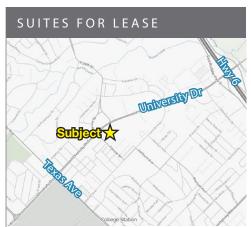


700 UNIVERSITY DR E COLLEGE STATION, TEXAS 77840 For more information, please contact: Josh Isenhour 979.268.6840 josh@clarkisenhour.com



PROPERTY FEATURES

- Retail/office center with great visibility from University Dr
- Located at the lighted intersection of University Dr and Tarrow St
- 2016 TxDOT average traffic count 47,277 VPD on University Dr
- Just a few blocks away from the Texas A&M University campus! - Fall Enrollment: 68,625 students!
- Great access to neighboring restaurants
- Abundant parking available
- Large signage available on building facade and on pylon sign fronting University Dr
- Suite 102 D available July 1st



Suite 107 Size: 1250 SF Price: \$1875/MO Includes 4 office space, restroom, and breakroom

Suite 102 D Size: 2347 SF Price: \$2992.43/MO Includes 4 office space, 2 restroom,breakroom, common area, and conference room

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Now arranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, om is significant to the conditions, with drawal without notice, and to any special listing conditions imposed by the owner.



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AERIAL



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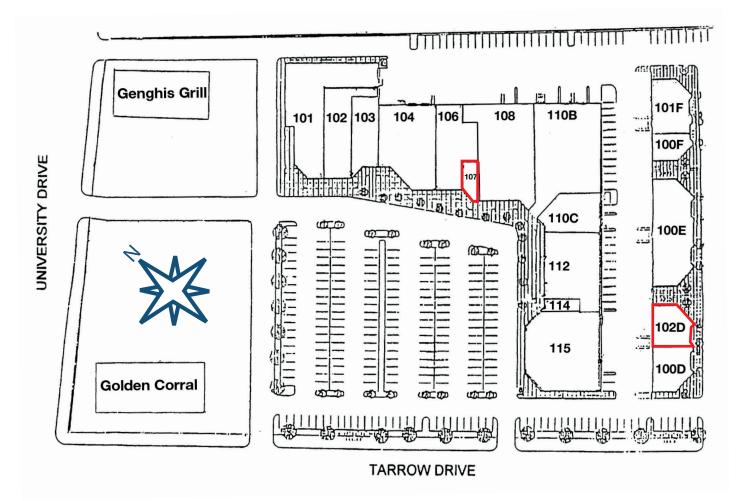


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SITE PLAN



TENANT LIST

101 -	Four Downs Sports Bar	9,500 SF	112 - BPL Plasma	3,851 SF
102 -	A Wild Hair	3,561 SF	114 - BPL Plasma	675 SF
103 -	RDA	2,806 SF	115 - New Life Church	8,100 SF
104 -	Texas A&M	6,659 SF	100D - La Hacienda	2,347 SF
106 -	Empower Behavioral Health	3,001 SF	102D - AVAILABLE	2,347 SF
107 -	AVAILABLE	1,250 SF	100E - TAMU Transportation	5,689 SF
108 -	BHHS Caliber Realty	10,027 SF	100F - Total Fitness Training	1,336 SF
110B -	- Baylor Scott & White	10,202 SF	101F - Texas A&M	3,247SF

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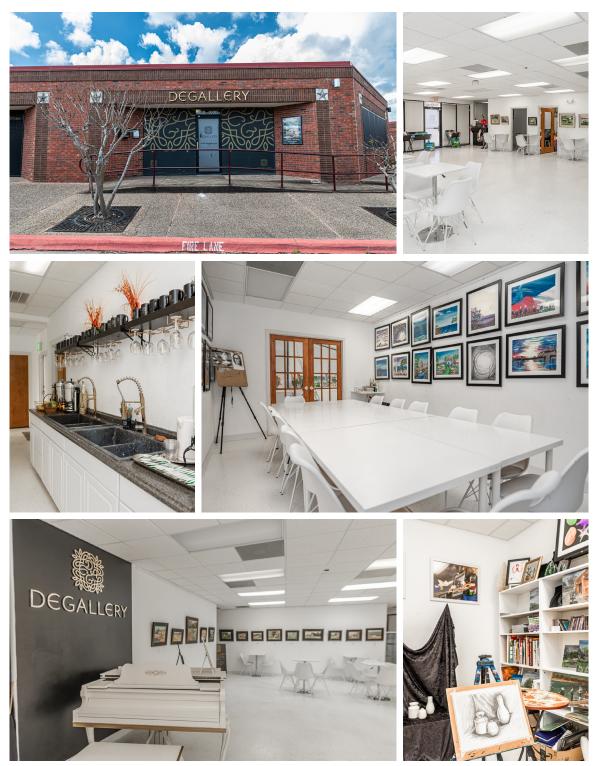


