

VANTIS

COMMERCIAL REAL ESTATE

OFFICE LAND

532, 540 & 544 N. Sycamore Ave | Sioux Falls, SD

OFFICE LAND FOR SALE OR BUILD TO SUIT

OFFERING MEMORANDUM

Amy Ibis
Broker Associate
605.359.4430
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Office Land For Sale or Build to Suit

Property Details

Price Land: \$15.00 PSF

Price for Build to Suit:

TBD based on final building specifications

Land Lot Size:

Lot 532: 31,154 SF

Lot 540: 24,459 SF

Lot 544: 24,459 SF

Office Land for Sale Features

- Ready to build lots
- Water and Sewer to building
- BMP
- Parking lot lighting
- Monument signage
- Curb and gutter
- Finished parking lot
- Garbage enclosures



Property Summary

Office Land

532, 540 & 544 N. Sycamore Ave | Sioux Falls, SD

Property Description

Address	532, 540 & 544 N. Sycamore Ave, Sioux Falls, SD
Building Size	2500 SF to 8000 SF
County	Minnehaha

Property Highlights

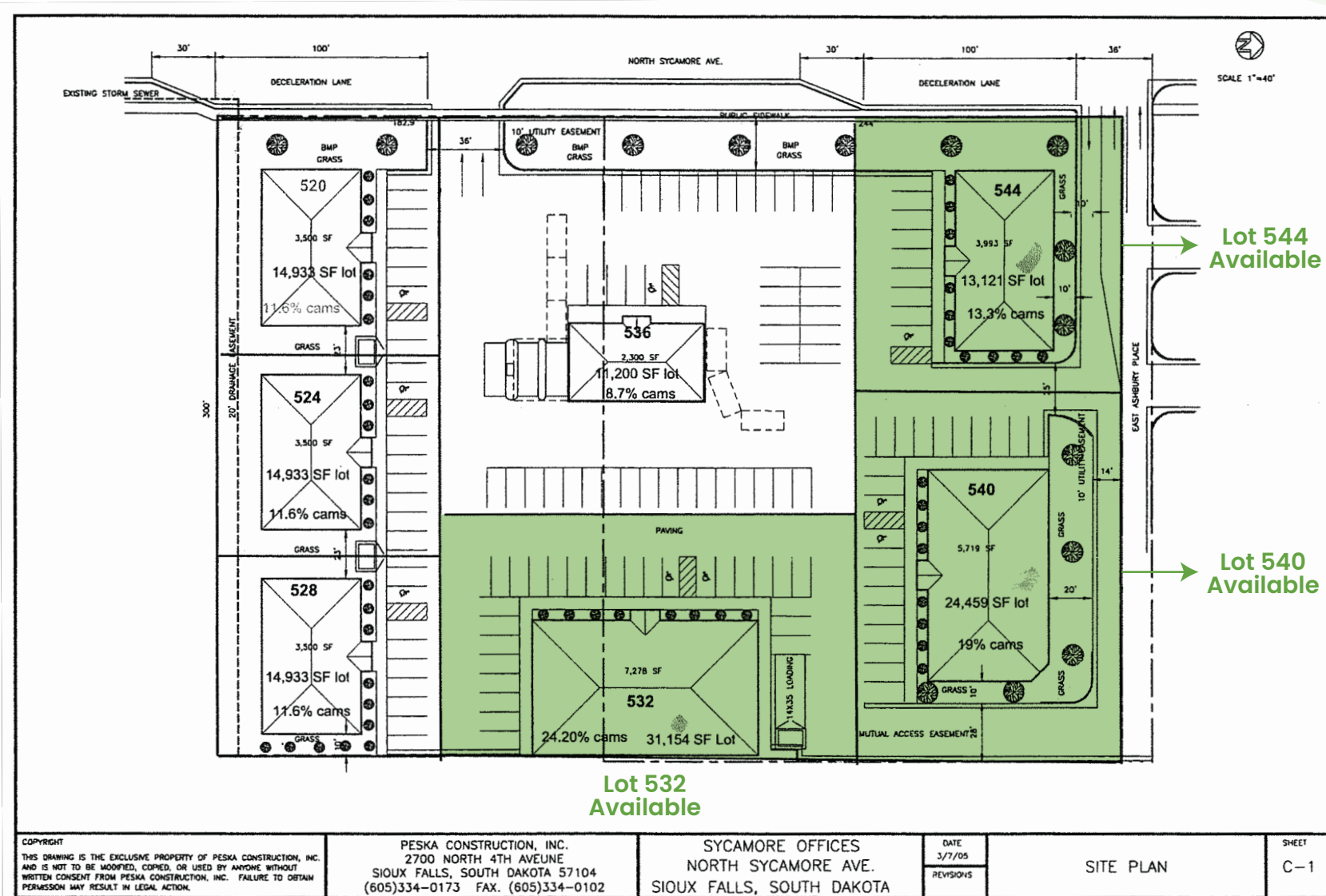
- Excellent Location on North Sycamore
- Within 1 mile of Highway 100
- Across from Washington High School
- Traffic Count 8100
- Surrounding businesses include First Premier Bank, Crist & Wenande Orthodontics, and Asera Care



