

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 102D Size: 2,347 SF Price: \$2,350/MO NNN 2020 Estimated total rent = \$3,200/Month

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

Suite 107 Size: 1,250 SF Price: \$1,600/MO NNN 2020 Estimated total rent = \$2,000/Month

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AERIAL



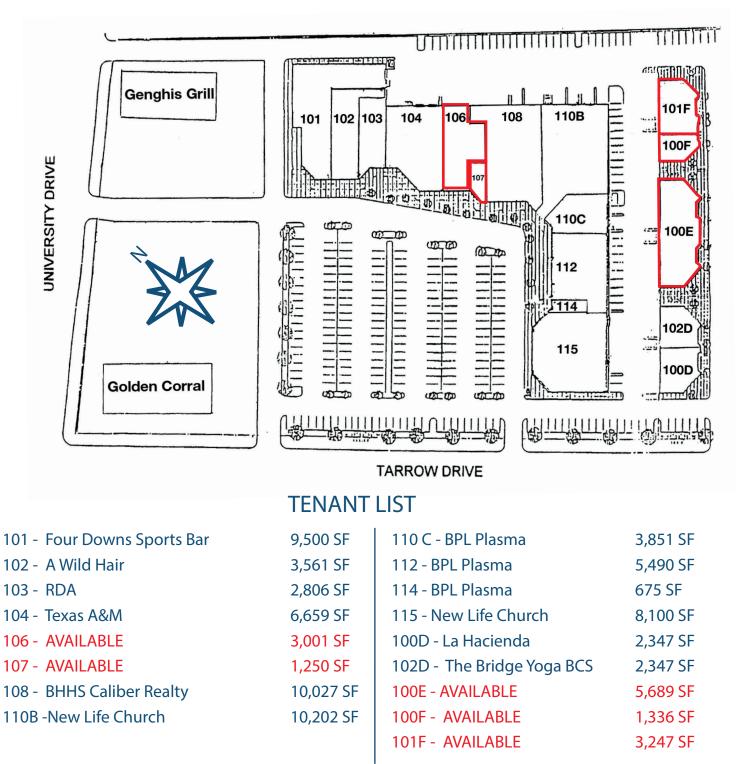
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SITE PLAN

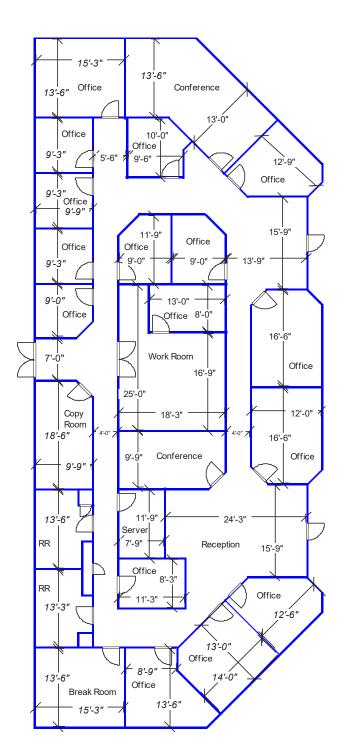


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100E FLOORPLAN



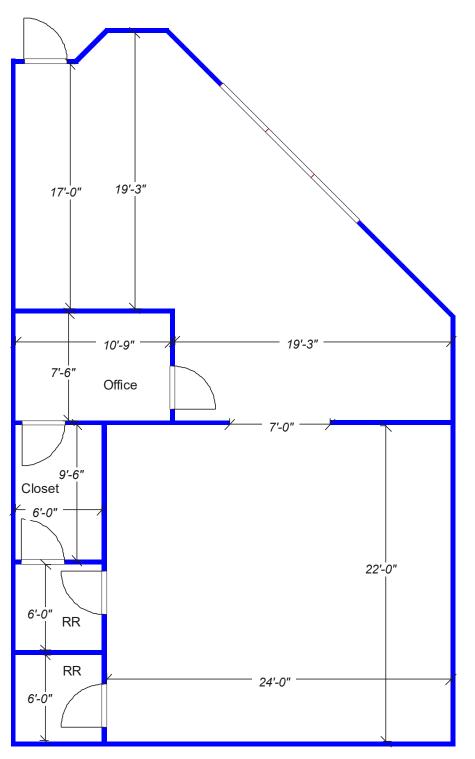
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VALLEY



