

Tower Center #504

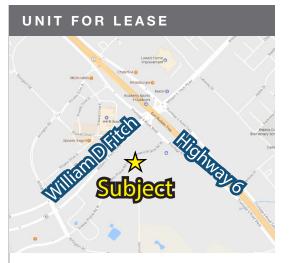
1645 Greens Prairie Rd. W Suite 504 College Station, Texas 77845 For more information, please contact:

Josh Isenhour 979.739.2814 howard@clarkisenhour.com



PROPERTY FEATURES

- 1,250 SF office space for lease immediate occupancy
- Entire unit (2,250 SF) available for lease May 1st, 2021
- Move in to half of the unit now and take over the remainder in May
- Nicely finished out
- End unit with lots of windows
- Walk to Blue Baker, Tea 2 Go, Mad Taco, RX Pizza, and Casa Do Brazil
- Option to lease half includes four offices, conference room, restrooms, and break area. Lease entire unit and have eight offices and exclusive use of conference room, restrooms, and break area.
- Base year expense stop
- Tenant responsible for payment of POA dues
- Broker/owner



Offered for Lease: \$2,975 per half \$5,750 for entire unit

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



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PHOTOS









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AERIAL



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FLOOR PLAN 2021INTERLING Confer<u>ence</u> 105 12'-11'31'-7" 7 36" X 44" MINION WITH HOR. HE @ 6'S 36" X 44" WHICH WITH HCR. HT @ 6'5" Office_108 Reception 114







