



COLLEGE STATION, TEXAS 77845

Josh Isenhour josh@clarkisenhour.com

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



PROPERTY FEATURES

- Rare opportunity to lease an entire Tower
 - Center Condo with William D. Fitch frontage
- Great signage opportunity!
- 2,370 SF of nicely finished out office space
- 9 Offices, Corner Unit- Lots of windows
- Walk to nearby restaurants
- Large Conference/Training Area
- Open Cubicle Area
- Reception area with nice built-in counter and coffee bar
- Large kitchen breakroom with windows
- Loft storage area with stair access

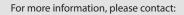




Offered for Lease: \$5,800/MO Gross

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







COLLEGE STATION, TEXAS 77845

Josh Isenhour josh@clarkisenhour.com

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

PROPERTY PHOTOS



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





COLLEGE STATION, TEXAS 77845

Josh Isenhour josh@clarkisenhour.com

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

AERIAL



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



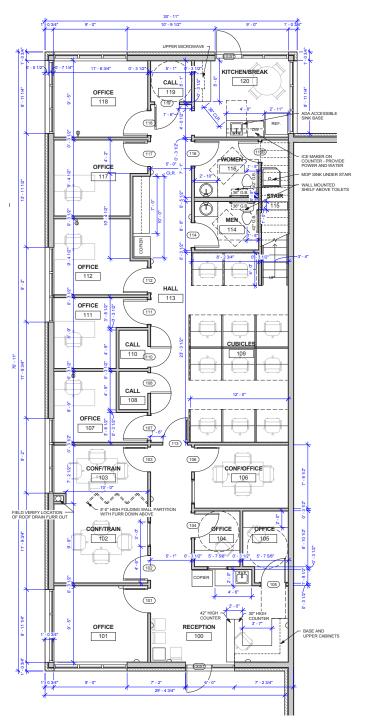


COLLEGE STATION, TEXAS 77845

Josh Isenhour josh@clarkisenhour.com

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

FLOOR PLAN



All measurements are approximate

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





COLLEGE STATION, TEXAS 77845

Josh Isenhour josh@clarkisenhour.com

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

			11/2/201
Inform:	ation About B	rokerage Services	
Texas law requires all	real estate licensees	to give the following information ab	out
		ers, tenants, sellers and landlords.	Jul
TYPES OF REAL ESTATE LICENSE HOLDERS:		rformed by color agente energy by th	a haalkaa
 A BROKER is responsible for all brokerage ac A SALES AGENT must be sponsored by a brokerage 	oker and works with clier	ints on behalf of the broker.	e broker.
~ ~ ~			
 A BROKER'S MINIMUM DUTIES REQUIRED BY Put the interests of the client above all others, 	LAW (A client is the pe	rson or party that the broker represent	s):
 Inform the client of any material information above 			
 Answer the client's questions and present any 			
 Treat all parties to a real estate transaction ho 	nestly and fairly.		
A LICENSE HOLDER CAN REPRESENT A PART	Y IN A REAL ESTATE	TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes	the property owner's agent through an a	agreement with the owne
usually in a written listing to sell or property r	management agreement	t. An owner's agent must perform the	broker's minimum dutie
above and must inform the owner of any m			by the agent, including
information disclosed to the agent or subagent by the	ne buyer of buyers agen	it.	
AS AGENT FOR BUYER/TENANT: The broker	becomes the buyer/tena	ant's agent by agreeing to represent the	buyer, usually through
written representation agreement. A buyer's age			
material information about the property or transa seller's agent.	action known by the ag	ent, including information disclosed to t	he agent by the seller of
AS AGENT FOR BOTH - INTERMEDIARY: TO	o act as an intermedia	ry between the parties the broker mu	st first obtain the writte
agreement of each party to the transaction. Th underlined print, set forth the broker's obligations as	e written agreement m	ust state who will pay the broker and	, in conspicuous bold (
 Must treat all parties to the transaction impartia 		er wild acts as an internetiary.	
 May, with the parties' written consent, app 	point a different license	e holder associated with the broker to	each party (owner ar
buyer) to communicate with, provide opinions a			insaction.
 Must not, unless specifically authorized in writino that the owner will accept a price less that 			
 that the buyer/tenant will pay a price great 	ter than the price submitt	ed in a written offer; and	
o any confidential information or any	other information that		roker in writing not
disclose, unless required to do so by law.			
AS SUBAGENT: A license holder acts as a su	ubagent when aiding a	buyer in a transaction without an age	eement to represent th
buyer. A subagent can assist the buyer but does no	ot represent the buyer and	d must place the interests of the owner fire	st.
TO AVOID DISPUTES, ALL AGREEMENTS BETV	VEEN YOU AND A BRO	KER SHOULD BE IN WRITING AND CL	EARLY ESTABLISH
 The broker's duties and responsibilities to you, 	and your obligations und	der the representation agreement.	
Who will pay the broker for services provided to	o you, when payment wil	I be made and how the payment will be ca	lculated.
LICENSE HOLDER CONTACT INFORMATION: 1	This notice is being prov	ided for information numoses. It does not	ot create an obligation fo
you to use the broker's services. Please acknowledge	ge receipt of this notice b	below and retain a copy for your records.	at cloure an obligation it
CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8000040		(070)000 00 10
icensed Broker /Broker Firm Name or	<u>8999919</u> License No.	INFO@CLARKISENHOUR.COM Email	(979)268-6840 Phone
Primary Assumed Business Name			1 HONG
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm IOSH ISENHOUR	License No.		Phone (070) 200 CO 40
icensed Supervisor of Sales Agent/	<u>506325</u> License No.	JOSH@CLARKISENHOUR.COM Email	(979)268-6840 Phone
Associate		Linda	1-Holie
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten:	ant/Seller/Landlord Initia	als Date	
Regulated by the Texas Real Estate Commiss	sion	Information available	at www.trec.texas.gov
AN ANTICAS AND	20032-9.45 P		IABS 1-0 Date
		Phone: (979)268-6840 Fax: d, Fraser, Michigan 48026 www.zipl.ogix.com	IAB
lark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801 Ryan Lovett Produced with zipForm® by	y zipLogix 18070 Fifteen Mile Road		
	y zipLogix 18070 Fifteen Mile Road	, Hasel, Michigan 40020 WWW.ziji.cyt.com	
	y zipLogix 18070 Fifteen Mile Road	, reser, monsgan 40020 <u>www.zys.com.com</u>	
	y zipLogix 18070 Fifteen Mile Road	, i testi, mongen 40220 <u>mm.r.du.ogs.com</u>	

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

