

700 UNIVERSITY DR E COLLEGE STATION, TEXAS 77840 For more information, please contact:

Josh Isenhour 979.268.6840 josh@clarkisenhour.com



### PROPERTY FEATURES

- Retail/office center with great visibility from **University Drive**
- Located at the lighted intersection of University **Drive and Tarrow Street**
- 2018 TxDOT average traffic count 39,038 VPD on **University Drive**
- Just a few blocks away from the Texas A&M University campus! - Fall 2020 Enrollment: 71,109 students!
- Quick access to neighboring restaurants
- Abundant parking available
- Large signage available on building facade and on pylon sign fronting University Drive

#### SUITES FOR LEASE



Suite 100E Size: 5,689 SF Price: \$5,700/MO NNN 2020 Estimated total rent = \$7,550/Month Suite 100F Size: 1,336 SF Price: \$1,350/MO NNN 2020 Estimated total rent = \$1,800/Month

Suite 101F Size: 3,247 SF Price: \$3.250/MO NNN 2020 Estimated total rent = \$4,300/Month

Suite 106 Size: 3,001 SF Price: \$3,450/MO NNN 2020 Estimated total rent = \$4,425/Month

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# AERIAL



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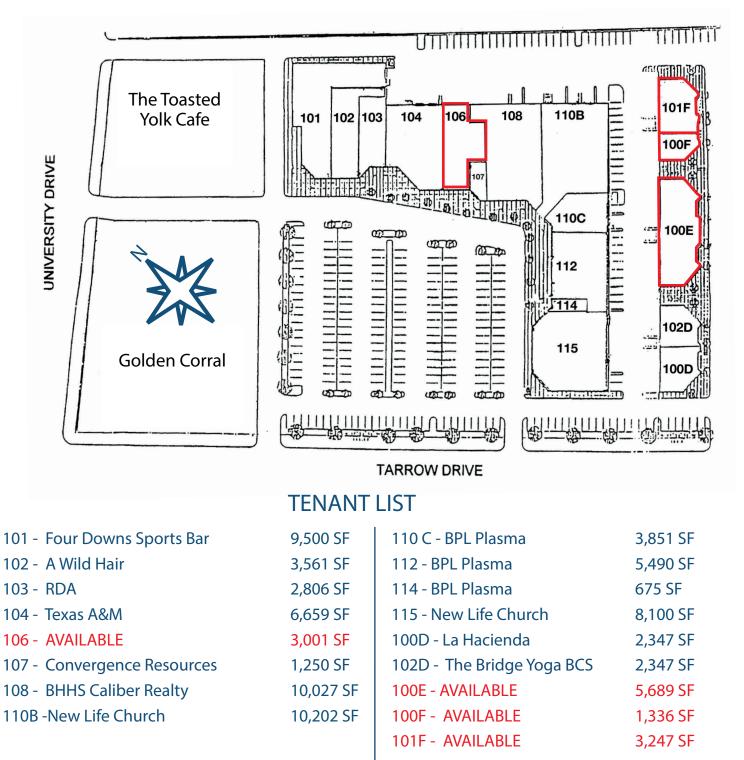




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### SITE PLAN



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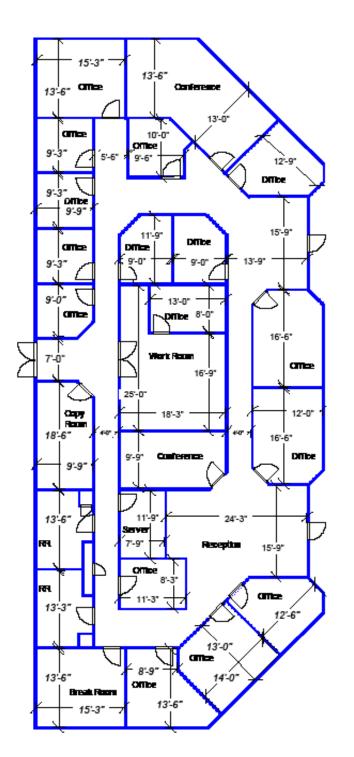
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### **100E FLOORPLAN**



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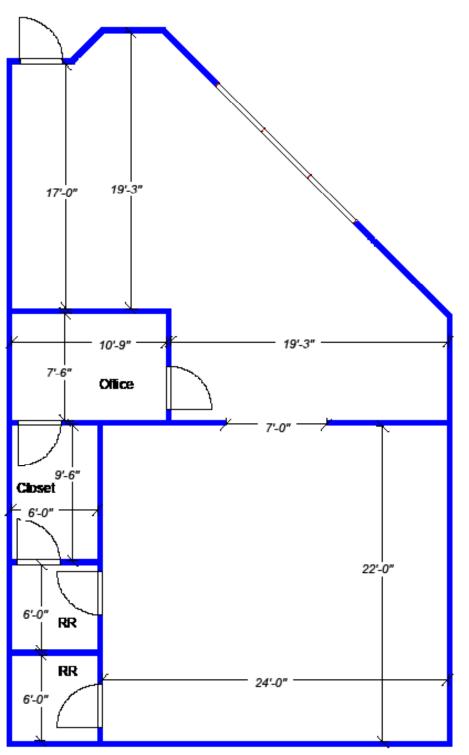




