



## PROPERTY FEATURES

- 2,000 SF Office/Warehouse space with yard
- Central location just outside city, easy access to the entire B/CS market!
- Each space configured differently
  - Typical offices, conference room, break room, ADA restroom
- Insulated, vented warehouse/shop
  - 16' eave height and 12' overhead doors
- Security fenced/paved yard
- 18-wheeler accessible via paved driveways
- Suddenlink and Frontier services available
- **Landlord pays taxes, insurance, landscaping, and common area maintenance**

### SUITE FOR LEASE

#### **Suite 117**

Size: 2,000 SF

Price: \$1,900/MO





**FOR LEASE**  
**Central Brazos Business Center**  
4700 ELMO WEEDON ROAD  
COLLEGE STATION, TEXAS 77840

For more information, please contact:

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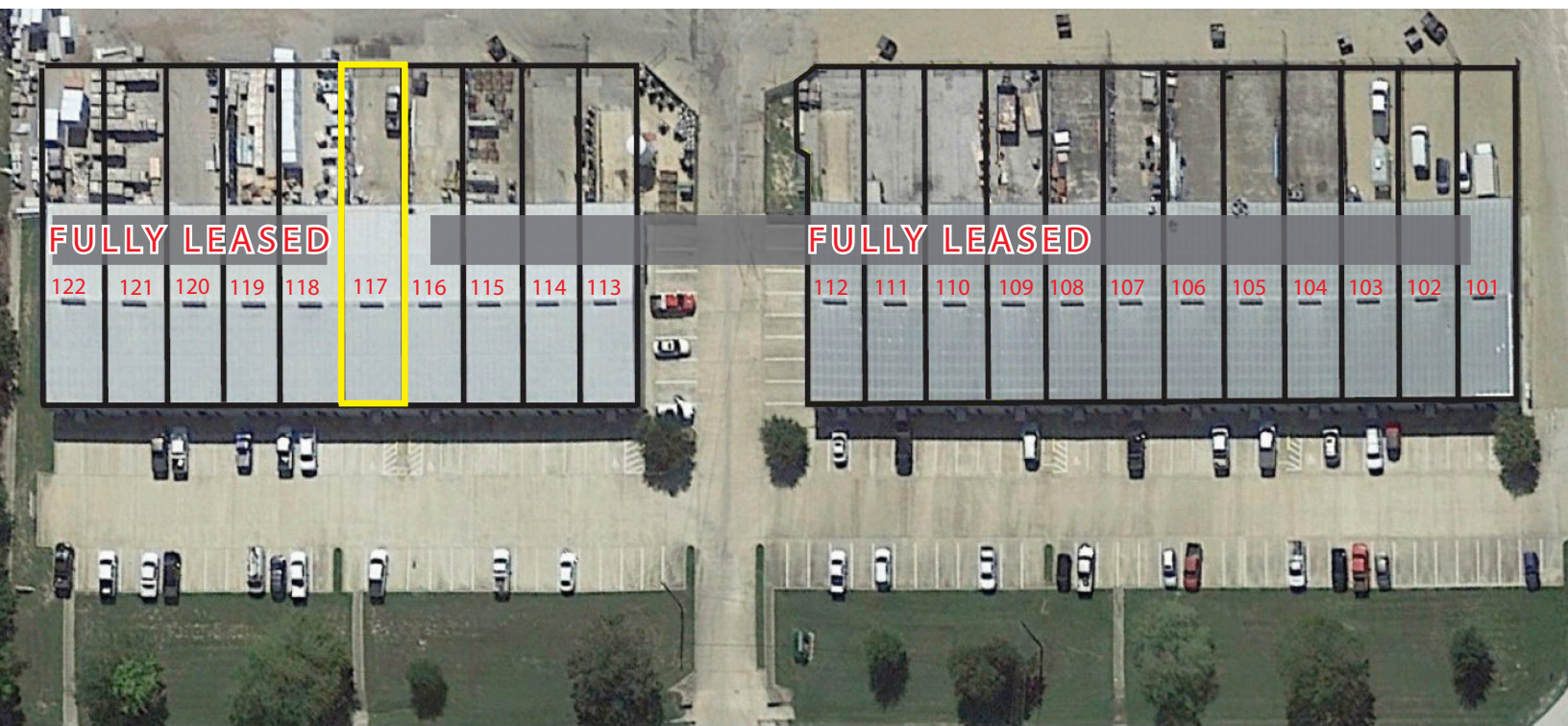
**PHOTOS**



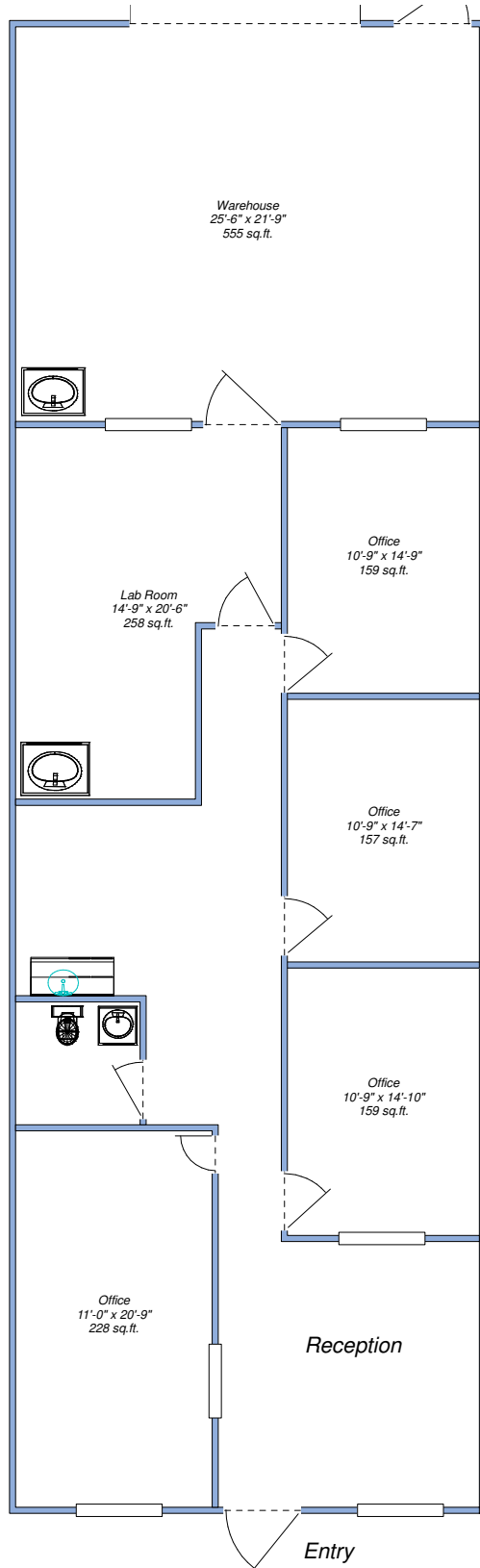
All borders are approximate.



## SITE PLAN



All borders are approximate.



## FLOOR PLAN

All measurements are approximate.



## AERIAL





