



1701 N US Hwy 75, Sherman, Texas

## Medical or Professional Office

This beautiful office was built in 2011 within the highly desirable Crescent Oaks office development. The property fronts Hwy 75 (64K VPD) which provides excellent visibility. Parking is abundant and the property includes a porte-cochere for convenient drop off and pick up. The suite is excellently finished and will make a fantastic professional or medical office for owner/users. Co-Tenants include Vein Center of North Texas and Collins Family Dentistry. Call Agents for more information!

## PROPERTY DETAILS

Total Building Size: 9,782 SF  
Sale Price: \$2,095,000  
Lease Rate: \$17.00/NNN  
Leaseable SF: 2,347 SF (Suite 300)  
Built in 2011  
Zoning - C2 General Commercial District  
Parking Ratio: 4.7/1000  
Within Office Development with Many Medical Users  
Fronts Hwy 75 with Great Accessibility/Visibility

## For Sale or Lease



*For More Information, Contact:*

**Randy Jay,**  
Broker

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**Ashley Lail,**  
Broker Associate

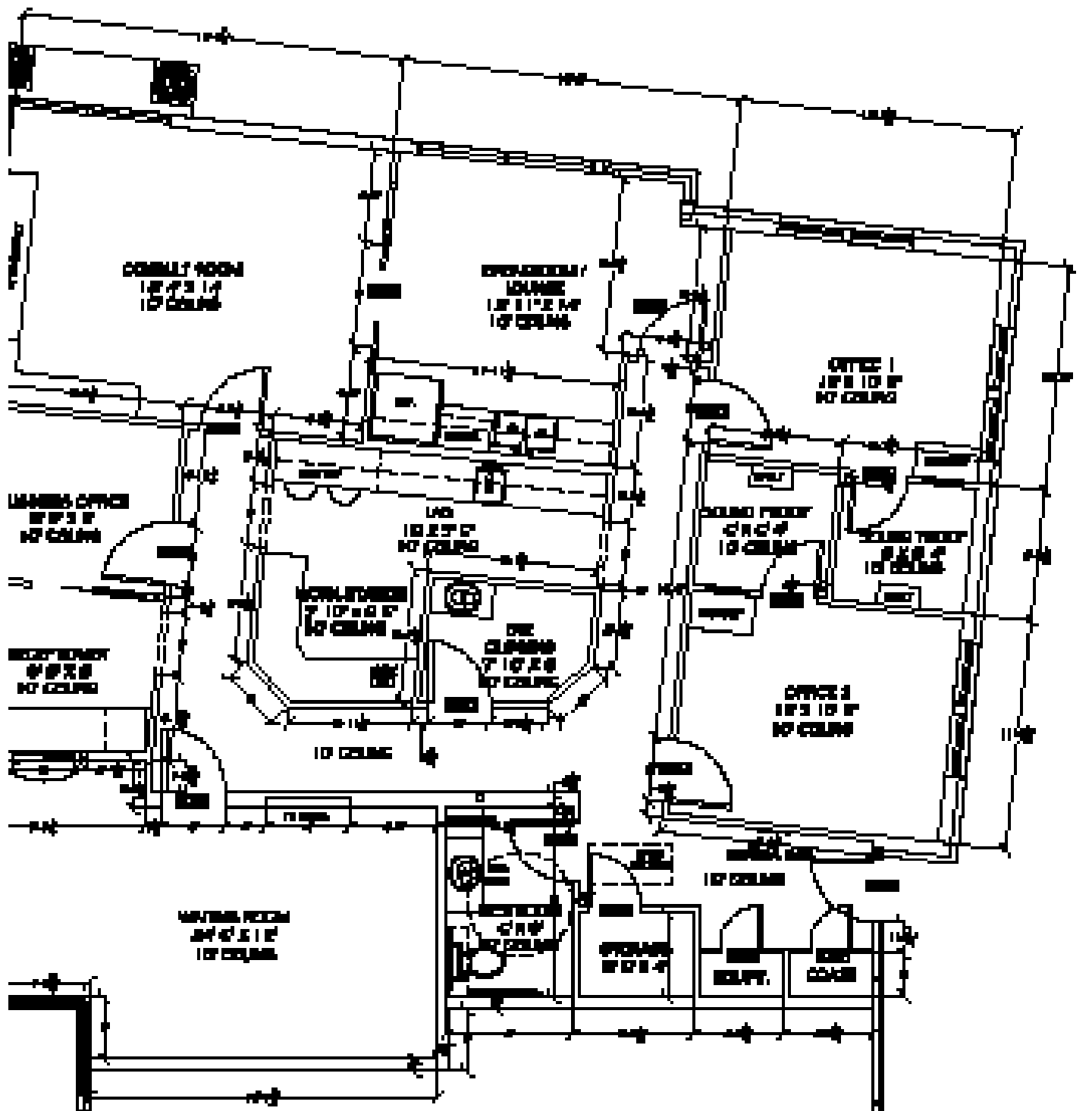
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# Floor Plan



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