

1645 Greens Prairie Rd W #503B

COLLEGE STATION, TEXAS 77845

For more information, please contact:

Josh Isenhour 979.268.6840 josh@clarkisenhour.com



PROPERTY FEATURES

- Brand New 1,125 SF office space for lease
- Nicely Finished Out
- Walk to Blue Baker, Tipsy Bean, Mad Taco, RX Pizza, and Casa do Brasil
- Suite includes reception area and four offices with access to a common area including conference room, restrooms, break area, and server/storage room. Common area is shared with only one other tenant.
- Suite has its own entrance with the right to install signage on the façade!
- Broker/Owner
- Base Year Expense Stop
- Tenant responsible for payment of POA dues

PROPERTIES FOR LEASE



Offered for Lease: \$2,950/MO

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.

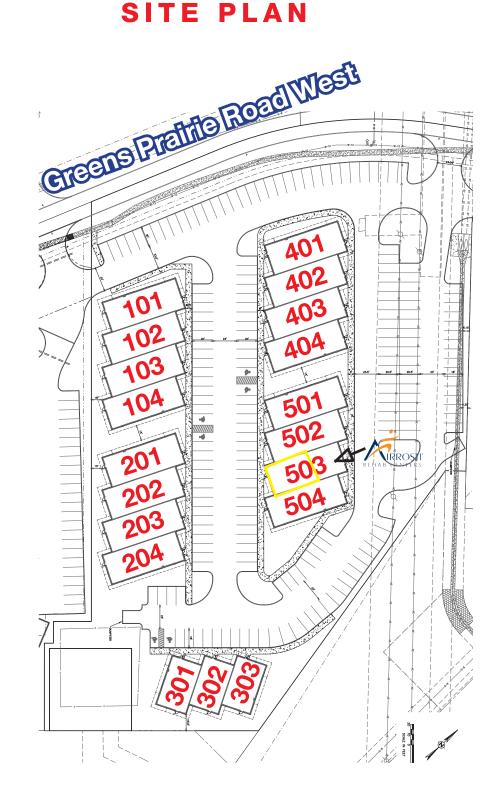


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			11/2/2015
Inform	nation About B	rokerage Services	
		to give the following information abo	ut
		ers, tenants, sellers and landlords.	
TYPES OF REAL ESTATE LICENSE HOLDER	S:		
 A BROKER is responsible for all brokerage 	activities, including acts p	erformed by sales agents sponsored by the	broker.
 A SALES AGENT must be sponsored by a 	broker and works with clie	nts on behalf of the broker.	
A BROKER'S MINIMUM DUTIES REQUIRED B	VIAW/A client is the m		N-2
 Put the interests of the client above all other):
 Inform the client of any material information 			
 Answer the client's questions and present a 			
 Treat all parties to a real estate transaction 		all submitted of a second	
		TRANSACTION	
A LICENSE HOLDER CAN REPRESENT A PA			
AS AGENT FOR OWNER (SELLER/LANDLOI			
usually in a written listing to sell or property	management agreemen	t. An owners agent must perform the	proker's minimum duties
above and must inform the owner of any nformation disclosed to the agent or subagent by			by the agent, including
	, the puyer of puyers ager		
AS AGENT FOR BUYER/TENANT: The broke	er becomes the buyer/ten	ant's agent by agreeing to represent the	buyer, usually through a
written representation agreement. A buyer's a	gent must perform the bi	oker's minimum duties above and must	inform the buyer of any
material information about the property or trar	nsaction known by the ag	ent, including information disclosed to th	e agent by the seller or
seller's agent.			
AS AGENT FOR BOTH - INTERMEDIARY:	To act as an intermedia	any between the parties the brakes	first obtain the wellt-
agreement of each party to the transaction.	The written arreement n	ust state who will now the broker must	in conspicuous hold at
inderlined print, set forth the broker's obligations	as an intermediary A brol	er who acts as an intermedian.	In conspicuous poid of
Must treat all parties to the transaction impa		ter inte dete de un internediary.	
		ALL MANAGEMENT IN ALL MARKET AND ADDRESS AND ADDRESS A	
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