

Sherman Medical Office Building

204 Medical Drive, Sherman, TX 75092



 [View Virtual Tour](#)

SIZE
40,825 RSF

PARKING RATIO
4.26 per 1,000 RSF

- Two-story medical office building with convenient on-site pharmacy
- Multiple first floor, move-in ready suites available, up to 5,032 RSF
- Adjacent to ER of Texas Tech, DaVita Sherman Dialysis, and Gateway Diagnostic Imaging
- Diverse tenant mix includes primary care, ortho/sports medicine, gastro, and more
- 174 surface parking spots available with covered patient drop-off
- Generous Tenant Improvement Allowance with flexible terms

Ideal location with move-in ready suites, on-site pharmacy, and adjacent ER.

POPULATION (5-MILE RADIUS)

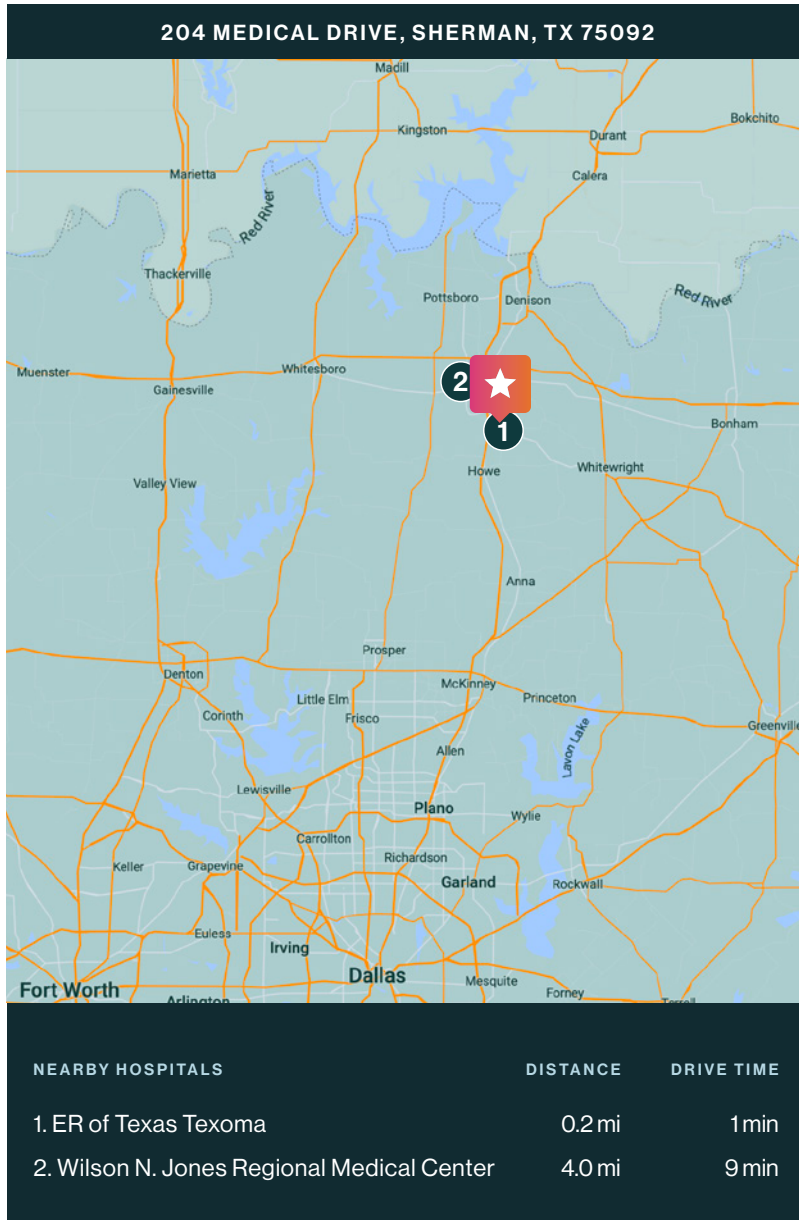
45,708

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$67,522

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

94.4%



SURROUNDING POINTS OF INTEREST

- Lakeland Pharmacy
- DaVita Sherman Dialysis
- Gateway Diagnostic Imaging
- Sherman Town Center
- La Quinta Inn & Suites
- Stone Creek Golf Club
- Planet Fitness
- CJ's Coffee Cafe
- Starbucks
- Panda Express
- Jack in the Box
- 903 Brewers

EVAN CLARK, SVP | LEASING

972.340.3999 direct
214.693.2969 cell
eclark@remedymed.com

JOSH DANIELS, ASSOCIATE | LEASING

214.679.0108 direct
jdaniels@remedymed.com