

**AVAILABLE SUITES
FOR LEASE
FROM 250SF
TO 7,000SF**

**1800
TEAGUE
DRIVE
SHERMAN,
TEXAS
75090**

**A 5-story, 69,345 square
foot, Class B office
building**

**Many floorplan options,
or design your own!**

**Call or Text 903-819-
1650 for more
information or to
schedule a tour.**

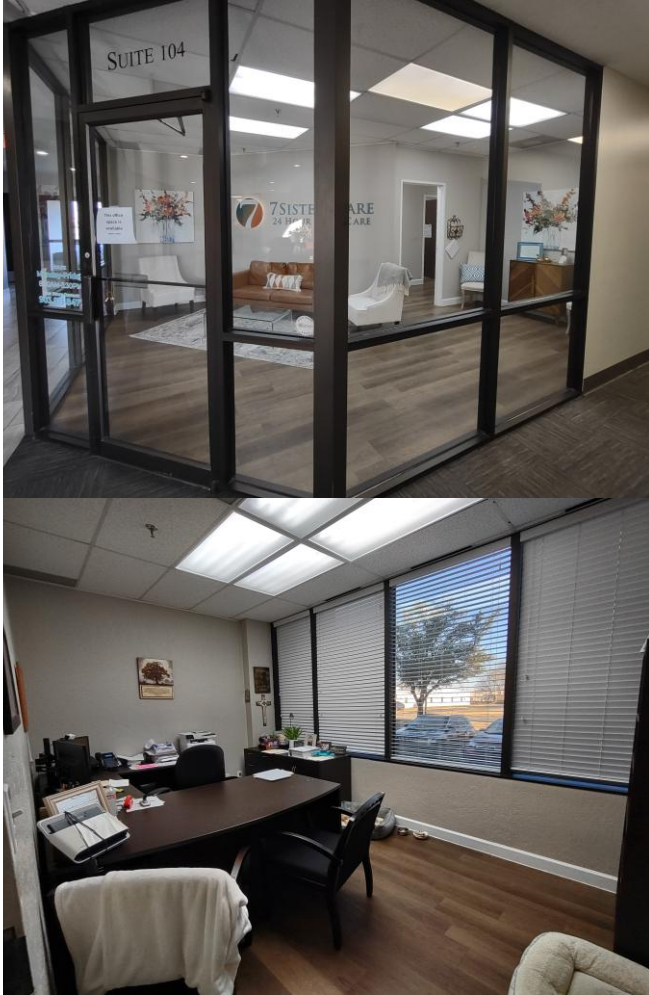


ONE GRAND CENTRE

One Grand Centre is centrally located in Sherman. The property has been completely upgraded and is ready for move in! Common areas, including bathrooms, have been remodeled, undergoing a major renovation throughout. We have spaces for lease that would accommodate any type of office business!

- Rental Rate: \$21/sf/yr, Full Service Gross Leases
- Plenty of parking, with 220 spots
- Conference room
- 24 hour tenant access
- Property management and maintenance on site
- Term options from as little as 6 months

AVAILABLE SPACE – FEBRUARY 2025



Suite 104 – 1,458 sf



Suite 226 – 523sf

Suite 104 – 1st Floor

1,458sf, \$2,915/mo, fits 2 to 8 people, 4 private offices, reception, conference room, and breakroom on 1st floor
Available within 30 days

Suite 111-1 – 1st Floor

258 sf, \$450/mo, fits 1 person, 1 private office plus shared reception area
Available Immediately

Suite 201 – 2nd Floor

433sf, \$760/mo, fits 2 to 4 people, 2 private offices
Available Immediately

Suite 206 – 2nd Floor

530sf, \$930/mo, fits 2 to 4 people, 2 private offices plus reception
Available Immediately

Suite 207 – 2nd Floor

338sf, \$590/mo, fits 2 to 4 people, 2 private offices
Available Immediately

Suite 208 – 2nd Floor

1320sf, \$2,310/mo, fits 4 to 10 people, includes private bathrooms
Available within 30-60 days

Suite 209 – 2nd Floor

542sf, \$950/mo, fits 1 to 3 people, 1 private office with sink and closet
Available Immediately

Suite 211 – 2nd Floor

322sf, \$570/mo, fits 2 to 4 people, 2 private offices
Available within 30 days

Suite 215 – 2nd Floor

338sf, \$590/mo, fits 2 to 4 people, 2 private offices
Available Immediately

Suite 217 – 2nd Floor

335sf, \$560/mo, fits 2 to 4 people, 2 private offices
Available 01/01/2025

Suite 220 – 2nd Floor

576sf, \$1,010/mo, fits 2 to 5 people, 2 private offices plus reception area
Available 01/01/2025

Suite 224 – 2nd Floor

651sf, \$1,140/mo, fits 2 to 6 people, 2 private offices
Available Immediately

Suite 226 – 2nd Floor

523sf, \$915/mo, fits 2 to 4 people, 2 private offices
Available Immediately

Suite 302-2 – 3rd Floor

206sf, \$365/mo, fits 1 to 2 people, 1 private offices
Available Immediately

Suite 304 – 3rd Floor

245sf, discounted rate of \$325/mo, 1 private office in large executive office
Available 03/15/2025

Suite 307 – 3rd Floor

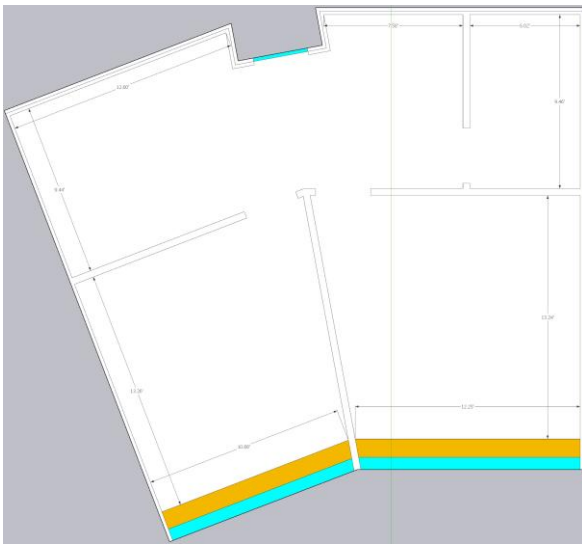
494sf, discounted rate of \$615/mo, 1 private office in large executive office
Available 03/15/2025

Suite 306 – 3rd Floor

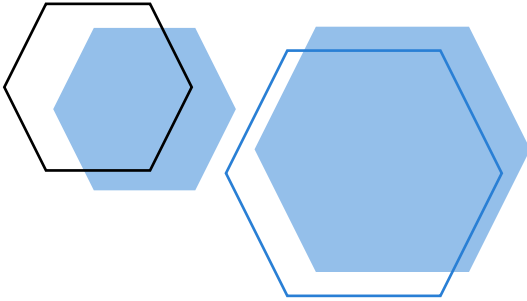
2,731sf – 5,000sf, rate negotiable
Needs Renovation

Suite 308 – 3rd Floor

245sf, discounted rate of \$325/mo, 1 private office in large executive office
Available 03/15/2025



Suite 400 – 916sf



Suite 309 – 3rd Floor

460sf, discounted rate of \$575/mo, 1 private office in large executive office
Available 03/15/2025

Suite 400

916sf, \$1,605/mo, fits 2 to 5 people, 2 private offices, reception, and closet
Available Immediately

Suite 403

3,708sf, rate negotiable, fits 10 to 30 people
3 private offices, open floor plan
Available Immediately

Suite 403

7,100, rate negotiable, fits 25 to 50 people
Combination of 403 and 406, plus hallway
Needs renovation

Suite 406

2,900sf, \$5,075/mo, fits 8 to 24 people, 4 private offices, open floor plan
Available Immediately

Suite 417

1,074sf, \$1,880/mo, fits 4 to 5 people, 2 joined offices, conference, reception
Available Immediately

Suite 502

1,104sf, \$1,930/mo, fits 2 to 6 people, 4 private offices, closet, reception
Available 3/1/2025

Suite 508

410sf, \$715 /mo, fits 2 to 4 people, 2private offices
Available Immediately

Suite 522

372sf, \$650/mo, fits 2 to 4 people, 2 private offices
Available Immediately

Suite 524

540sf, \$945/mo, fits 2 to 5 people, 2 private offices
Available Immediately

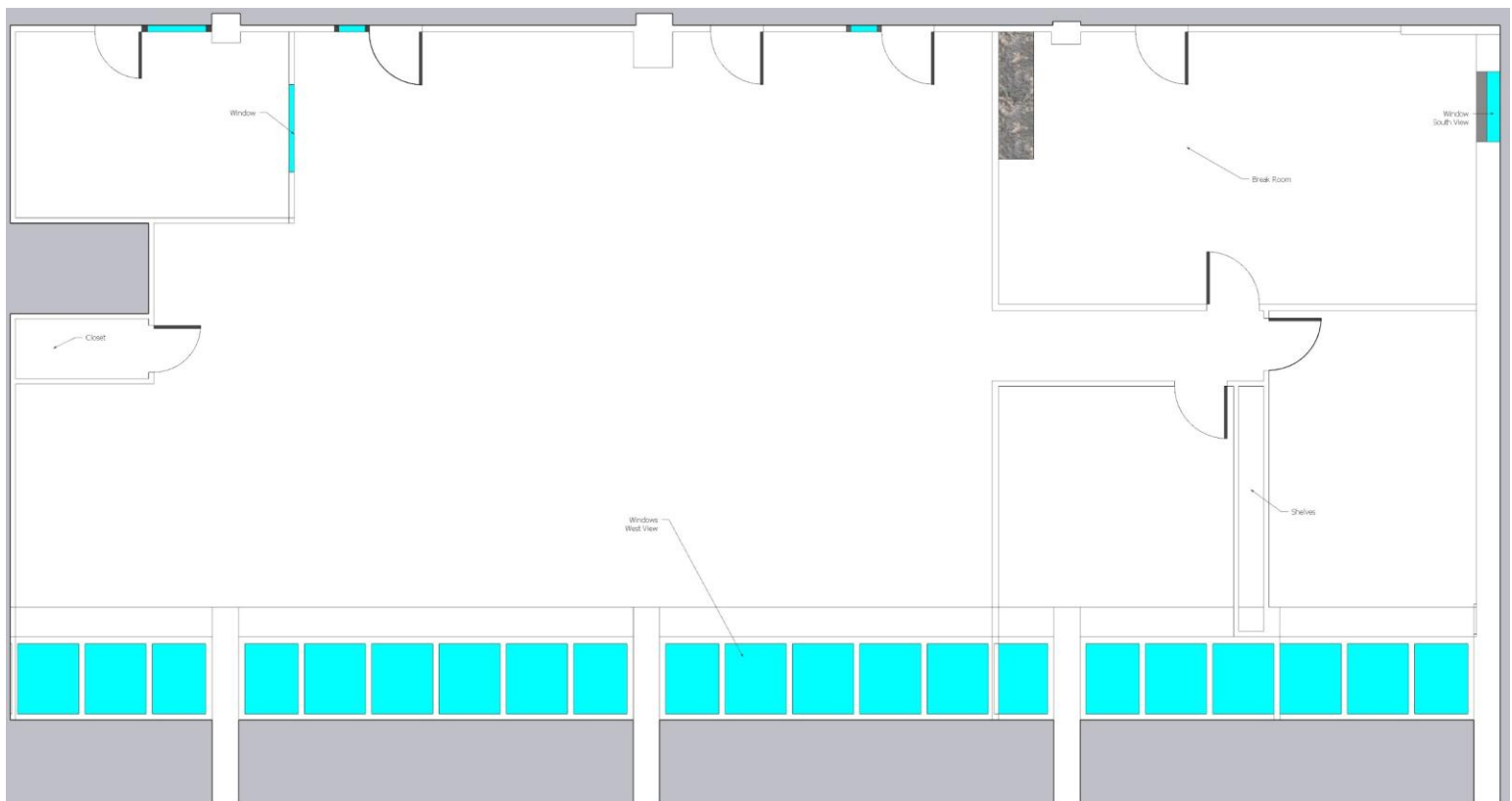


SUITE 403 – 3,708 RSF

LISTED AT \$6,180/MO, WITH FULL SERVICE GROSS LEASE

Suite 403 is an ideal space for those in need of a call center set-up or a large, open floor plan. With a desirable 4th-floor city-facing view, this suite is equipped with a large open workspace, including 20 cubicles, a breakroom, a server closet, two large private offices, and a conference room/reception area. The mostly open floor plan provides plenty of flexibility to design the space to meet your needs. Schedule your viewing today!

- Rate includes utilities, building services and property expenses
- Mostly Open Floor Plan Layout
- 3 Private Offices
- Partially Built-Out as Call Center
- Fits 10-30 People
- Finished Ceilings: 9'
- 20 workstations included





SUITE 406 – 2,900 RSF

LISTED AT \$4,833/MO, WITH A FULL SERVICE GROSS LEASE

Suite 406 is an ideal space for those in need of a call center set-up or a large, open floor plan. With a 4th-floor east-facing view, this suite is equipped with a two large open workspaces, a breakroom/storage room, a server closet, two large private offices, and a secure reception area. The mostly open floor plan provides plenty of flexibility to design the space to meet your needs. Schedule your viewing today!

- Rate includes utilities, building services and property expenses
- Mostly Open Floor Plan Layout
- 4 Private Offices
- Reception Area
- Partially Built-Out as Call Center
- Fits 8 - 24 People
- Finished Ceilings: 9'
- Open-Plan

