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# PrestonBend

REAL ESTATE

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## FOR LEASE

300 North Highland Avenue, Sherman, Texas



### OVERVIEW

- Total Building Size: 112,129 SF
- Price: Call Broker
- Suites Available:
  - 105 - 2,289 SF
  - 365 - 2,292 SF
  - 430 - 3,312 SF
  - 445 - ± 2,500 SF

### PROPERTY DETAILS

Position your practice for success at this well-maintained Professional Office Building, which offers abundant surface parking and quick connectivity to Hwy 75. Whether you're establishing a new office or expanding your footprint, this location offers the flexibility and visibility to support your goals. With a variety of suite sizes available and free rent incentives on term leases, now is the time to secure your space. Contact the Brokers today for details!



[prestonbendre.com](http://prestonbendre.com)

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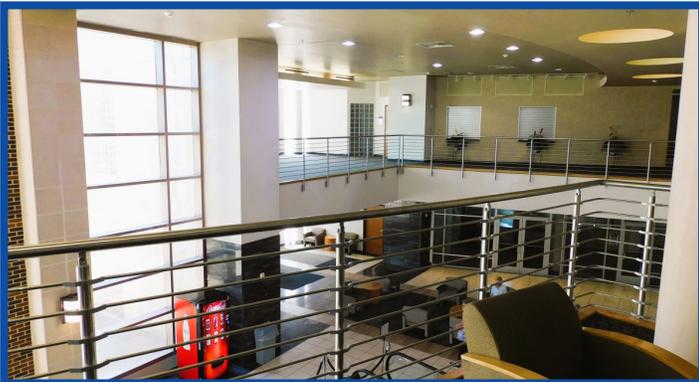
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Become part of a proven medical community alongside national brands like Enhabit Home Health, LabCorp and QC Kinetix. These tenants help attract consistent patient traffic and reinforce the building's reputation as a trusted destination for quality care, making it an ideal setting for providers looking to grow.



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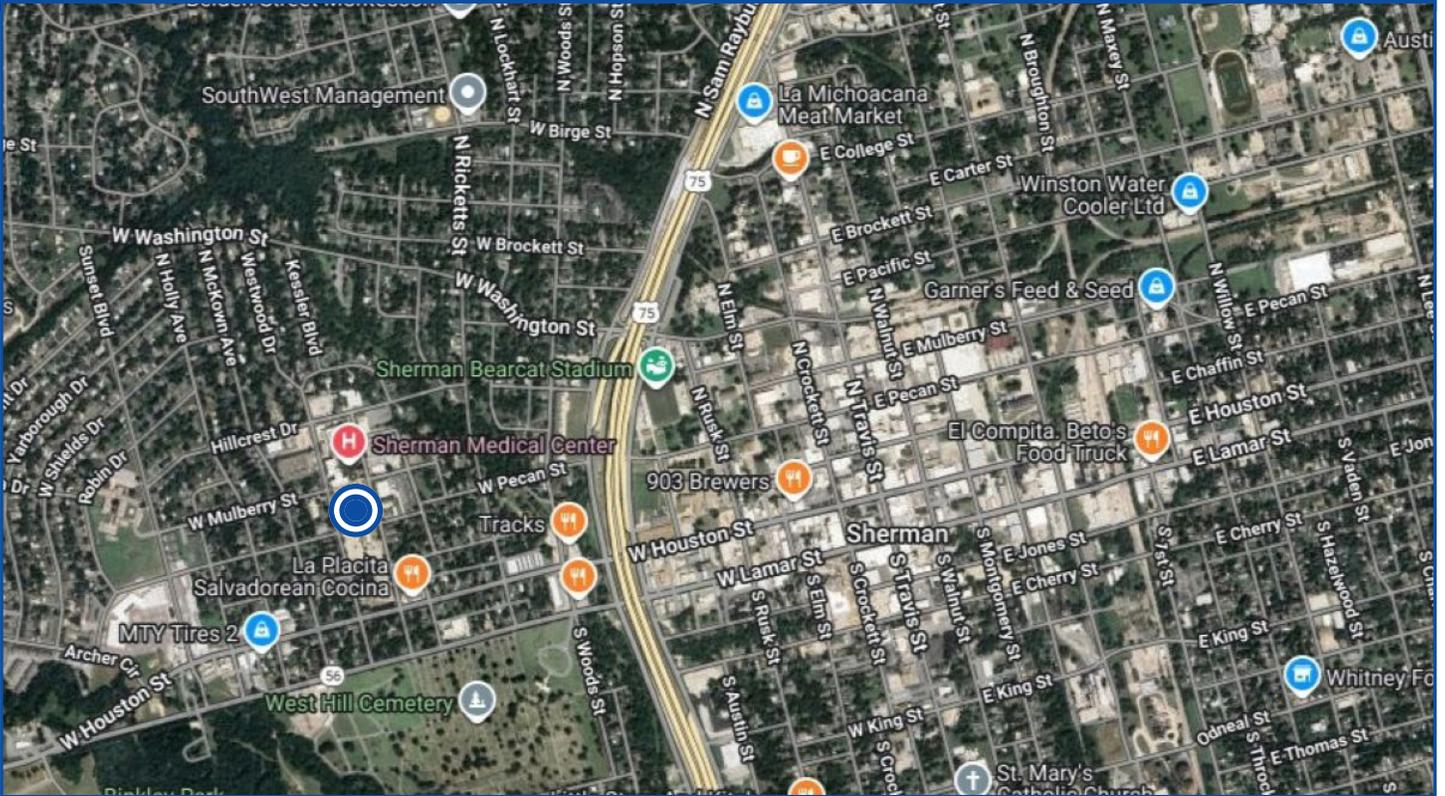
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## SITE AERIAL

300 North Highland Avenue, Sherman, Texas



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



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## LOCATION OVERVIEW

Sherman, Texas



Sherman is a thriving city known for its prestigious institutions like Austin College and Grayson College, a vibrant arts community, and its role as the retail hub of far North Texas and Southern Oklahoma. The city is gaining national attention as a center for advanced manufacturing, with Texas Instruments investing \$30 billion in a four-factory semiconductor campus - set to be the largest electronics production facility in Texas - and GlobiTech building a \$5 billion silicon wafer plant. This unprecedented growth is fueling rapid expansion in housing, retail, and services, with Sherman's population projected to double in the next five years.



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