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Site Plan



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SYCAMORE OFFICES
NORTH SYCAMORE AVE.
SIOUX FALLS, SOUTH DAKOTA

DATE
3/7/05
REVISIONS

SITE PLAN

SHEET
C-1



Property Photos

Office Land

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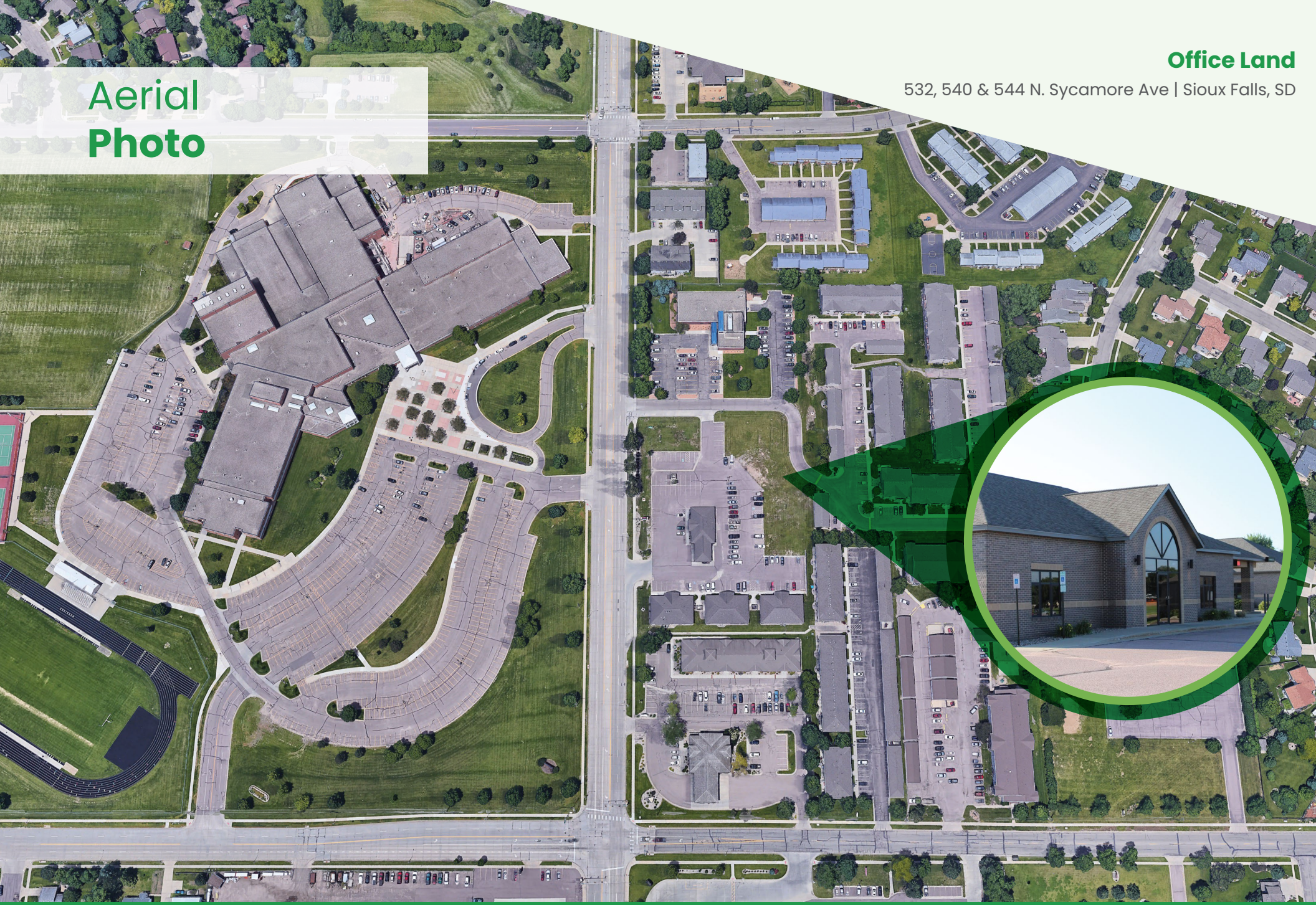
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Aerial Photo

