



4519 MILLS PARK CR. COLLEGE STATION, TX 77845

Howard Mayne howard@clarkisenhour.com 979-268-6840 Josh Isenhour josh@clarkisenhour.com



PROPERTY FEATURES

- Executive office suites in South College Station with high end finish outs
- Common conference room
- Great amenities and lots of new development in the immediate area
- Walk to Blue Baker, Mad Taco, RX Pizza, Tipsy Bean and Casa Do Brasil!
- Great opportunity to office close to home in a professional setting
- Fun work environment with lots of potential synergy with other tenants



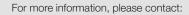


Offered for Lease:

Office #200 F: \$650/MO Gross

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







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PHOTOS







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BBB ACCREDITED

For more information, please contact:



FOR LEASE The Offices at Caprock

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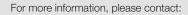
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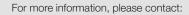
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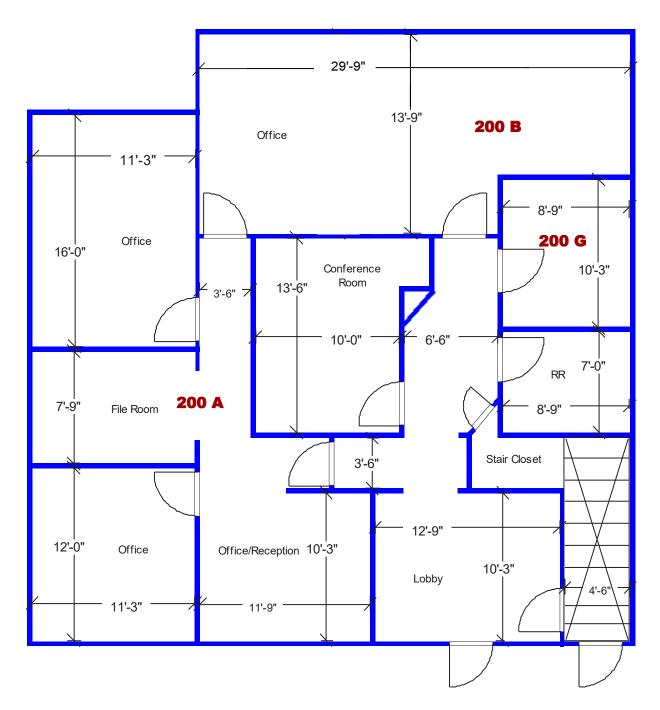
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The Offices at Caprock

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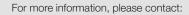
1ST FLOOR LAYOUT



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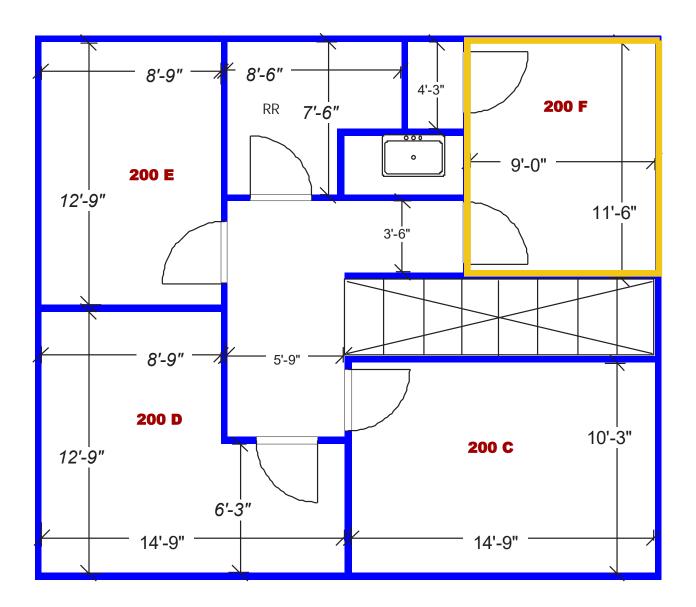
FOR LEASE

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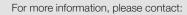
Howard Mayne howard@clarkisenhour.com 979-268-6840 Josh Isenhour josh@clarkisenhour.com

