

COLLEGE STATION, TEXAS 77845

For more information, please contact:

Vance Goss 979.268.6840 vance@clarkisenhour.com



PROPERTY FEATURES

- 6,500 SF shell space available in the City View campus
- Available Now
- Create your own unique space
- City View offers abundant parking, beautiful landscaping,

and a walking trail!

• Patio space Available





Offered for Lease: \$24/SF NNN

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





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PROPERTY PHOTOS





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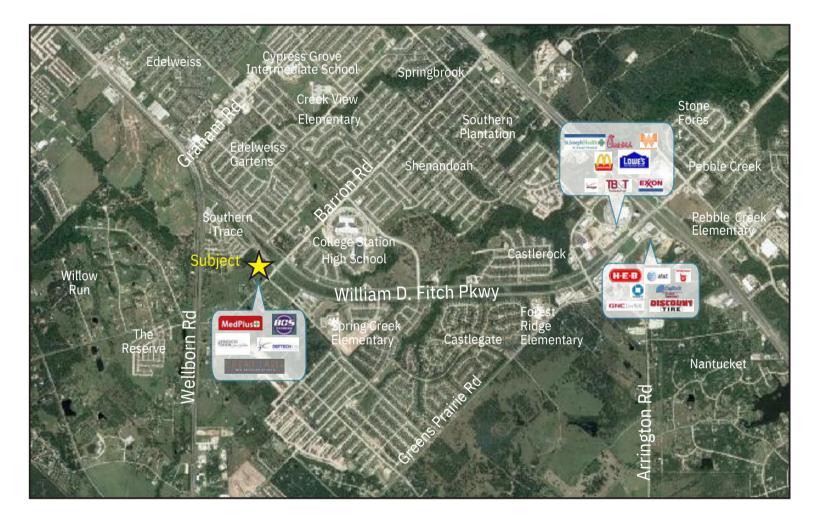


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AERIAL



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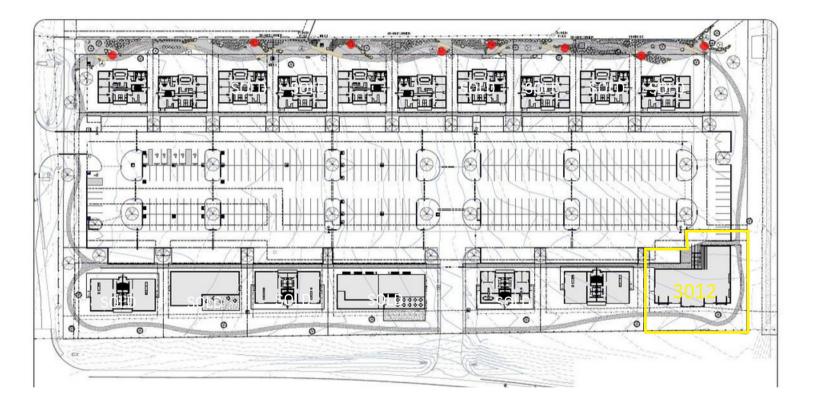


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SITE PLAN



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			11/2/2015
		Brokerage Services	
Texas law requires all n	eal estate license	es to give the following information abou	ıt
		iyers, tenants, sellers and landlords.	
TYPES OF REAL ESTATE LICENSE HOLDERS:			
 A BROKER is responsible for all brokerage act 	tivities, including acts	performed by sales agents sponsored by the	broker.
 A SALES AGENT must be sponsored by a bro 			
A BROKER'S MINIMUM DUTIES REQUIRED BY L	AW (A client is the	person or party that the broker represents)	:
 Put the interests of the client above all others, i Inform the client of any material information above 	ncluding the broker's	own interests;	
morm the client of any material mormation abo			
 Answer the client's questions and present any of Treat all parties to a real estate transaction hom 		er from the client; and	
A LICENSE HOLDER CAN REPRESENT A PARTY	Y IN A REAL ESTAT	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD)	. The broker becom	es the property owner's agent through an ag	reement with the owner
usually in a written listing to sell or property m above and must inform the owner of any ma information disclosed to the agent or subagent by th	anagement agreem iterial information a	ent. An owner's agent must perform the b bout the property or transaction known b	roker's minimum duties
AS AGENT FOR BUYER/TENANT: The broker b written representation agreement. A buyer's agen material information about the property or transac seller's agent.	it must perform the	broker's minimum duties above and must i	nform the buyer of any
AS AGENT FOR BOTH - INTERMEDIARY: TO	act as an interme	diary 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 Must treat all parties to the transaction impartial 		roker who acts as an intermediary:	
must rear an parties to the transaction impartial			
 May with the parties' written consent anno 	aint a difforant lice	neo holdor opposited with the braker to	and marks (aumor and
may, with the parties withen consent, appr	oint a different lice	nse holder associated with the broker to a	each party (owner and
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