

\$1 - 4616 S Us Highway 75, Denison

MLS® #21008146

\$1

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 15.00 Acres

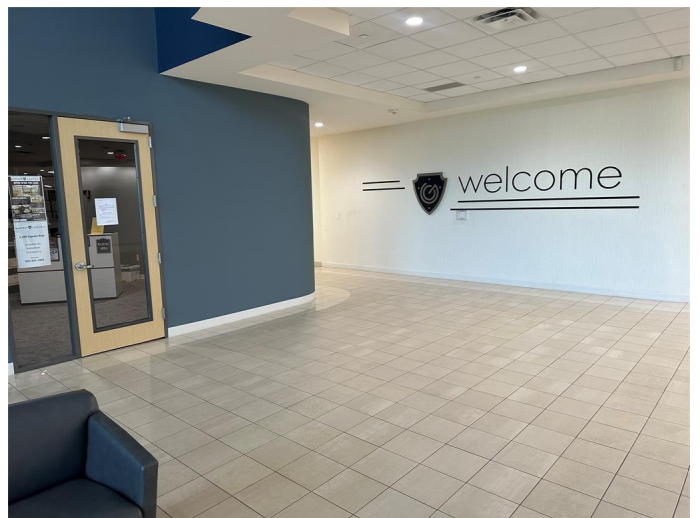
Denison Call Cntr Gtwy Add Ph2, Denison, TX

Welcome to Gateway Central, a premier 140,000 SF Class A office building located directly on Highway 75 in Denison, TX. This centrally positioned, multi-tenant property offers a professional environment with top-tier amenities designed for modern businesses.

Now leasing 3,200 SF to 18,000 SF of prime office space, including a high-visibility 3,200 SF suite with direct access from the main lobby – ideal for companies seeking a strong presence and client-facing convenience. Also a 3,400 SF suite adjacent to the building’s porte-cochère, ideal for medical or healthcare-related use with convenient drop-off and entry access. Up to 18,000 contiguous SF, ideal for a build-to-suit opportunity tailored to your company’s needs. Building Amenities include, board room, training rooms, on site cafe, gym and more.

Join a growing community of professional and medical tenants at one of Texoma’s most recognized business destinations.

For more information and a list of current tenants, visit: www.gatewaycentraltx.com



Built in 2007

Essential Information

MLS® #	21008146
Price	\$1

Bathrooms	0.00
Acres	15.00
Year Built	2007
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	4616 S Us Highway 75
Subdivision	Denison Call Cntr Gtwy Add Ph2
City	Denison
County	Grayson
State	TX
Zip Code	75020-4582

Amenities

Utilities	City Sewer, City Water
Garages	On Site

Interior

Heating	Central
# of Stories	2
Stories	2

Exterior

Roof	Other
Construction	Tilt Wall
Foundation	Slab

Additional Information

Zoning	Planned Development
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Listing Details

Listing Agent	Robin Mata
Listing Office	Legacy Property Investments

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Listing information last updated on November 21st, 2025 at 2:00am CST