

PrestonBend

REAL ESTATE

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

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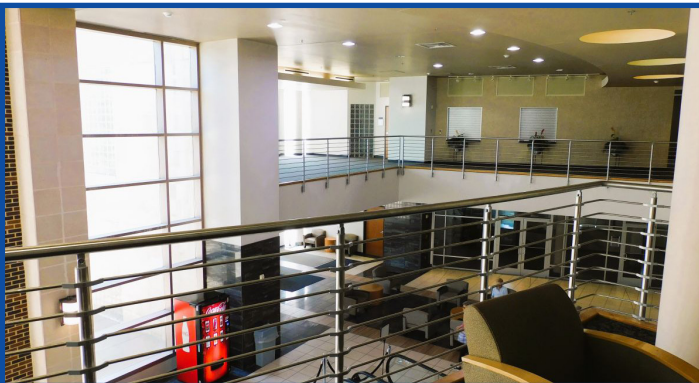
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Become part of a proven medical community alongside national brands like Enhabit Home Health, LabCorp and QC Kinetix. These tenants help attract consistent patient traffic and reinforce the building's reputation as a trusted destination for quality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



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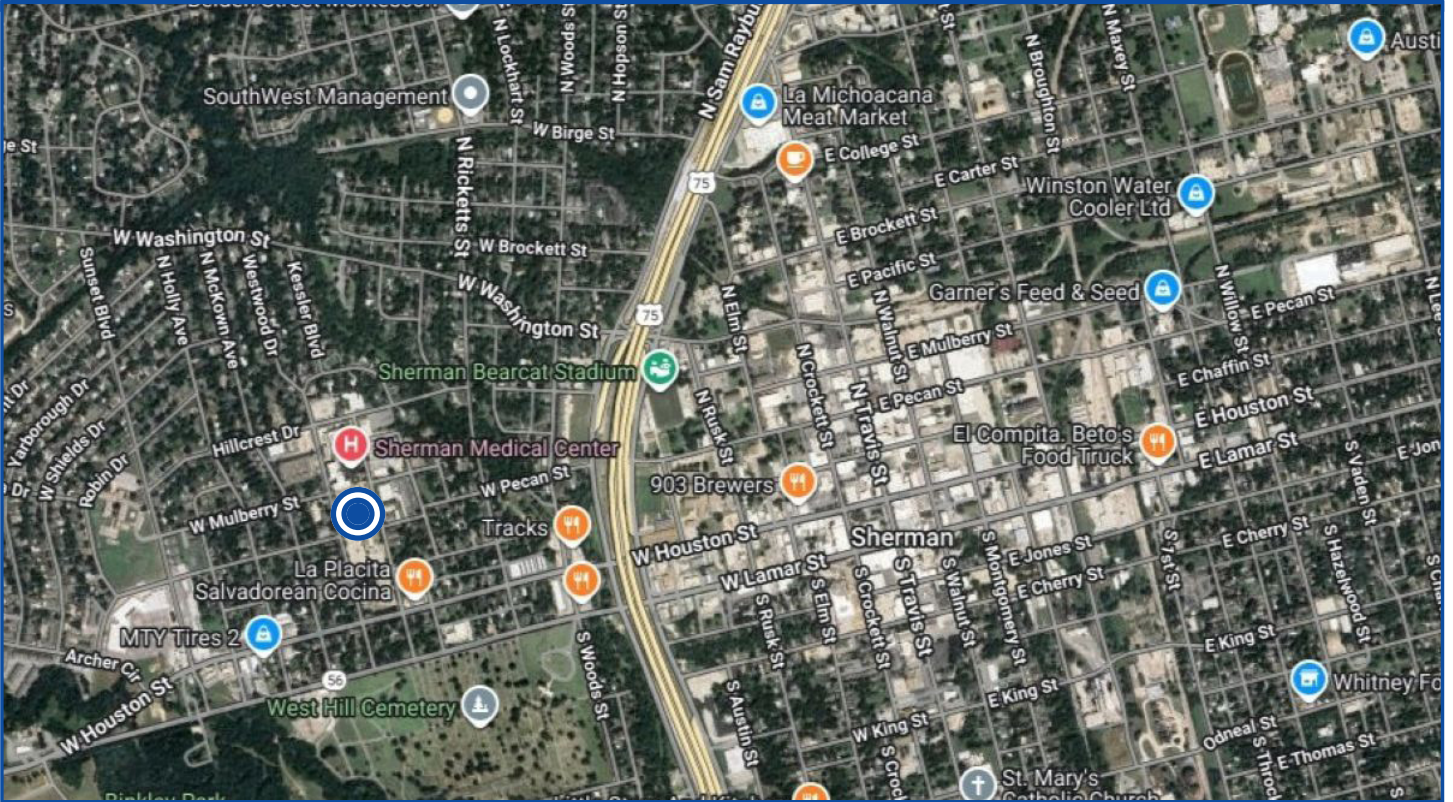
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SITE AERIAL

300 North Highland Avenue, Sherman, Texas



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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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