ACCREDITED BUSINESS

FOR LEASE Village Business Center

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102D PHOTOS



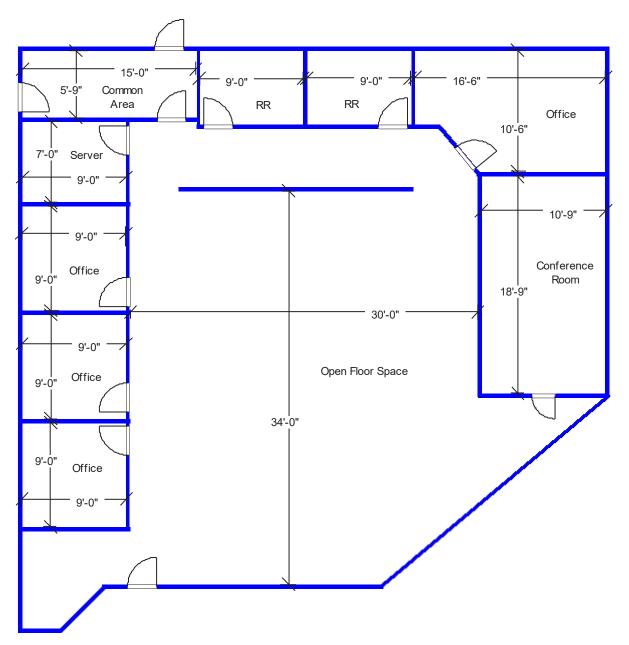
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102D FLOORPLAN



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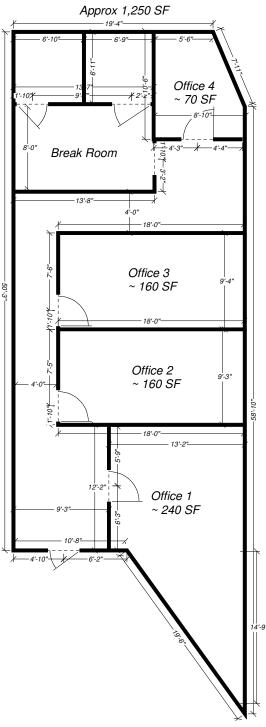


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107 FLOORPLAN



All Measurements Are Approximate

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ACCREDITED BUSINESS CCIM VALLEY

FOR LEASE Village Business Center

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

Josh Isenhour 979.268.6840 josh@clarkisenhour.com

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f= Informat	tion About]	Brokerage Services	
Texas law requires all re	al estate licensee	es to give the following information abo	ut
brokerage services	to prospective bu	yers, tenants, sellers and landlords.	
TYPES OF REAL ESTATE LICENSE HOLDERS:			
 A BROKER is responsible for all brokerage activity 	vities including acts	nerformed by sales agonts sponsored by the	brokor
 A SALES AGENT must be sponsored by a brok 			DIOKEI.
A BROKER'S MINIMUM DUTIES REQUIRED BY LA):
 Put the interests of the client above all others, in Inform the client of any material information abo 			
 Answer the client's questions and present any or 			
 Treat all parties to a real estate transaction hone 		estruktu katalantu dalaren - Konsportutu (* 1905)	
A LICENSE HOLDER CAN REPRESENT A PARTY	IN A REAL ESTATI	E TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD): usually in a written listing to sell or property ma	The broker become	es the property owner's agent through an agent. An owner's agent must perform the	preement with the owner,
above and must inform the owner of any mat	erial information al	bout the property or transaction known	by the agent including
information disclosed to the agent or subagent by the			-, agen, mondaling
AS AGENT FOR BUYER/TENANT: The broker be	comes the buver/te	mant's agent by agreeing to represent the	buver 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 transact	tion known by the a	agent, including information disclosed to th	e agent by the seller or
seller's agent.			
AS AGENT FOR BOTH - INTERMEDIARY: To	act as an intermed	diary between the parties the broker mus	t 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	an intermediary. A br	oker who acts as an intermediary:	
 Must treat all parties to the transaction impartially 			
 May, with the parties' written consent, appointed and the second s	int a different licen	ise holder associated with the broker to	each party (owner and
 buyer) to communicate with, provide opinions an Must not unloss apositionally authorized in writing 	io advice to, and carr	ry out the instructions of each party to the trai	isaction.
 Must not, unless specifically authorized in writing 			
 Must not, unless specifically authorized in writing o that the owner will accept a price less than t 	g to do so by the part	ty, disclose:	
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