All Measurements Are Approximate

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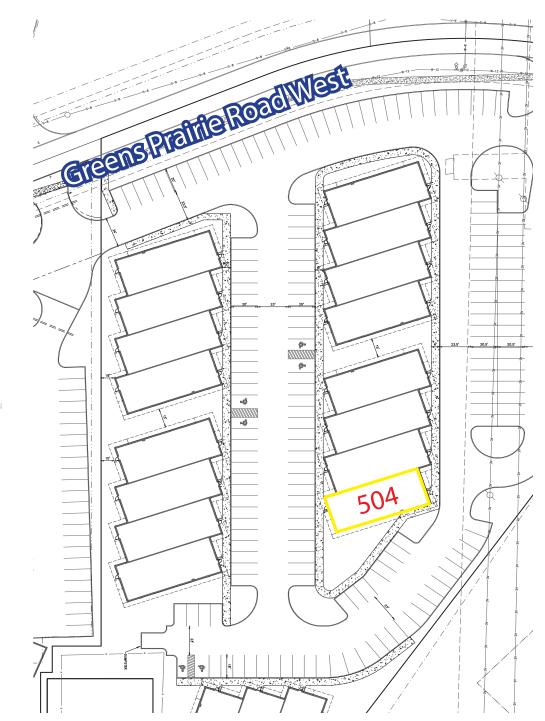
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Treat all parties to a real estate transaction honeskly and fairly. ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD): The broker 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 dulies 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/neant's agent by agreeing to represent the buyer, usually through in divident percentation agreement. A buyer's agent must perform the broker's minimum dulies 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 o seller's agent. AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement must state who will pay the broker and, in conspicuous bold o underlined print, 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 writting to do so by the party, disclose: that the owner will accept a price less than the written asking price: that the owner will accept a price less than the written asking price: that the owner will accept a price greater than the price aubmitted in awritten offer; and any confidential information or any other information that a party specifically instructs the broker in writting not to disclose, unless required to by law.	A			11/2/201
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 MINIUM DUTES REQUIRED BY LAW (A client is the person or party that the broker represents): Full 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 aguestions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly. ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLERILANDLORD): The broker becomes the property owner's agent must perform the broker's minimum dules 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 BUYENTENANT: The broker becomes the buyer/lenant's agent by agreeing to represent the buyer, usually through i uniformation disclosed to the agent to rubagent by the buyer or buyer's agent. AS AGENT FOR BUYENTENANT: The broker becomes the buyer/lenant's agent by agreeing to represent the buyer, usually through i uniformation about the property or transaction known by the agent, including information disclosed to the agent by the seller o seller's agent. AS AGENT FOR BUYENTENANT: The broker becomes 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 to each party (owner and buyer's agent intermediary. Actors who actas as an intermediary to the transaction. Must treat all parties to the transaction nomentally and fairly. May, with the parties "written consent, appoint a different	Texas law requ	ires all real estate licensees	to give the following information at	pout
 Put the interests of the client above all others, including the broker's own interests; Inform the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honesity and fairly. A LUEENSE 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 through an agreement with 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 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 duide above and must inform the buyer or any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or agent. A GENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker and, in conspicuous bold or uderlined print; a store short hor broker's obligations as an intermediary. A broker who acts as an intermediary: Must treat all parties to the transaction imparitally and fairly. May, with the parties written consent, appoint a different license holder associated with the broker in writting and buyer. Must treat all parties to the transaction imparitally and fairly. May into, unless specifically subnorized in writing to do so by the party, disclose:	A BROKER is responsible for all brok	erage activities, including acts p		ne broker.
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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. ICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for rou to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. CLARK ISENHOUR REAL ESTATE SERVICES, LLC 8999919 INFO@CLARKISENHOUR.COM (979)268-6840 Primary Assumed Business Name IDHN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 Designated Broker of Firm License No. Email Phone IOSH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 Clearsed Sugert/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-0 Date Integrate Svs. \$388.5. Cellege Avenue Broan TX 7801	 Must not, unless specifically authorize that the owner will accept a price that the buyer/tenant will pay a price any confidential information confidential 	d in writing to do so by the party, less than the written asking price ice greater than the price submit or any other information that	disclose: ə; ted in a written offer; and	
You to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. INFO@CLARKISENHOUR.COM (979)268-6840 CLARK ISENHOUR REAL ESTATE SERVICES, LLC 8999919 INFO@CLARKISENHOUR.COM (979)268-6840 Cleensed Broker /Broker Firm Name or License No. Email Phone Orimary Assumed Business Name 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 Designated Broker of Firm License No. Email Phone IOSH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 License Sociate License No. Email Phone Sales Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Information available at www.trec.texas.gov Iark Istehour ReilEstate Sociate Strate Broan TX 7801 Phone IABS 1-0 Date	 Must not, unless specifically authorize that the owner will accept a price that the buyer/tenant will pay a pi any confidential information c disclose, unless required to do so AS SUBAGENT: A license holder acts 	d in writing to do so by the party, less than the written asking price ice greater than the price submit or any other information that by law. as a subagent when aiding a	disclose: e; ted in a written offer; and : a party specifically instructs the I n buyer in a transaction without an ag	broker in writing not to