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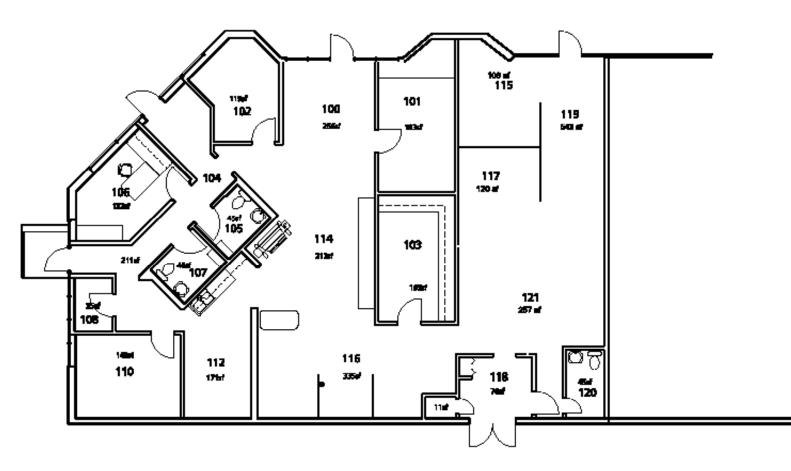




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## 101F FLOORPLAN



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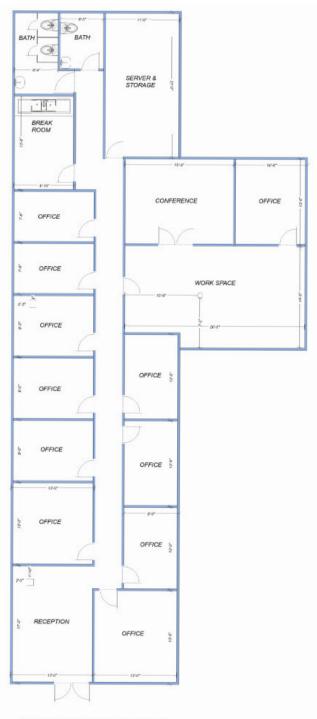
upgrants or representation, expressed or implied is made as to the accuracy of the information contained herein, and came is submitted subject to



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### **106 FLOORPLAN**



ALL MEASUREMENTS APPROXIMATE

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TYPES OF REAL ESTATE LICENSE HOLDERS:			
<ul> <li>A BROKER is responsible for all brokerage activ</li> <li>A SALES AGENT must be apprisoned by a broker</li> </ul>	er and works with cl	performed by sales agents sponsored by the lifents on bohalf of the broker.	braker.
A BROKER'S MINIMUM DUTIES REQUIRED BY LA			f
<ul> <li>Put the interests of the client above all others, inc</li> <li>Inform the client of any insterial information above</li> </ul>			
<ul> <li>Answer the client's guestions and present any of</li> </ul>			
<ul> <li>Treat all parties to a real estate transaction hona</li> </ul>			
A LICENSE HOLDER CAN REPRESENT A PARTY	IN A REAL ESTAT	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD):	The broker become	es like property owner's agent through an eg	reement with the owner.
usually in a written listing to sell or property ma	negement agreem	ent. All owner's agent must perform the b	roker's minimum duties
above and must inform the owner of any male information disclosed to the agent or subagant by the	arial information a buyer or buyer's ag	bout the property or transaction known to jent.	ly the agent including
AS AGENT FOR BUYER/TENANT: The broker ba	comes the buyer/is	enant's agent by agreeing to represent the h	ovyer, usually through a
wrillen representation agreement. A buyor's agent	must perform the	broker's minimum duties above and must i	nform the buyer of any
material information about the property or transacti seller's agent.	ion known by the	agent, including information disclosed to the	agent by the sellar or
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AS AGENT FOR BOTH - INTERMEDIARY; To a	act as an interme	diary 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 a		roker who acts as an intermediary.	
Must treat all parties to the transaction importially	and fairly;		
way, wer the carties whiteh consent appoint	at a different ficer	nse holder associated with the broker to a	each parly (owner and
buyer) to communicate with, provide opinions and Must and unless successful and in all			eaclion.
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