

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2416 SWAMY DRIVE

SHERMAN, TX 75090



\$17,150



7,350 sqft

## DESCRIPTION

Prime Medical Office Space for Lease – Across from Texoma Medical Center. 7350 sq. ft. can be divided into 4 spaces or one tenant can lease the entire building. Positioned at the high-visibility intersection of Highway 75 and FM 691, where Sherman and Denison meet, this commercial medical office building offers an unmatched opportunity for healthcare professionals. The property is currently a blank-shell design, giving new doctors, specialists, or medical providers the flexibility to create a custom office layout from the ground up. With a lease rate of \$28 per square foot, it is an ideal location to establish or expand your practice in one of Texoma's fastest-growing medical corridors. Directly across from Texoma Medical Center Custom build-out opportunities in a blank-shell space High-traffic intersection with premium visibility Surrounded by medical, retail, dining, and hospitality amenities \$28 per square foot lease rate This is a rare chance to secure space in one of North Texas' most sought-after healthcare destinations. Surrounded by a thriving network of medical and lifestyle services, the property neighbors Texoma Medical Center, Sherman Dialysis, Hilton Garden Inn, HeyDay Entertainment, Starbucks, QT, C.J.'s Coffee, Quickverse, senior living facilities, and numerous medical and wellness offices. This corridor is a hub for healthcare, hospitality, and retail—making it an ideal setting to attract and serve patients.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21041103  
**YEAR BUILT:** 2025  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Dr Swamy Add  
**LIST DATE:** 09/18/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 7,350  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:**  
**LOT SIZE (SQFT):**

## INTERIOR FEATURES

### FLOOR COVERINGS:

- SeeRemarks

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Common
- Concrete
- NoGarage

### ROOF TYPE:

- Flat
- Synthetic

### SIDING:

- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
- WaterAvailable

**LISTED BY:** Lisa Hitchcock 

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## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Easy Life Realty