



Listed in conjunction with:
CLARK ISENHOUR
 Real Estate Services, LLC

FOR LEASE

750 William D Fitch Suite 420

COLLEGE STATION, TEXAS 77845

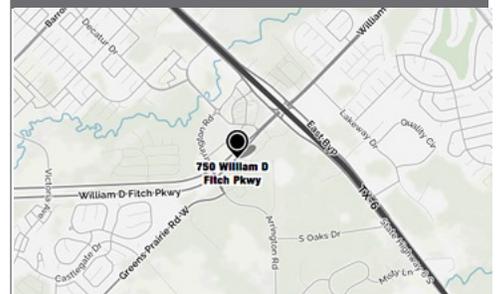
For more information, please contact:
 Primary Contact: Tiffany Bullard
 979.450.3880
 tiffanybullard@walshmangan.com
 Josh Isenhour
 979.268.6840
 josh@clarkisenhour.com



PROPERTY FEATURES

- Amazing office space available in South College Station!
- Formerly the Tippy Bean coffee shop, this space boasts industrial finish-out with open layout and loft area.
- Walk to area restaurants including Costa Vida, Blue Baker, Mad Taco, RX Pizza, and Casa do Brasil.
- Big windows provide lots of natural light
- This space even has an outdoor patio area!

PROPERTY FOR LEASE



Offered for Lease:
\$2,850/MO Gross

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.

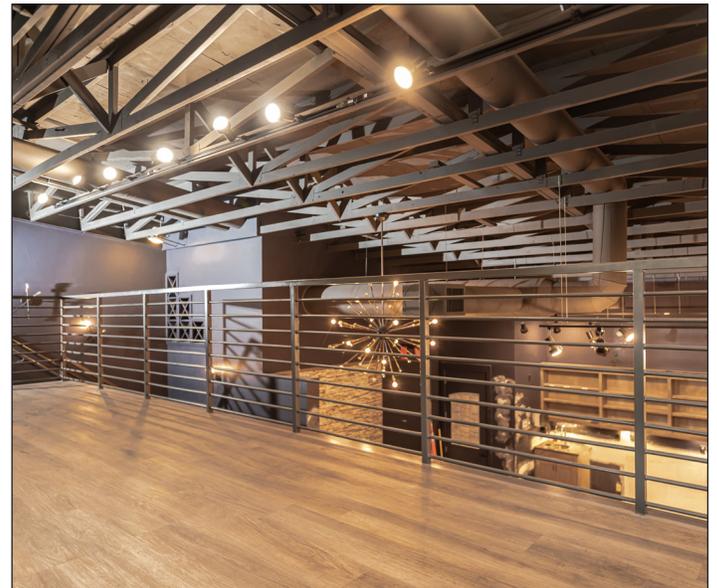
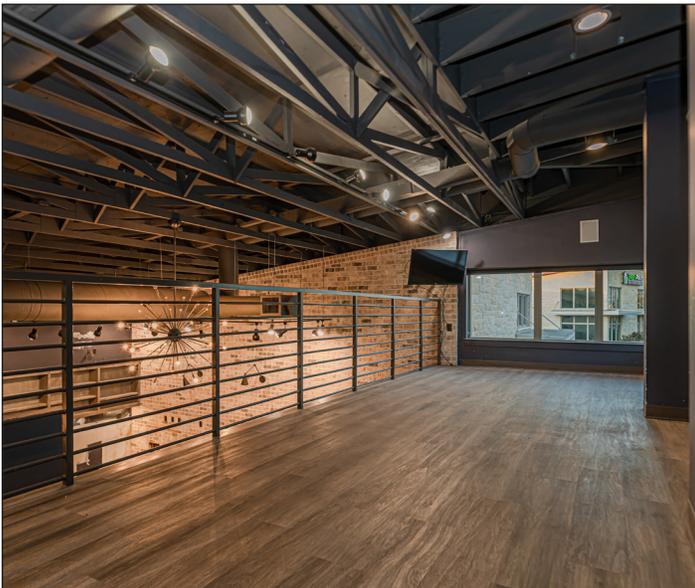


Listed in conjunction with:
CLARK ISENHOUR
 Real Estate Services, LLC

FOR LEASE
750 William D Fitch Suite 420
 COLLEGE STATION, TEXAS 77845

For more information, please contact:
 Primary Contact: Tiffany Bullard
 979.450.3880
 tiffanybullard@walshmangan.com
 Josh Isenhour
 979.268.6840
 josh@clarkisenhour.com

PROPERTY PHOTOS





Listed in conjunction with:
CLARK ISENHOUR
 Real Estate Services, LLC

FOR LEASE

750 William D Fitch Suite 420

COLLEGE STATION, TEXAS 77845

For more information, please contact:
 Primary Contact: Tiffany Bullard
 979.450.3880
 tiffanybullard@walshmangan.com
 Josh Isenhour
 979.268.6840
 josh@clarkisenhour.com

AERIAL



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.



Listed in conjunction with:
CLARK ISENHOUR
 Real Estate Services, LLC

FOR LEASE

750 William D Fitch Suite 420

COLLEGE STATION, TEXAS 77845

For more information, please contact:
 Primary Contact: Tiffany Bullard
 979.450.3880
 tiffanybullard@walshmangan.com
 Josh Isenhour
 979.268.6840
 josh@clarkisenhour.com

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary 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 an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOUR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
JOSH ISENHOUR	506325	JOSH@CLARKISENHOUR.COM	(979)268-6840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801
 Ryan Lovett Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (979)268-6840 Fax: _____
IABS

