

750 WILLIAM D. FITCH PKWY COLLEGE STATION, TEXAS 77845 For more information, please contact:

Scott Lovett 979.268.6840 scott@clarkisenhour.com



# **PROPERTY FEATURES**

- New Executive office spaces located in the prestigious Tower Center Business Condos
- Walk to Blue Baker, Tipsy Bean, RxPizza, Casa Do Brasil, or Mad Taco!
- Fun work environment with lots of potential synergy with other tenants

#### SUITES FOR LEASE



#### Spaces Offered for Lease: Suite 102, 104; \$850/MO Suite 201, 202, 203; \$750/MO Executive Office Lease: Common Area includes access to conference room, breakroom, server/ storage room, bathrooms & phone and internet included.

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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# **PROPERTY PHOTOS**

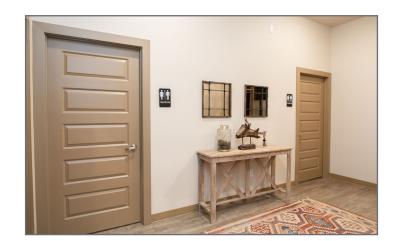












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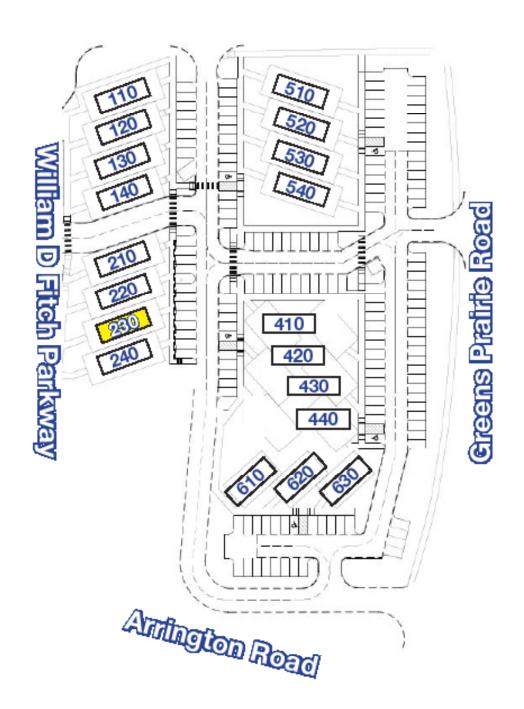
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# SITE PLAN



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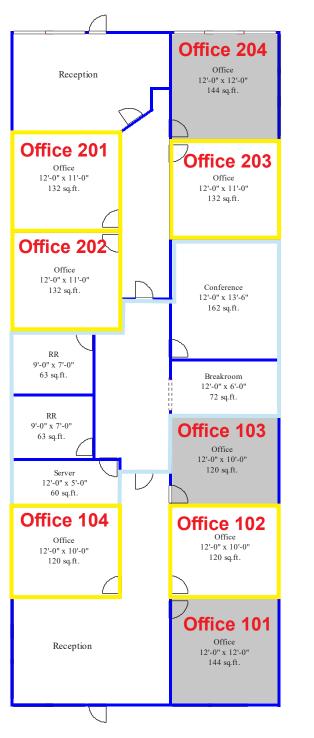


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# FLOOR PLAN

<u>Lease</u>	Prices
<u>Office</u>	<u>Price</u>
101	Leased
102	\$850/MO
103	Leased
104	\$850/MO
201	\$750/MO
202	\$750/MO
203	\$750/MO
204	Leased









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EQUAL INCIDENCE BYDORTWITY TO	exas law requires all real	l estate licensees	Brokerage Services to give the following information abo ers, tenants, sellers and landlords.	ut
			performed by sales agents sponsored by the ents on behalf of the broker.	broker.
<ul> <li>Put the interests of the</li> <li>Inform the client of any</li> <li>Answer the client's que</li> </ul>	e client above all others, incl	uding the broker's of the property or transer to or counter-offer	saction received by the broker;	):
A LICENSE HOLDER CAN	N REPRESENT A PARTY I	N A REAL ESTATE	TRANSACTION:	
usually in a written listing above and must inform	g to sell or property man	agement agreement ial information ab	s the property owner's agent through an a nt. An owner's agent must perform the out the property or transaction known nt.	broker's minimum duti
written representation agree	eement. A buyer's agent r	nust perform the b	nant's agent by agreeing to represent the roker's minimum duties above and must gent, including information disclosed to the	inform the buyer of an
<ul> <li>May, with the parties buyer) to communicate</li> <li>Must not, unless specion</li> <li>that the owner will</li> <li>that the buyer/tension</li> <li>any confidential disclose, unless re</li> </ul> AS SUBAGENT: A licension	e with, provide opinions and ifically authorized in writing t II accept a price less than thu ant will pay a price greater t information or any othe required to do so by law. se holder acts as a subagi ist the buyer but does not rep	t a different licens advice to, and carry o do so by the party e written asking pric han the price submi er information tha gent when aiding present the buyer a	e; tted in a written offer; and tt a party specifically instructs the br a buyer in a transaction without an agra nd must place the interests of the owner firs	nsaction. oker in writing not eement to represent th t.
TO AVOID DISPUTES ALL				
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