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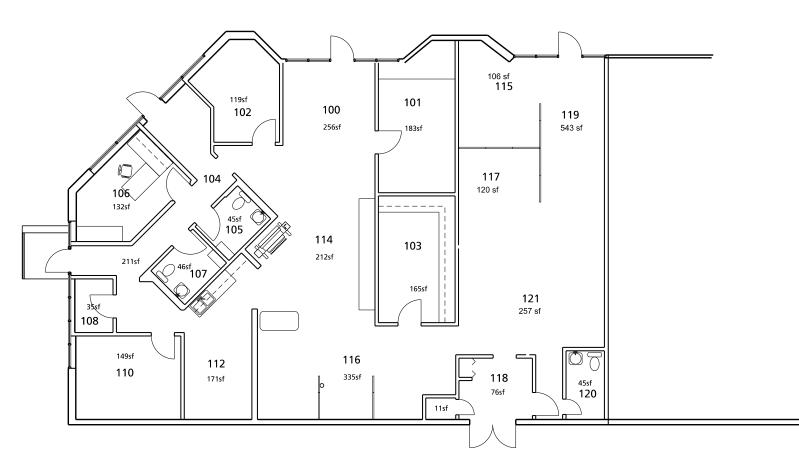


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101F FLOORPLAN



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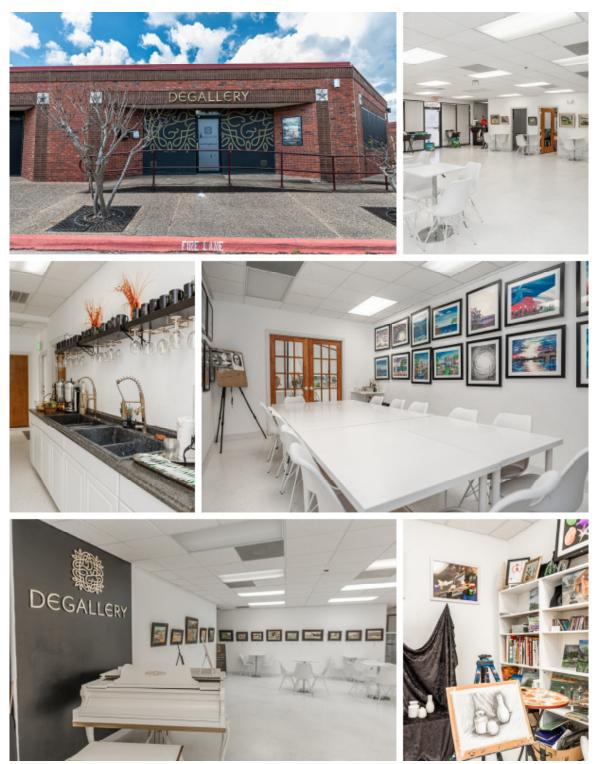


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102D PHOTOS

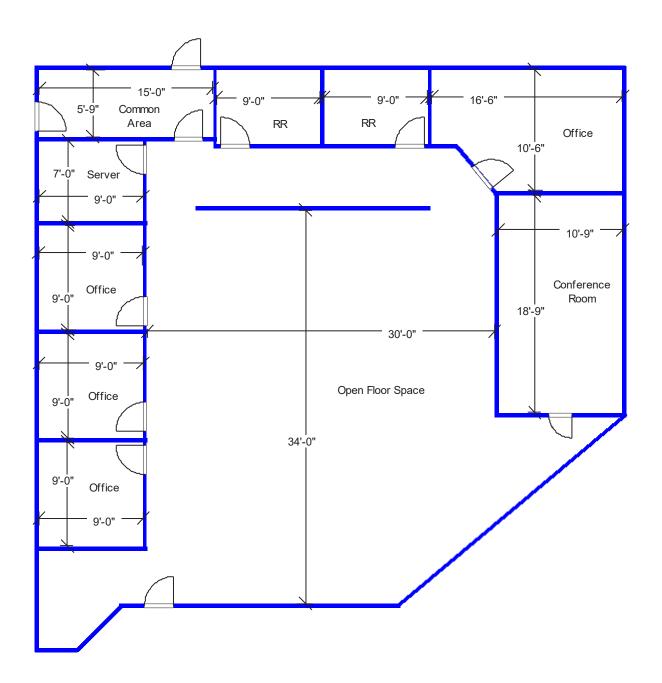


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102D FLOORPLAN



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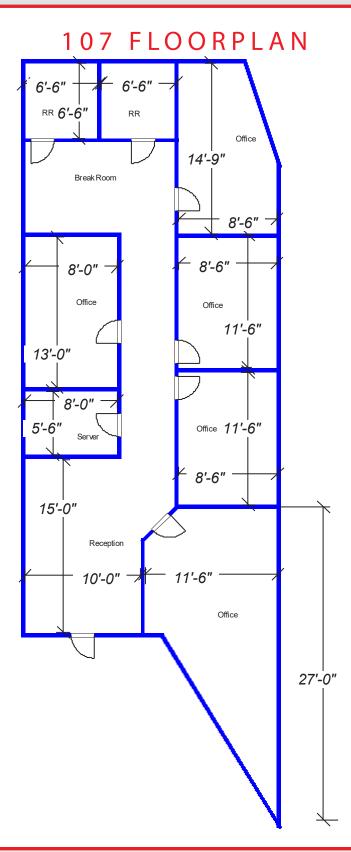


