



5201 S. Sycamore Avenue Sioux Falls, SD 57108

PROPERTY HIGHLIGHTS

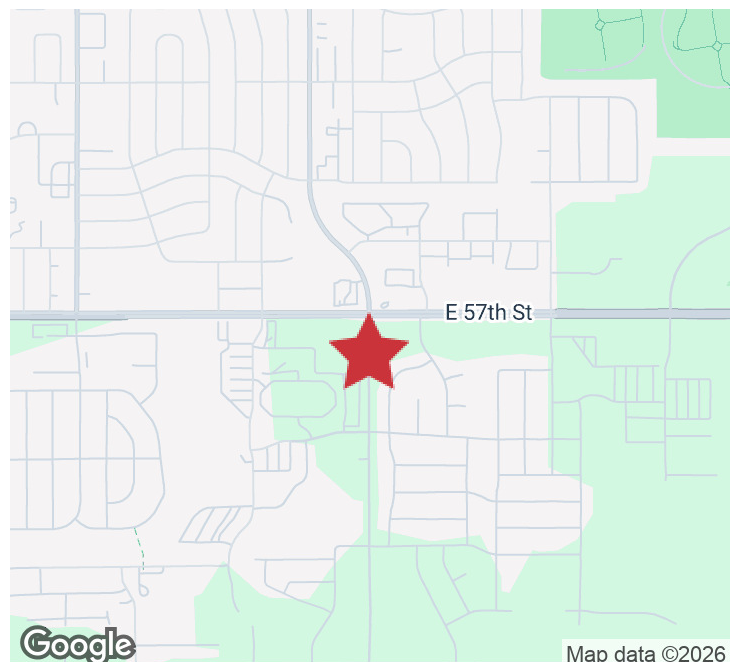
- Multi-tenant office building available for sale or lease
- Occupancy June 2026
- Side A (South Suite): 2,375 SF
- Side B (North Suite): 2,375 SF
- Each suite has 7 windowed offices, conference room, bathrooms, break room, and reception area
- Quoted pricing assumes a fully finished turnkey building
- Tenant/buyer can pick carpet and paint finishes

LOCATION DESCRIPTION

Located on the southeast side of Sioux Falls near the intersection of Sycamore Avenue and 57th Street, with area neighbors including Blue Tide Car Wash, Barrel House, Kwik Star, and Ziggi's Coffee.

S. Sycamore Ave. Traffic Count: 8,600 VPD

Sale Price	\$1,520,000 (\$320/SF)
Lease Rate	\$24.00/SF NNN
Building SF	4,750 SF
Lot Size	0.52 AC (22,651 SF)



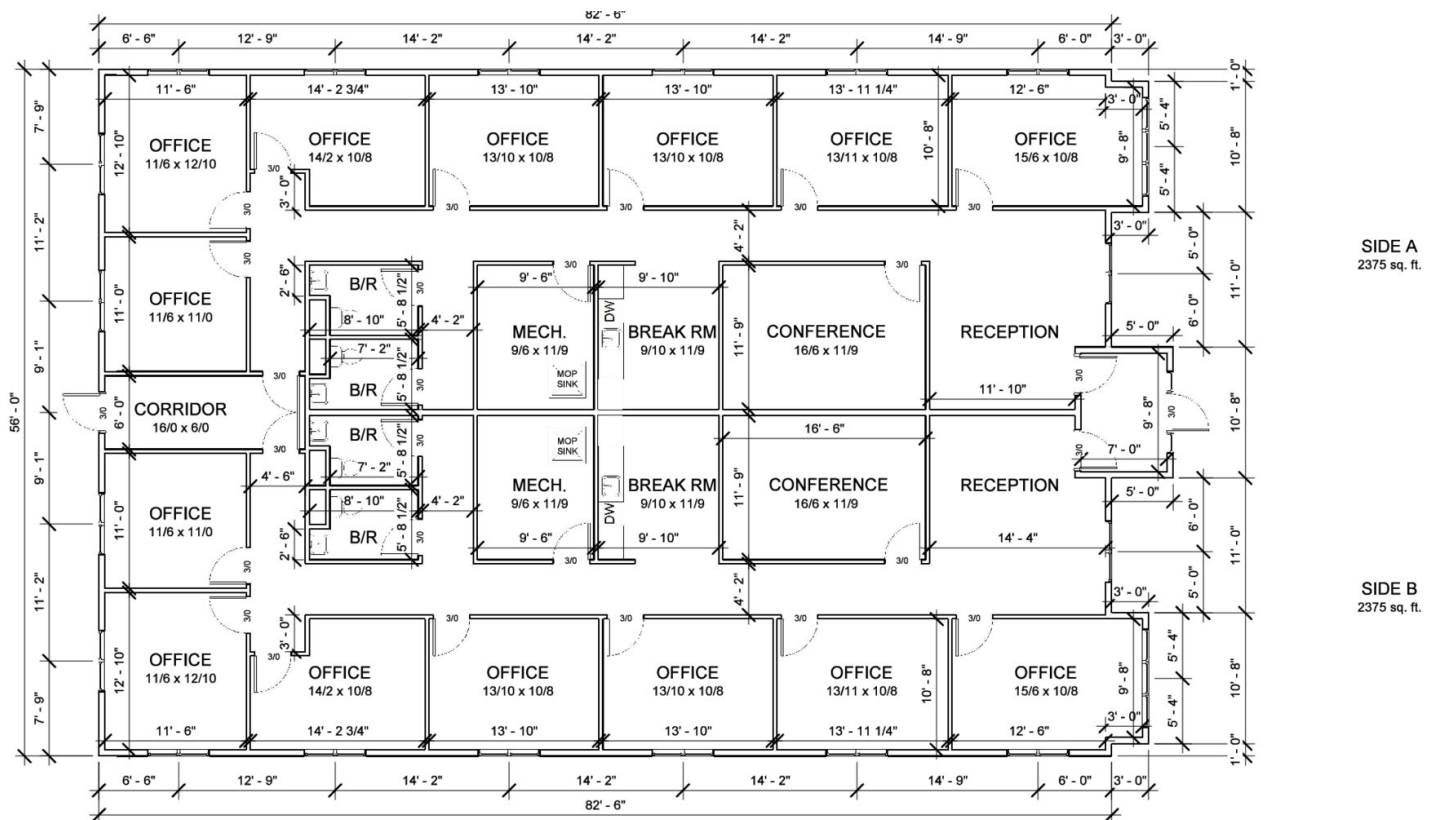
MARCUS MAHLEN, CCIM, SIOR
President
mmahlen@naisiouxfalls.com
605.228.9744