Office Land

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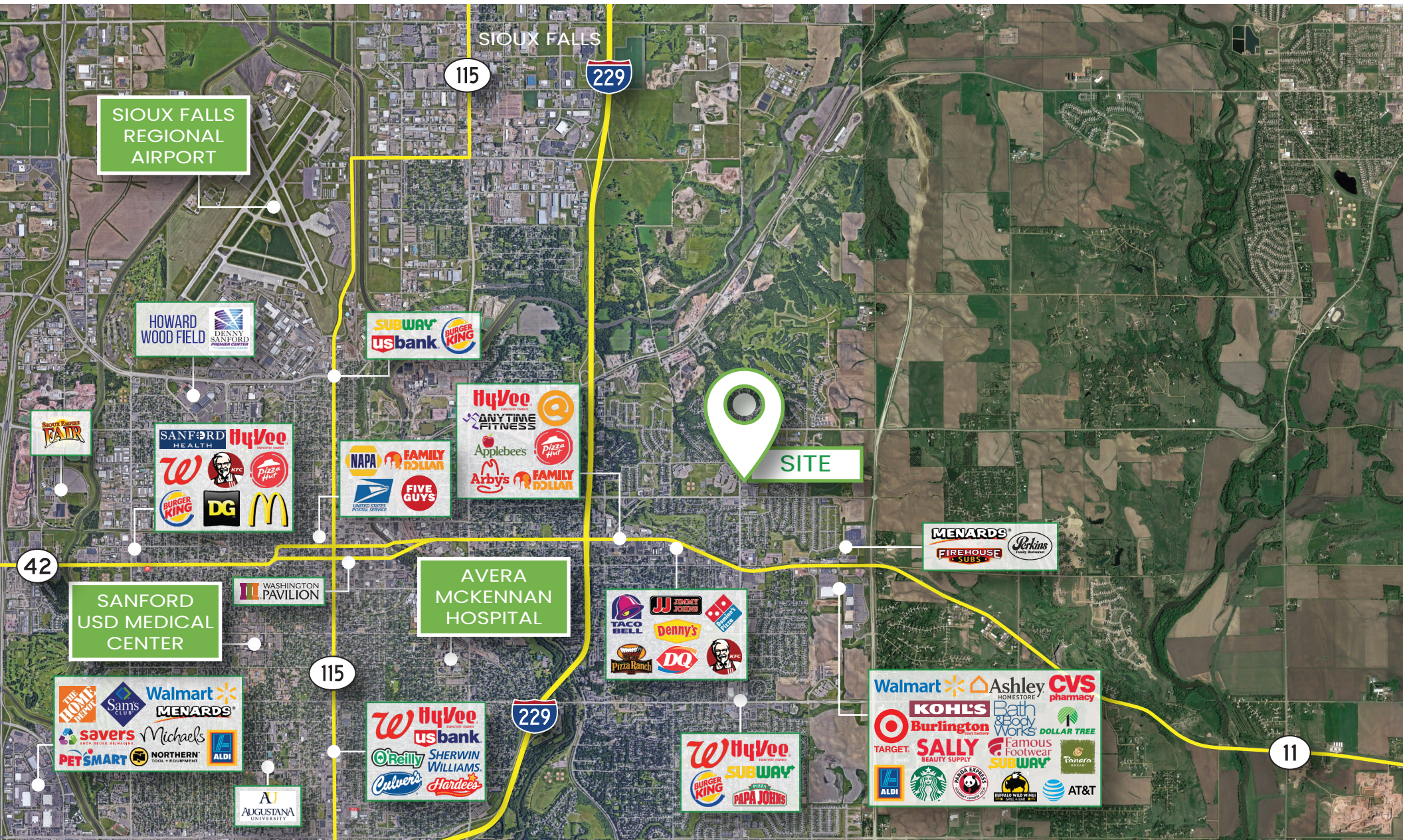
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Market Overview Map

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