



BLUESTONE

— REAL ESTATE SERVICES —

5130 POOL ROAD
DENISON, TX

Medical Office For Lease
3,204 SF



Contact Barry Boothe to schedule a private tour | 903.821.0321 | barry@bluestoneRES.com



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Medical Office | New Construction | For Lease

Detailed Description of Property

3,204 SF of a 9,908 SF building Available For Lease.

- ❑ Custom designed Medical Office Building in a prime location on the border of Sherman and Denison, TX. This property is part of a larger development anchored by Texoma Medical Center (Large Regional Hospital).
- ❑ The area provides healthcare services for a large part of North Texas and Southern Oklahoma.
- ❑ The building is centrally located within Grayson County and only one block from US Hwy. 75.
- ❑ There are many complimentary healthcare related businesses in the area.

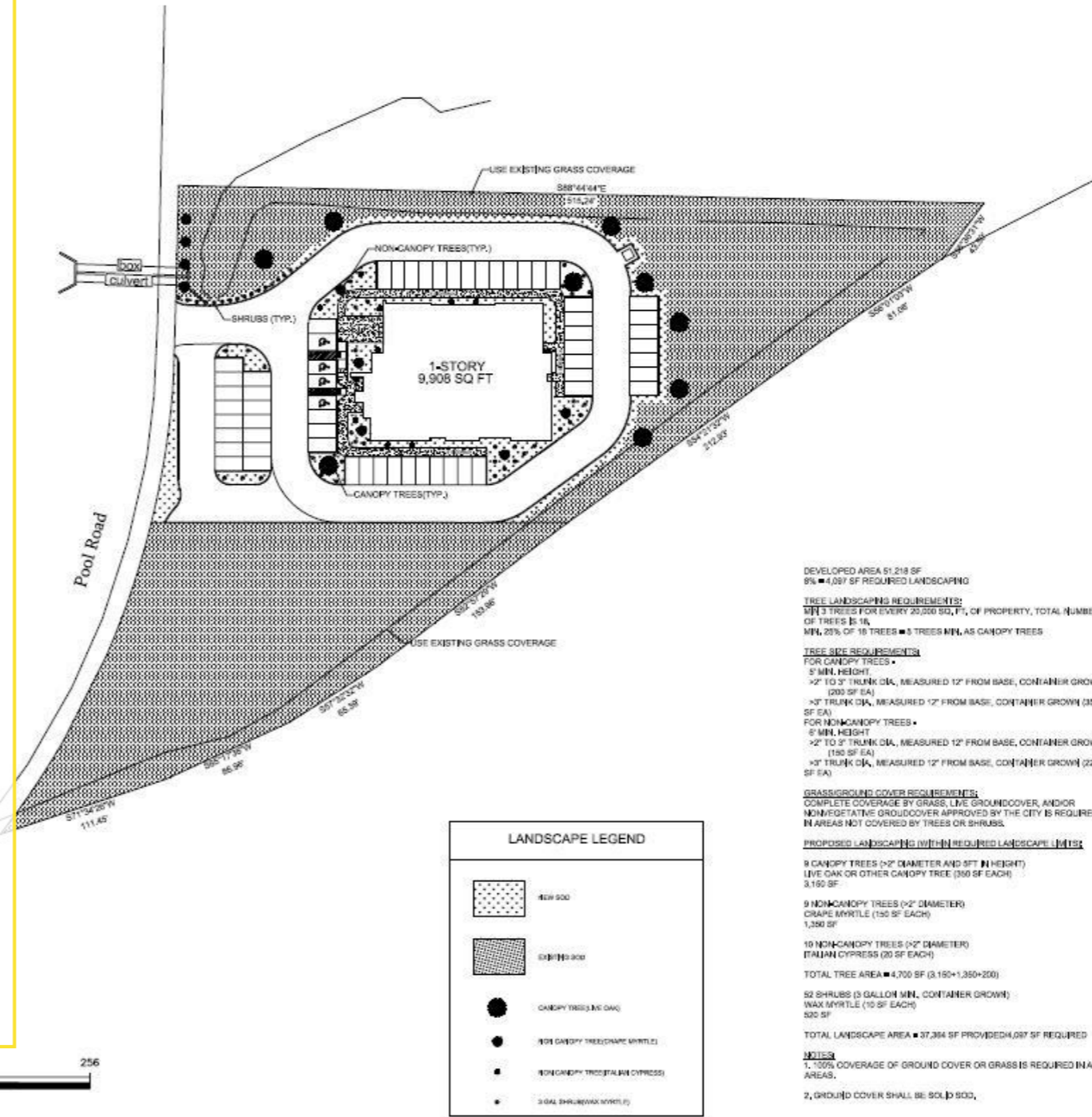
Related Businesses Include: senior living, memory care, and The Reba McEntire Center for Rehab

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- ❑ Attractive Modern Design
- ❑ High-End Finishes
- ❑ Custom Floor Plan
- ❑ Class A Location
- ❑ Medical Office



