

1451 Greens Prairie Rd. Ste. 200

COLLEGE STATION, TX 77845

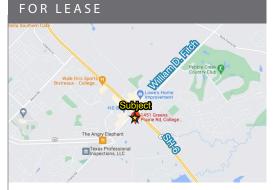
For more information, please contact:

Howard Mayne howard@clarkisenhour.com 979-268-6840



PROPERTY FEATURES

- Located in highly desirable South College Station
- Existing medical office space with high-end finishes
- Synergistic tenant in neighboring suite
- Walk to Blue Baker, Mad Taco, Rx Pizza, and Casa Do Brazil



Offered for Lease:

Suite 200 - \$24/SF NNN

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





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Building Photos









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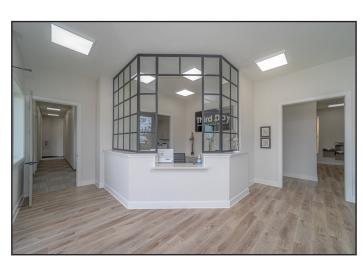
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Interior Photos







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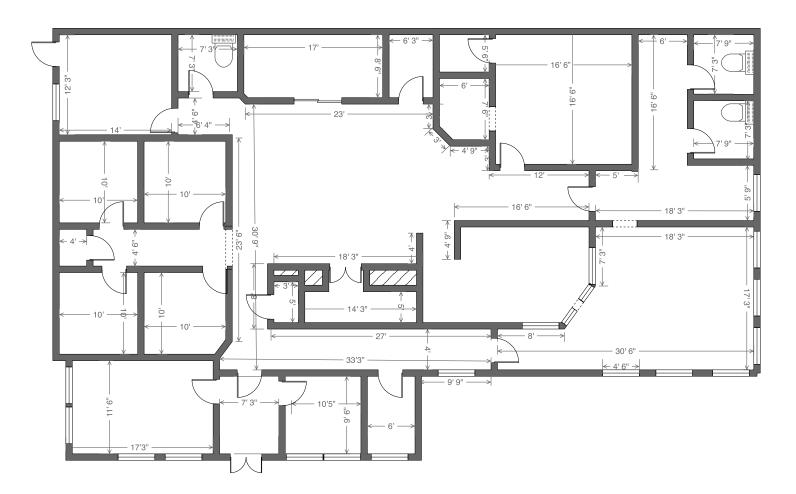
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FLOORPLAN



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f = 1 Information	tion About I	Brokerage Services	
		s to give the following information abo	ut
		vers, tenants, sellers and landlords.	
TYPES OF REAL ESTATE LICENSE HOLDERS:			
 A BROKER is responsible for all brokerage action 	ivities including acts	performed by sales agents sponsored by the	broker
 A SALES AGENT must be sponsored by a brok 	ker and works with cli	ents on behalf of the broker.	broker.
A BROKER'S MINIMUM DUTIES REQUIRED BY L	AW (A client is the r	person or party that the broker represents	
 Put the interests of the client above all others, in 	ncluding the broker's o	own interests;	
 Inform the client of any material information abo 	out the property or tran	nsaction received by the broker;	
 Answer the client's questions and present any of Treat all parties to a real estate transaction how 		er from the client; and	
 Treat all parties to a real estate transaction home 	estly and fairly.		
A LICENSE HOLDER CAN REPRESENT A PARTY	IN A REAL ESTATE	ETRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD):	The broker become	s the property owner's agent through an ag	reement with the owne
usually in a written listing to sell or property management and must inform the owner of any man	anagement agreeme	ent. An owner's agent must perform the t	proker's minimum dutie
above and must inform the owner of any mainformation disclosed to the agent or subagent by the			by the agent, includin
AS AGENT FOR BUYER/TENANT: The broker be	ecomes the buver/te	nant's agent by agreeing to represent the	huver usually through
written representation agreement. A buyer's agent	t must perform the l	broker's minimum duties above and must	inform the buyer of an
material information about the property or transact	tion known by the a	agent, including information disclosed to the	e agent by the seller of
seller's agent.			
AS AGENT FOR BOTH - INTERMEDIARY: To	act as an intermed	liary between the parties the broker must	first obtain the writte
agreement of each party to the transaction. The	written agreement	must state who will pay the broker and,	in conspicuous bold of
underlined print, set forth the broker's obligations as	an intermediary. A bro	oker who acts as an intermediary:	
 Must treat all parties to the transaction impartial May, with the parties' written consent, appo 		so holder appropriated with the broker to	aaah waah. (auwaa au
buyer) to communicate with, provide opinions ar	advice to and carr	vout the instructions of each party to the tran	each party (owner ar
must not, unless specifically authorized in writing	g to do so by the party		
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 that the owner will accept a price less than that the buyer/tenant will pay a price greate 	the written asking prio	y, disclose: ce; iltted in a written offer; and	
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