



For more information, please contact:

John R. Clark
979.268.6840
john@clarkisenhour.com

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



Clark Isenhour Real Estate Services, LLC
3828 S College Ave
Bryan, Texas 77801
www.clarkisenhour.com



Property Information

Arguably the best, most convenient address in all of Bryan/College Station. Well maintained, full service office building with amenities not often found in our market. Wells Fargo recently renewed their long term lease, freeing up these individual office suites on the 2nd floor. The remainder of the building is 100% occupied. Any of these suites can be reconfigured on a case by case basis.

Suite	Useable/ Rentable	Price	Remarks
201	915 SF 1,061 SF	\$1,857/MO	Large open floorplan. Windows allow natural lighting. Multiple entrances. - LEASED
204	1,239 SF 1,437 SF	\$2,515/MO	Large open floorplan. Windows allow natural lighting. - AVAILABLE APRIL 1ST, 2017
207	798 SF 928 SF	\$1,624/MO	Large open floorplan with one private office. Natural lighting. - LEASE PENDING
208	421 SF 488 SF	\$854/MO	Two room suite - reception and private office. - LEASED

Building Features:

- Ample Parking
- Key card access for after hours security
- Emergency back-up generator
- Loading dock with freight elevator
- Postal lobby, with P.O. Boxes, FED EX, and UPS
- Onsite management:
Sandy Hargraves
Kensington Management, LLC
sandyh@kensingtonbcs.com
(979) 774-1623

Other Current Tenants:

- Wells Fargo
- Capital Farm Credit
- Federal Bureau of Investigation
- UBS
- Morgan Stanley
- State Senator Charles Swertner
- State Representative Kyle Kacal
- US Representative Bill Flores

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Typical View, Office Space



Typical View, Conference Room



Typical View, Breakroom



Typical View, Office Cubical

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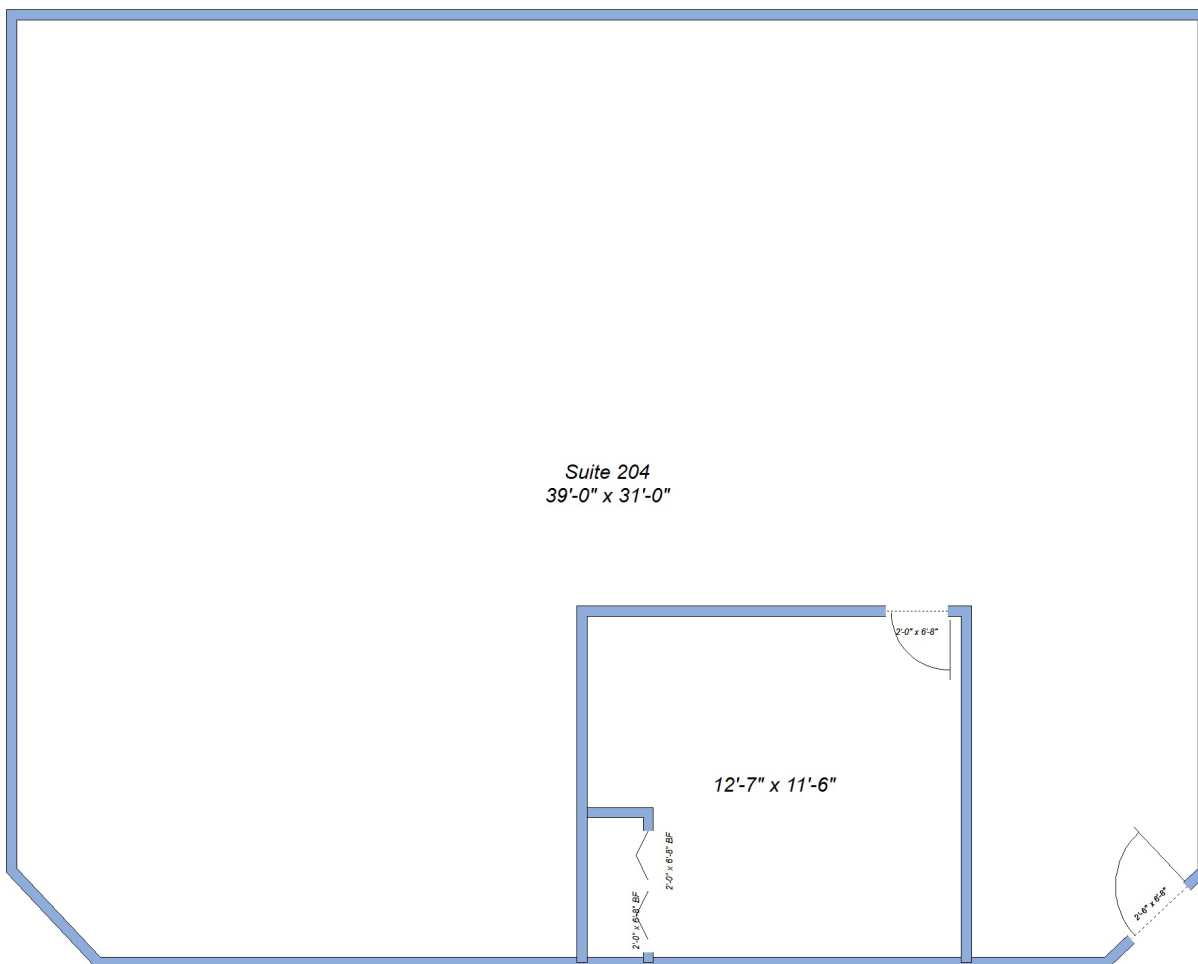
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Suite 204



Measurements are approximate

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR 2501

Information available at www.trec.texas.gov

IABS 1-0

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Josh Isenhour

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