

PrestonBend

REAL ESTATE

FOR LEASE

200 North Travis Street, Sherman, Texas



OVERVIEW

- Total Building Size: 66,000 SF
- Available: 165 SF to 1019 SF
- Rates: \$18-22 PSF/Full Service
- Renovated Foyer Highlights Professional Atmosphere
- Street and Private Parking
- Located in Bustling Downtown Sherman

PROPERTY DETAILS

The Chase Bank Building in downtown Sherman provides professionals with a prime address and sweeping city views. Inside, guests are greeted with a polished lobby and clear directory, while offices range from compact suites ideal for solo practitioners to larger spaces for growing teams. With full-service leases that cover utilities and janitorial, this property delivers a simple, move-in-ready solution. An ideal spot to elevate your business - Contact Brokers today for details!



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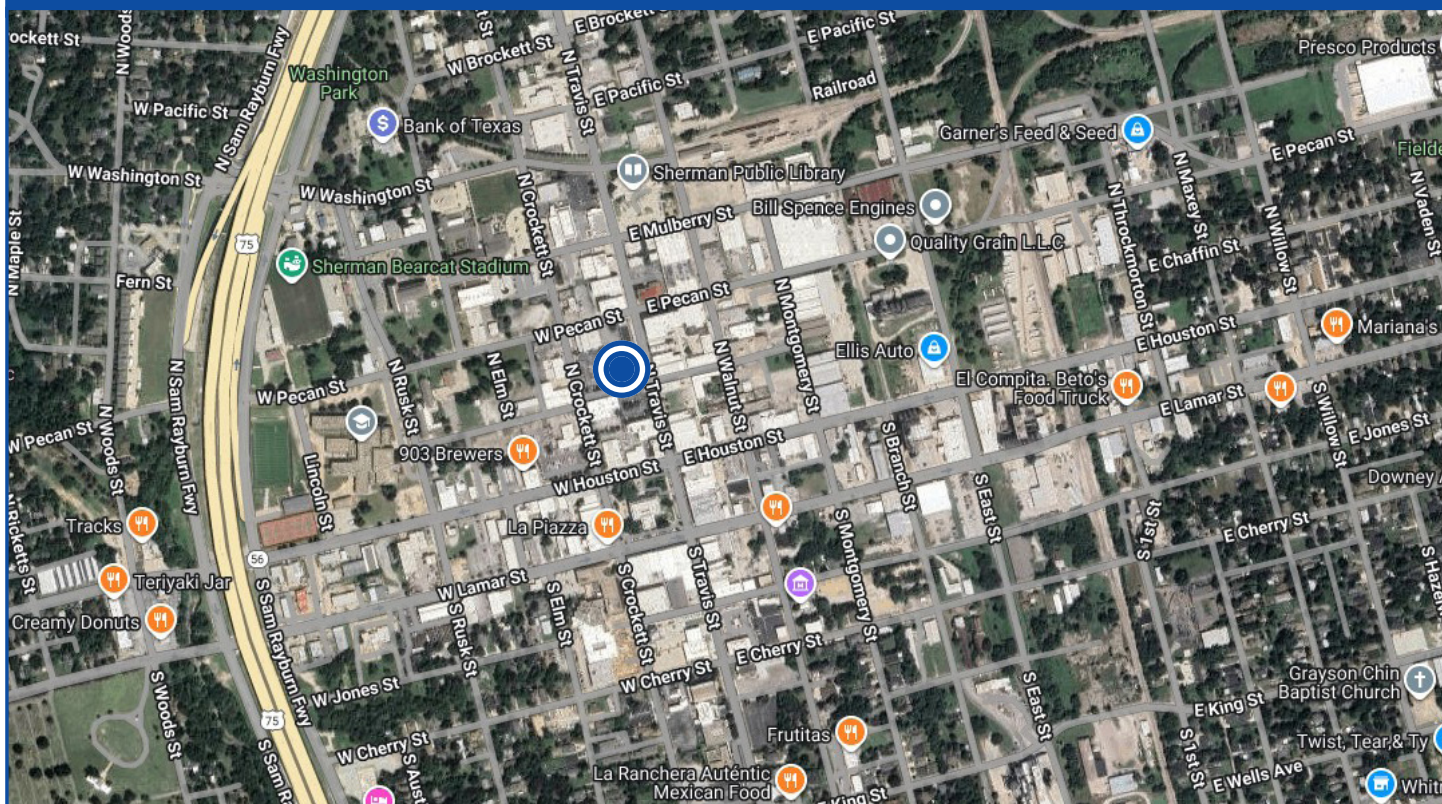
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SITE AERIAL

200 North Travis Street, 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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