2ND FLOOR LAYOUT



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







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Howard Mayne howard@clarkisenhour.com 979-268-6840 Josh Isenhour josh@clarkisenhour.com

| A BRCKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A SALES A GENT must be sponsored by a broker and works with clients on behalf of the broker. ROKER'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. ANSIES ACON TO ANNER (SELLERIALANDLORD): The broker becomes the property owner's agent through an agreement with the owner, ally in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties we and must inform the owner of any material all information about the property or transaction known by the agent, including material disclosed to the agent or subagent by the buyer or buyer's agent. AGENT FOR BUYENTENNAT: The broker becomes the broker's minimum duties above and must inform the buyer and the property or transaction known by the agent, including information disclosed to the agent by the seller or ar's agent. AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement. The utility and fairly: May, with the parties writte nonsent, appoint a different license holder associated with the broker in writting not to disclose to the transaction inopartially and fairly: May, writte the parties written consent, appoint a different license holder associated with the broker in writting not to disclose, uneless requincload written written advice to do so by law. | Texas law requires all | | | 11/2/2015 |
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| brokerage services to prospective buyers, fenants, sellers and landlords. SEG FEAL ESTATE LICENSE HOLDERSI: ABROKER is reponsible 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. ASINCER IS ENSIGHT must be sponsored by a broker and works with clients on behalf of the broker. A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. Answer the clients' questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honesity and fairy. ICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property or transaction known by the agent, including mation disclosed to the agent or subgent by the buyer or buyer's agent must perform the broker's minimum dulies we and must inform the owner of any material information about the property or transaction known by the agent, including mation disclosed to the agent or subgent by the element. An owner's agent must perform the broker and, including information disclosed to the agent by the seller or ar's agent. ADVERTINANT: The broker becomes the buyer/tenant's agent by agreeing to represent metagent by the seller or ar's agent. ADVERTINANT: The broker becomes the buyer humat bate who will pay the broker and, in comparisuous bold or efined print, set forth the broker's obligations as an intermediary. A broker who will pay the broker and, in comparisuous bold or efined print, set forth the trokere's obligations as an intermediary. A broker who will | | | | |
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| Put the interests of the client above all others, including the broker's own interests; 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 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 nonestly and fairly. ICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AGENT FOR OWNER (SELLERILANDLORD): The broker becomes the property owner's agent through an agreement with the owner, ally in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties we and must inform the owner of any material information about the property or transaction known by the agent, including matten disclosed to the agent or subagent by the buyer or buyer's agent. AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a en representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any relial information about the property or transaction. Innown by the agent, including information disclosed to the agent by the seller or ar's agent. AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written sement of each party to the transaction. Inpartitip and fairly; May, with the parties's 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: • that the owner will accept a price less than the written asking price; • that the owner will accept a price less than the written asking price; • that the owner will accept a price less than | | | | proker. |
| AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, ally in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum dulies we and must inform the owner of any material information about the property or transaction known by the agent, including mation disclosed to the agent or subagent by the year or buyer's agent. AGENT FOR BUYERTENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a ten representation agreement. A buyer's agent must perform the broker's minimum dulies above and must inform the buyer of any rais agent. AGENT FOR BUYERTENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a ten representation agreement. A buyer's agent must perform the broker's minimum dulies above and must inform the buyer of any rais agent. AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement must state who will pay the broker and, in conspicuous bold or erined print, sterior to broker's obligations as an intermediary. A broker who acts as an intermediary. Must the tail parties to the transaction impartially and fifty: May, with the parties' written consent, apoint a different license holder associated with the broker to each party (owner and buyer) to communicate writt, 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: • that the owner will accept a price greater than the price submitted in a written offer; and • 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. SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the error st | Put the interests of the client above all others, Inform the client of any material information at Answer the client's questions and present any | including the broker's own intere- out the property or transaction re offer to or counter-offer from the | sts; eceived by the broker; | |
