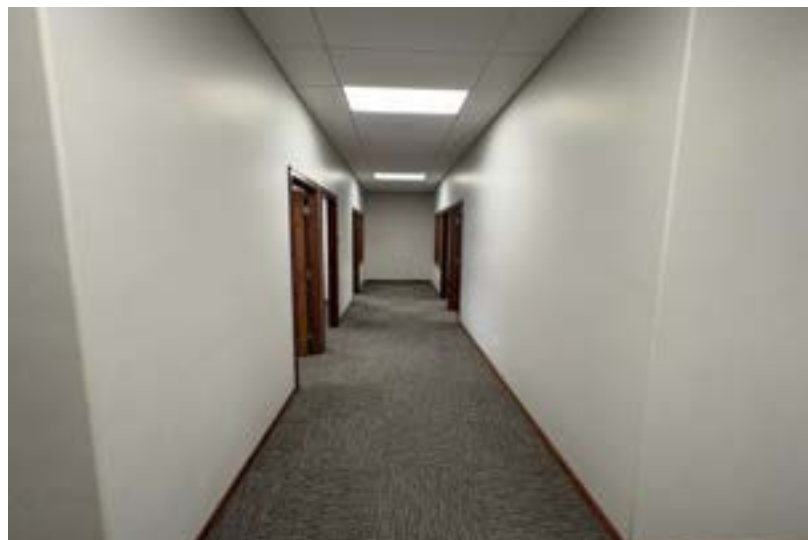


PHOTOS

3408 S SYCAMORE AVENUE
Sioux Falls, SD 57110

FOR LEASE

Office Suite

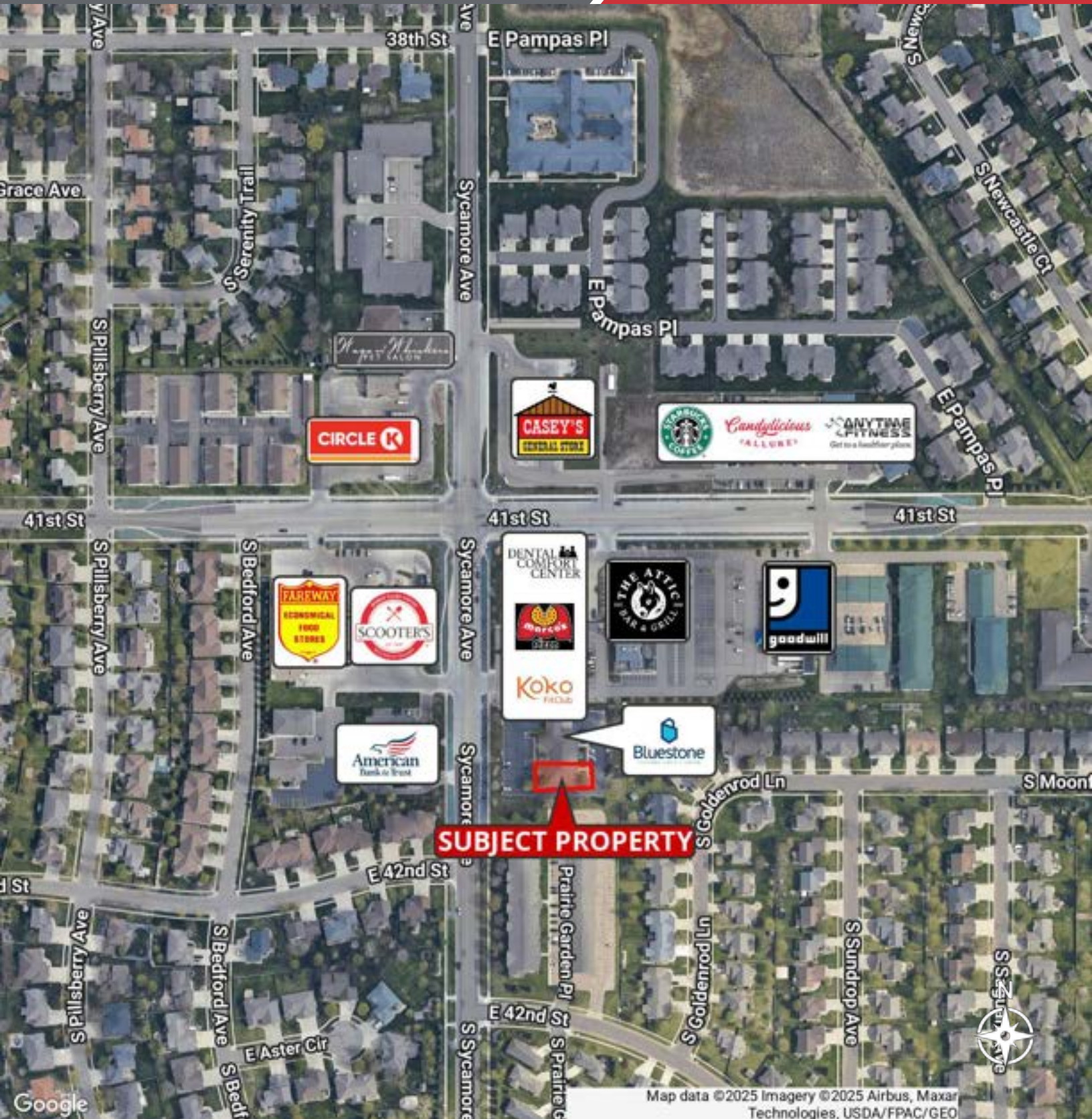


AERIAL

3408 S SYCAMORE AVENUE
Sioux Falls, SD 57110

FOR LEASE

Office Suite



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO