

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

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**1800  
TEAGUE  
DRIVE  
SHERMAN,  
TEXAS  
75090**

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

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

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**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 – 1<sup>st</sup> Floor**

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

## **Suite 111-1 – 1<sup>st</sup> Floor**

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

## **Suite 201 – 2<sup>nd</sup> Floor**

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

## **Suite 206 – 2<sup>nd</sup> Floor**

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

## **Suite 207 – 2<sup>nd</sup> Floor**

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

## **Suite 208 – 2<sup>nd</sup> Floor**

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

## **Suite 209 – 2<sup>nd</sup> Floor**

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

## **Suite 211 – 2<sup>nd</sup> Floor**

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

## **Suite 215 – 2<sup>nd</sup> Floor**

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

## **Suite 217 – 2<sup>nd</sup> Floor**

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

## **Suite 220 – 2<sup>nd</sup> Floor**

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

## **Suite 224 – 2<sup>nd</sup> Floor**

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

## **Suite 226 – 2<sup>nd</sup> Floor**

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

## **Suite 302-2 – 3<sup>rd</sup> Floor**

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

## **Suite 304 – 3<sup>rd</sup> Floor**

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

## **Suite 307 – 3<sup>rd</sup> Floor**

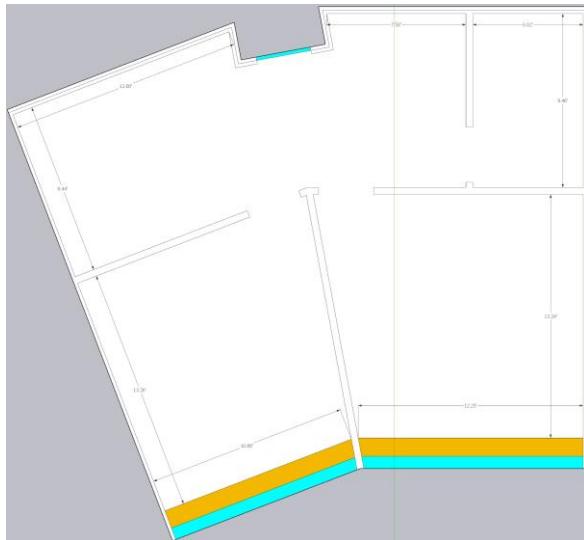
494sf, discounted rate of \$615/mo, 1 private office in large executive office  
Available 03/15/2025

## **Suite 306 – 3<sup>rd</sup> Floor**

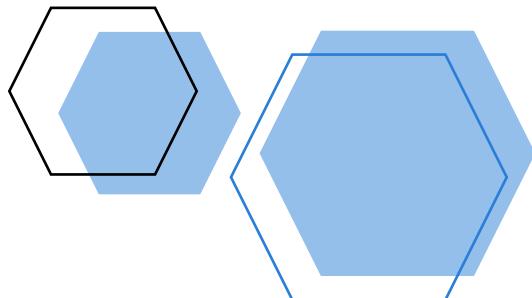
2,731sf – 5,000sf, rate negotiable  
Needs Renovation

## **Suite 308 – 3<sup>rd</sup> Floor**

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



**Suite 400 – 916sf**



**Suite 309 – 3<sup>rd</sup> 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, 2 private 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

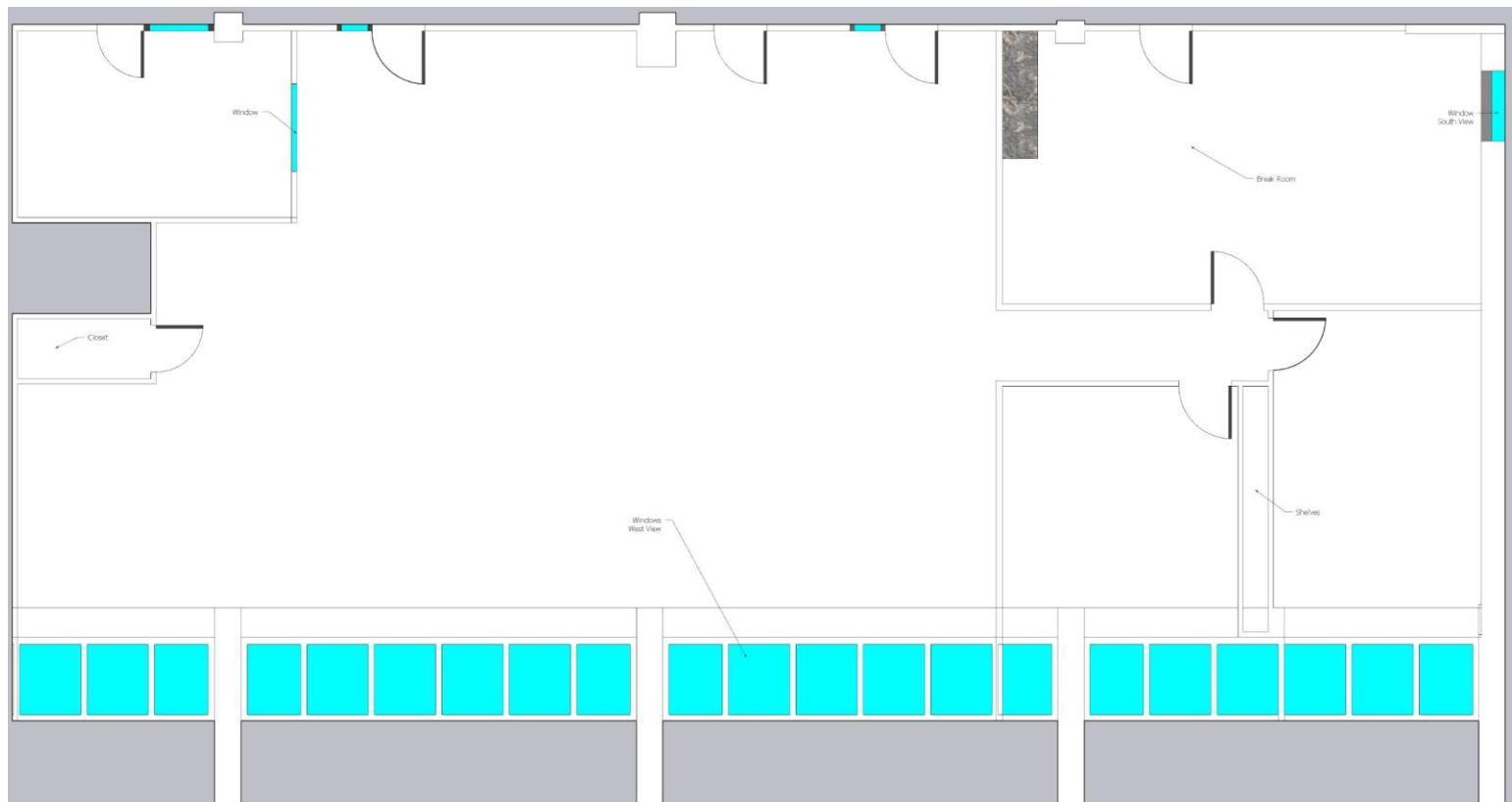


# SUITE 403 – 3,708 RSF

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

