

\$17,150 - 2416 Swamy Drive, Sherman

MLS® #21041103

\$17,150

0 Bedroom, 0.00 Bathroom, 7,350 sqft
Commercial Lease on 0.00 Acres

Dr Swamy Add, Sherman, TX

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’s 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.

Built in 2025

Essential Information

MLS® #	21041103
Price	\$17,150
Bathrooms	0.00
Square Footage	7,350
Acres	0.00
Year Built	2025
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	2416 Swamy Drive
Subdivision	Dr Swamy Add
City	Sherman
County	Grayson
State	TX
Zip Code	75090

Amenities

Utilities	City Sewer, City Water
Garages	Additional Parking, Common, Concrete, No Garage

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Roof	Flat, Synthetic
Construction	Stucco
Foundation	Slab

Additional Information

Zoning	commercial
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Listing Details

Listing Agent	Lisa Hitchcock
Listing Office	Easy Life Realty

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