ACCREDITED BUSINESS CCIM

VALLEY

FOR LEASE Village Business Center

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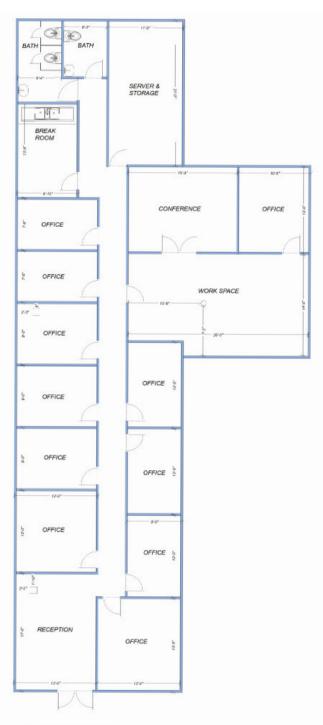


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106 FLOORPLAN



ALL MEASUREMENTS APPROXIMATE

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	T f	ion Alternet	Dualana e C	11/2/2015
[=]			Brokerage Services	
EQUAL HOUSING			es to give the following information	
	brokerage services t	o prospective buy	yers, tenants, sellers and landlords	S.
	ESTATE LICENSE HOLDERS:			
		ities including acte	performed by sales agents sponsored by	v the broker
	GENT must be sponsored by a broke			y the bloker.
			person or party that the broker repres	ents):
	ests of the client above all others, inc ent of any material information about			
inform the city	lient's questions and present any of			
	es to a real estate transaction hone		ener en en eneret filler (filler filler)	
A LICENSE HOLI	DER CAN REPRESENT A PARTY	IN A REAL ESTATE	E TRANSACTION:	
AS AGENT FOR	OWNER (SELLER/LANDLORD)	The broker become	es the property owner's agent through a	an agreement with the owner
usually in a writt	en listing to sell or property ma	nagement agreeme	ent. An owner's agent must perform	the broker's minimum duties
above and must	inform the owner of any mate	erial information at	bout the property or transaction kno	wn by the agent, including
	sed to the agent or subagent by the			
AS AGENT FOR	BUYER/TENANT: The broker be	comes the buyer/te	enant's agent by agreeing to represent	the buyer, usually through a
written representa	ation agreement. A buyer's agent	must perform the I	broker's minimum duties above and n	nust inform the buyer of any
	on about the property or transacti	on known by the a	agent, including information disclosed	to the agent by the seller or
seller's agent.				
AS AGENT FOR	BOTH - INTERMEDIARY: To a	act as an intermed	diary between the parties the broker	must first obtain the written
agreement of eac	ch party to the transaction. The	written agreement	must state who will pay the broker	and, in conspicuous bold or
underlined print, se	et forth the broker's obligations as a	n intermediary. A bro	oker who acts as an intermediary:	
	parties to the transaction impartially			
huver) to com	e parties written consent, appoint	nt a different licen	nse holder associated with the broken ry out the instructions of each party to the	r to each party (owner and
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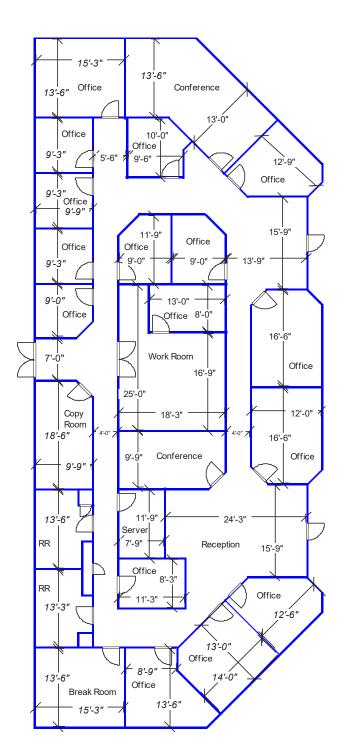
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