| ally in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties ve and must inform the owner of any material information about the property or transaction known by the agent, including matterial information about the property or transaction known by the agent, including information about the property or transaction known by the agent, including information about the property or transaction known by the agent, including information disclosed to the agent by the seller or ar's agent. AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a ten representation agreement. A buyer's agent. AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker and, in conspicuous bold or erined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary. Whus the transaction impartially and fairly. Must that all parties to the transaction impartially and fairly. Must not, unless specifically authorized in writing to do so by the party (sloctose: • that the owner will accept a price less than the written asking price; • that the owner will accept a price greater than the price submitted in a written offer; and • 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. SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the er, a subagent can assist the buyer buy ode on unprice provided to you, when payment will be made and how the payment will be calculated. | A LICENSE HOLDER CAN REPRESENT A PART | Y IN A REAL ESTATE TRANS | ACTION: | |
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| IN R CLARK 358293 JOHN@CLARKISENHOUR.COM (979)268-6840 ignated Broker of Firm License No. Email Phone SH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 Insed Supervisor of Sales Agent/ License No. Email Phone Insed Supervisor of Sales Agent/ License No. Email Phone Insed Supervisor of Sales Agent/ License No. Email Phone Insed Supervisor of Sales Agent/ License No. Email Phone Insed Supervisor of Sales Agent/ 699909 HOWARD@CLARKISENHOUR.COM (979)268-6840 Insection Email Phone Phone Insection Buyer/Tenant/Seller/Landlord Initials Date | TO AVOID DISPUTES, ALL AGREEMENTS BETV The broker's duties and responsibilities to you, Who will pay the broker for services provided t LICENSE HOLDER CONTACT INFORMATION: | and your obligations under the r o you, when payment will be mani- his notice is being provided fo ge receipt of this notice below an | epresentation agreement. de and how the payment will be calor information purposes. It does not id retain a copy for your records. | ulated. create an obligation for |
| Ignated Broker of Firm License No. Email Phone SH ISENHOUR 506325 JOSH@CLARKISENHOUR.COM (979)268-6840 nsed Supervisor of Sales Agent/ License No. Email Phone clate Clark 699909 HOWARD@CLARKISENHOUR.COM (979)268-6840 NARD MAYNE 699909 HOWARD@CLARKISENHOUR.COM (979)268-6840 Is Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Date | TO AVOID DISPUTES, ALL AGREEMENTS BETV The broker's duties and responsibilities to you, Who will pay the broker for services provided t LICENSE HOLDER CONTACT INFORMATION: you to use the broker's services. Please acknowled CLARK ISENHOUR REAL ESTATE SERVICES, LLC Licensed Broker /Broker Firm Name or | and your obligations under the r you, when payment will be may his notice is being provided fo ge receipt of this notice below ar 8999919 | epresentation agreement. de and how the payment will be calor information purposes. It does not id retain a copy for your records. DOCLARKISENHOUR.COM | ulated. create an obligation for (979)268-6840 |
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| ociate <u>NARD MAYNE</u> <u>699909</u> <u>HOWARD@CLARKISENHOUR.COM</u> (979)268-6840 ss Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date | TO AVOID DISPUTES, ALL AGREEMENTS BETV The broker's duties and responsibilities to you, Who will pay the broker for services provided the LICENSE HOLDER CONTACT INFORMATION: you to use the broker's services. Please acknowled CLARK ISENHOUR REAL ESTATE SERVICES, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name JOHN R CLARK | and your obligations under the r o you, when payment will be main his notice is being provided for ge receipt of this notice below ar <u>8999919</u> INFO License No. <u>358293</u> JOH | epresentation agreement. Je and how the payment will be calc information purposes. It does not id retain a copy for your records. D@CLARKISENHOUR.COM Email N@CLARKISENHOUR.COM | ulated. create an obligation for . <u>(979)268-6840</u> Phone . <u>(979)268-6840</u> |
| NARD MAYNE 699909 HOWARD@CLARKISENHOUR.COM (979)268-6840 Is Agent/Associate's Name License No. Email Phone Buyer/Tenant/Seller/Landlord Initials Date Date | TO AVOID DISPUTES, ALL AGREEMENTS BETV The broker's duties and responsibilities to you, Who will pay the broker for services provided t LICENSE HOLDER CONTACT INFORMATION: You to use the broker's services. Please acknowled CLARK ISENHOUR REAL ESTATE SERVICES, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name JOHN R CLARK Designated Broker of Firm JOSH ISENHOUR | and your obligations under the r o you, when payment will be mar- ihis notice is being provided fo- ge receipt of this notice below ar <u>8999919</u> INFC License No. <u>358293</u> JOH License No. <u>506325</u> JOSi | epresentation agreement. de and how the payment will be calor information purposes. It does not id retain a copy for your records. DOCLARKISENHOUR.COM Email NOCLARKISENHOUR.COM Email HOCLARKISENHOUR.COM | ulated. create an obligation for |
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