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLAN

5201 S. SYCAMORE AVENUE
Sioux Falls, SD 57108

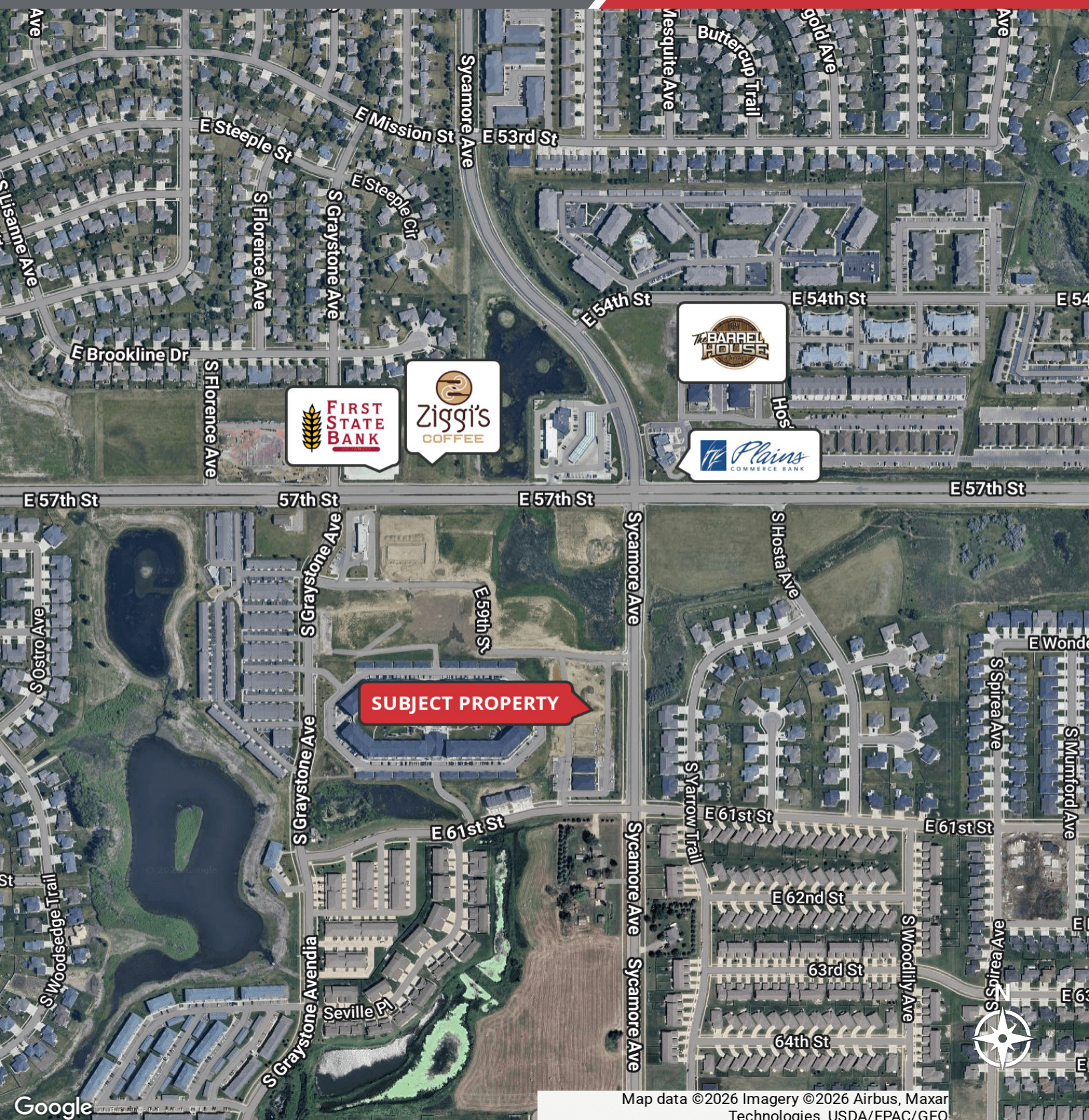
FOR SALE & LEASE
Office Building



5201 S. SYCAMORE AVENUE
Sioux Falls, SD 57108

FOR SALE & LEASE

Office Building



Map data ©2026 Imagery ©2026 Airbus, Maxar
Technologies. USDA/EPAC/GEO



2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com