

COLLEGE STATION, TEXAS 77845

For more information, please contact: Josh Isenhour 979.268.6840

josh@clarkisenhour.com



PROPERTY FEATURES

- 3,606 SF office building available in South College Station
- Newly built in 2017
- Flexible floorplan with lots of open space and ample storage
- Features 8 offices (potential for more), conference room, large meeting/ cubicle space, and open areas with unique features
- Beautiful finishout
- Includes 16 parking spaces
- Building is completely automated control the entire property from your phone
- Access control, security system, and cameras throughout



Offered for Lease: \$6,950/MO Gross

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

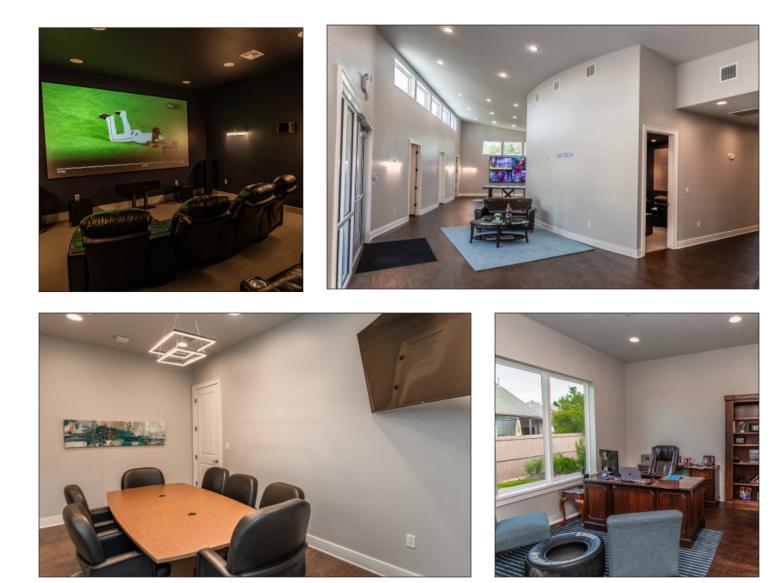




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PROPERTY PHOTOS



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AERIAL VIEW

Just a little over a mile from the intersection of William D Fitch Parkway and Highway



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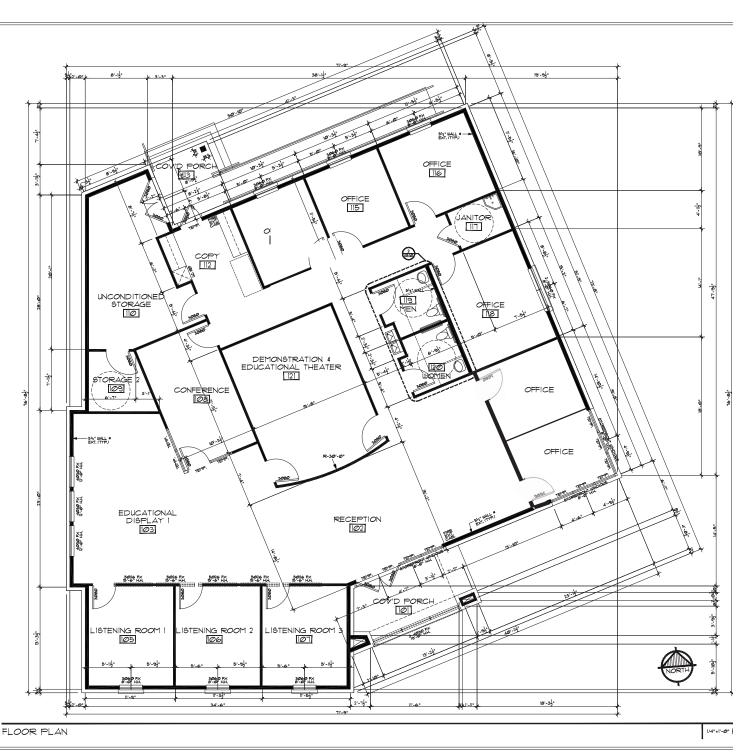


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FLOOR PLAN



All Measurements Are Approximate

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				11/2/2015
	Informat	ion About]	Brokerage Services	
EQUAL HOUSING			s to give the following information abo	ut
DADRINIT			vers, tenants, sellers and landlords.	
	TATE LICENSE HOLDERS:			
		ities, including acts	performed by sales agents sponsored by the	broker
A SALES AGEN	T must be sponsored by a broke	er and works with cli	ents on behalf of the broker.	broker.
A BROKER'S MINIM	UM DUTIES REQUIRED BY LA	W (A client is the	person or party that the broker represents).
 Put the interests 	of the client above all others, inc	cluding the broker's	own interests;	
			nsaction received by the broker;	
Answer the client	's questions and present any of o a real estate transaction hone		r from the client; and	
	CAN REPRESENT A PARTY			
AS AGENT FOR OW	NER (SELLER/LANDLORD):	The broker become	s the property owner's agent through an ag	reement with the owner,
above and must int	form the owner of any mate	nagement agreeme	nt. An owner's agent must perform the loout the property or transaction known	proker's minimum duties
	to the agent or subagent by the			by the agent, including
				h
written representation	agreement. A buver's agent	must perform the	nant's agent by agreeing to represent the broker's minimum duties above and must	buyer, usually through a
material information a	about the property or transacti	on known by the a	agent, including information disclosed to th	e agent by the seller or
seller's agent.	Sando en en en en		an and an and a second s	
AS AGENT FOR BO	OTH - INTERMEDIARY: To a	act as an intermed	iary between the parties the broker mus	first obtain the written
		all all and and internet	botheon the parado the broker mus	inst obtain the written
agreement of each p	party to the transaction. The	written agreement	must state who will pay the broker and.	in conspicuous bold or
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