

COLLEGE STATION, TEXAS 77845

For more information, please contact:

Scott Lovett 979.268.6840 scott@clarkisenhour.com



# **PROPERTY FEATURES**

## **Building:**

- New office/warehouse building with excellent access to South College Station!
- Available January 2020
- Landlord pays for HVAC services & utilities
- 16' eave height

# All Suites Include:

- 2,100 SF (450 SF office 2 offices and 1 bath)
- 12' X 12' Overhead door
- 200 Amp service (100V & 200V plugs)
- LED lights

Subject

Available For Lease:

Suite: 100	Rate: \$2,000/MO MG
200	\$1,865/MO MG
300	\$1,865/MO MG

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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## **PROPERTY PHOTOS**



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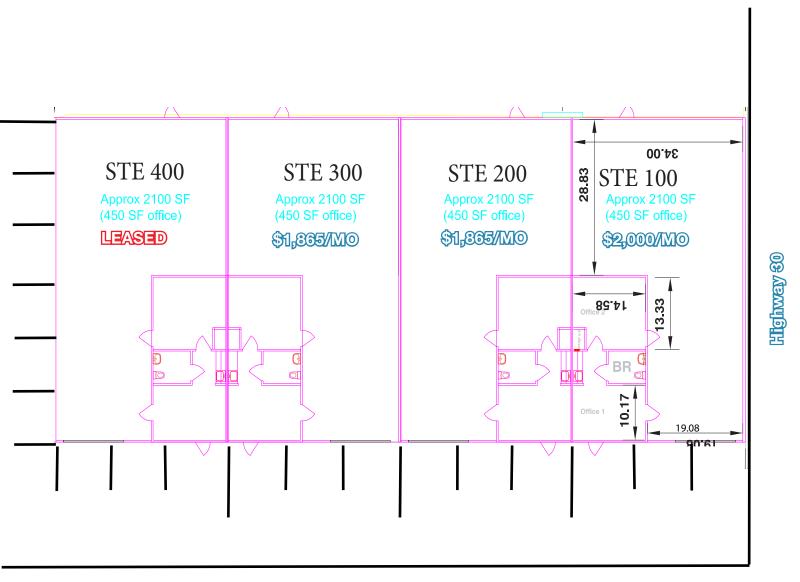


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# SITE PLAN



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				11/2/201
	Inform	ation About I	Brokerage Services	
EPJAL KOUSING EPPORTUNITY	Texas law requires al	l real estate licensee	s to give the following information abou vers, tenants, sellers and landlords.	ıt
A BROKER is resp		activities, including acts	performed by sales agents sponsored by the lents on behalf of the broker.	broker.
<ul> <li>Put the interests of</li> <li>Inform the client of</li> <li>Answer the client's</li> </ul>	the client above all others	s, including the broker's or about the property or tran any offer to or counter-offe	nsaction received by the broker;	:
A LICENSE HOLDER	CAN REPRESENT A PAR	RTY IN A REAL ESTATE	E TRANSACTION:	
usually in a written list above and must inform	sting to sell or property	management agreeme material information ab	is the property owner's agent through an ag int. An owner's agent must perform the b sout the property or transaction known b ent.	oroker's minimum dutie
written representation a	agreement. A buyer's ag	ent must perform the I	nant's agent by agreeing to represent the t broker's minimum duties above and must i agent, including information disclosed to the	nform the buyer of an
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