Licensed Broker /Broker Firm Name or License No. Email Phone Primary Assumed Business Name IOHN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 Designated Broker of Firm License No. Email Phone IOSH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 Licensed Supervisor of Sales Agent/ 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 Information available at www.trec.texas.gov IABS 1-0 Date Information available at www.trec.texas.gov IABS 1-0 Date IABS 1-0 Date IABS 1-0 Date	 Must not, unless specifically authorize that the owner will accept a price that the buyer/tenant will pay a price any confidential information or disclose, unless required to do so AS SUBAGENT: A license holder acts buyer. A subagent can assist the buyer but TO AVOID DISPUTES, ALL AGREEMENT The broker's duties and responsibilitie 	d in writing to do so by the party, less than the written asking price ice greater than the price submit or any other information that by law. as a subagent when aiding a does not represent the buyer an IS BETWEEN YOU AND A BRC s to you, and your obligations un-	disclose: b; ted in a written offer; and a party specifically instructs the l buyer in a transaction without an ag d must place the interests of the owner fin DKER SHOULD BE IN WRITING AND CL der the representation agreement.	broker in writing not to preement to represent the rst. .EARLY ESTABLISH:
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IOHN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 Designated Broker of Firm License No. Email Phone IOSH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 Jossprated Supervisor of Sales Agent/ Sociate Email Phone Associate License No. Email Phone Sales Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Information available at www.trec.texas.gov Iark Istenbour RelEater Syst, 3328 S. Cellege Avenue Bryan TX 72801 Phone IABS 1-0 Date	 Must not, unless specifically authorize that the owner will accept a price that the buyer/tenant will pay a price any confidential information clickly accepted to do so AS SUBAGENT: A license holder acts buyer. A subagent can assist the buyer but TO AVOID DISPUTES, ALL AGREEMENT The broker's duties and responsibilitie Who will pay the broker for services prices. Please accepted by the broker's services. Please accepted by the broker is ser	d in writing to do so by the party, less than the written asking price ice greater than the price submit or any other information that oby law. as a subagent when aiding a does not represent the buyer an IS BETWEEN YOU AND A BRC is to you, and your obligations un rovided to you, when payment wi ATION: This notice is being pro- knowledge receipt of this notice I ES, LLC <u>8999919</u>	disclose: b; ted in a written offer; and a party specifically instructs the I buyer in a transaction without an ag d must place the interests of the owner fir DKER SHOULD BE IN WRITING AND CL der the representation agreement. Il be made and how the payment will be c vided for information purposes. It does r below and retain a copy for your records.	broker in writing not to greement to represent the rst. .EARLY ESTABLISH: alculated. not create an obligation for
IOSH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 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 Information available at www.trec.texas.gov Iark Isenbour RelEstate Syst, 3528 S. Cellege Avenue Bryan TX 72801 Phone (979)268-6840 Fax:	 Must not, unless specifically authorize that the owner will accept a price that the buyer/tenant will pay a price any confidential information clickly accepted to do so AS SUBAGENT: A license holder acts buyer. A subagent can assist the buyer but TO AVOID DISPUTES, ALL AGREEMENT The broker's duties and responsibilitie Who will pay the broker for services prices provide the broker's services. Please action of the broker broker for the service. CLARK ISENHOUR REAL ESTATE SERVICE Licensed Broker /Broker Firm Name or 	d in writing to do so by the party, less than the written asking price ice greater than the price submit or any other information that oby law. as a subagent when aiding a does not represent the buyer an IS BETWEEN YOU AND A BRC is to you, and your obligations un rovided to you, when payment wi ATION: This notice is being pro- knowledge receipt of this notice I ES, LLC <u>8999919</u>	disclose: b; ted in a written offer; and a party specifically instructs the I buyer in a transaction without an ag d must place the interests of the owner fir DKER SHOULD BE IN WRITING AND CL der the representation agreement. II be made and how the payment will be c vided for information purposes. It does r below and retain a copy for your records. INFO@CLARKISENHOUR.COM	broker in writing not to greement to represent the st. EARLY ESTABLISH: alculated. not create an obligation for (979)268-6840
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 Information available at www.trec.texas.gov IABS 1-0 Date IABS 1-0 DA	 Must not, unless specifically authorize that the owner will accept a price that the buyer/tenant will pay a price any confidential information conditions, unless required to do so AS SUBAGENT: A license holder acts buyer. A subagent can assist the buyer but TO AVOID DISPUTES, ALL AGREEMEN The broker's duties and responsibilitie Who will pay the broker for services private bout use the broker's services. Please act CLARK ISENHOUR REAL ESTATE SERVIC Licensed Broker /Broker Firm Name or primary Assumed Business Name JOHN R CLARK 	d in writing to do so by the party, less than the written asking price ice greater than the price submit or any other information that oby law. as a subagent when aiding a does not represent the buyer an FS BETWEEN YOU AND A BRC is to you, and your obligations un rovided to you, when payment wi ATION: This notice is being pro- knowledge receipt of this notice I ES, LLC <u>8999919</u> License No. <u>358293</u>	disclose: b; ted in a written offer; and a buyer in a transaction without an ag d must place the interests of the owner fir DKER SHOULD BE IN WRITING AND CL der the representation agreement. Il be made and how the payment will be c vided for information purposes. It does r below and retain a copy for your records. INFO@CLARKISENHOUR.COM Email JOHN@CLARKISENHOUR.COM	broker in writing not to recement to represent the rst. EARLY ESTABLISH: alculated. not create an obligation for (979)268-6840 (979)268-6840
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