BLUESTONE
DRAFTING + DESIGN

4706 N. FM. 1417, SHERMAN, TEXAS 75092
 P: 903.813.1415 F: 903.893.2124
 WWW.BLUESTONEWS

DERMATOLOGY ASSOCIATES
 5130 POOL RD, DENISON, TX 75020

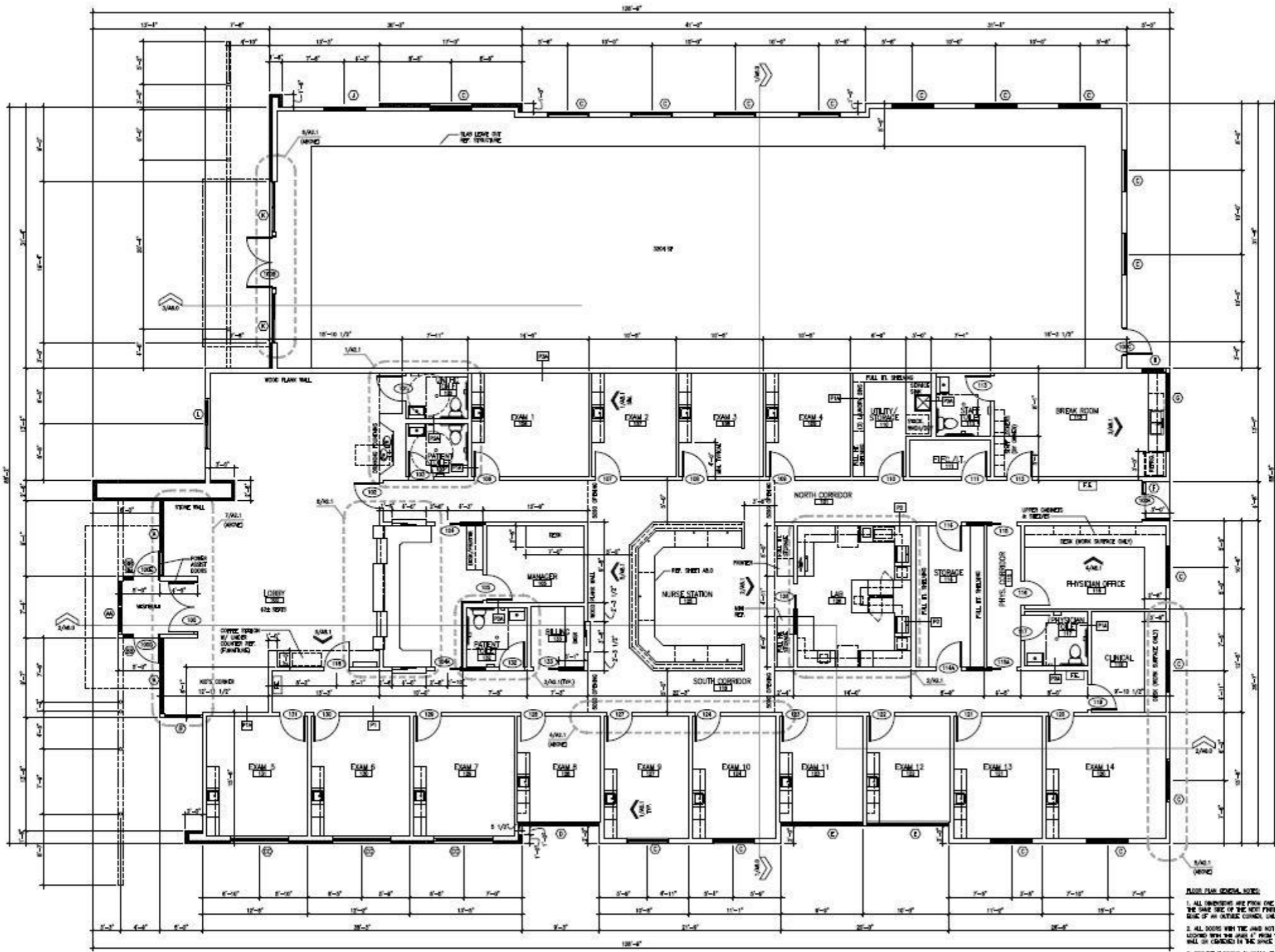
JOB TITLE:

REVISION:
DRAWN BY: C GADDIS
PROJECT NUMBER:
DATE: 10.10.19
SHEET NO.:
L1.0
LANDSCAPE PLAN

Contact Barry Boothe for more information | 903.821.0321 | barry@bluestoneRES.com

SITE PLAN





davidbaca
 STUDIO
 100 NORTH TRAVIS STREET
 SUITE NO. 500A
 SHERMAN, TEXAS 75000
 903.893.5800
 www.davidbacastudio.com



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 DRAFTING + DESIGN
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JOB TITLE:



REVISION:
 10.05.15 - MILLWORK, LIGHTING, & RECEPTION DESK CHANGES

DRAWN BY:

SCALE:
 1/8" = 1'-0"

DATE:
 08.21.19

SHEET NO.:
 A2.0

- FLOOR PLAN GENERAL NOTES:**
1. ALL FINISHES ARE FROM ONE SIDE OF A FINISHED WALL TO THE SAME SIDE OF THE NEXT FINISHED WALL OR TO AN OUTSIDE EDGE OF AN OUTSIDE CORNER, UNLESS NOTED OTHERWISE (S.M.A.).
 2. ALL ROOMS WITH THE WIND NOT INDICATED ARE TO BE VENTED WITH THE WIND FROM THE ROOM'S PERIMETER WALL OR CORNER IN THE SPACE THEY OCCUPY AS SHOWN.
 3. PROVIDE FLOORING IN WALLS AT ALL TV, GYM BARS, AND OTHER REQUIRED LOCATIONS.
 4. REFER TO FINISH SCHEDULE & FLOOR FINISH PLAN FOR LOCATIONS OF FLOOR MATERIAL CHANGES.

FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FOR CONSTRUCTION

floor plan

FLOOR PLAN





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NEIGHBORING BUSINESSES





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New Construction |

For Lease



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