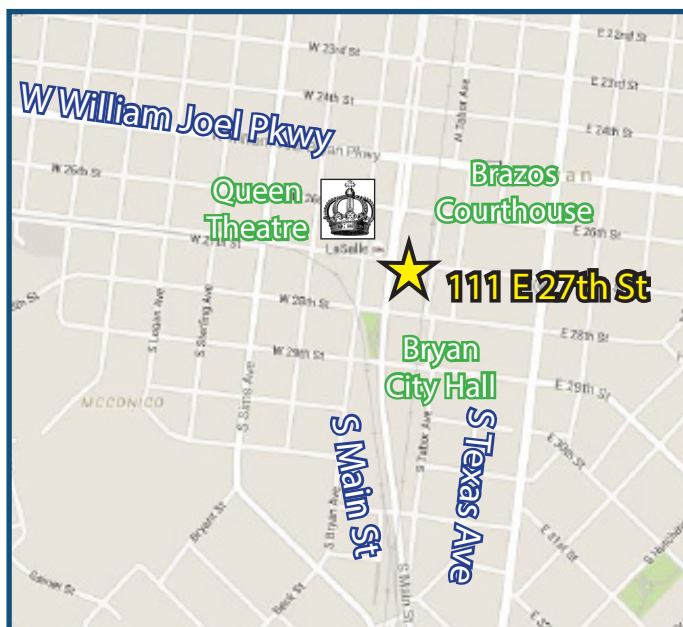




PROPERTY FEATURES

- Unique opportunity to lease 2,100 SF in Downtown Bryan with on site parking
- Historic Building (Former Municipal Building)
- Fully remodeled space
- Open floorplan
- Exposed brick
- Hardwood and original terrazzo floors
- Third floor location with elevator
- Incredible views with lots of natural light
- Offered For Lease: \$3,650/Mo



For more information, please contact:

Josh Isenhour
979.268.6840
josh@clarkisenhour.com

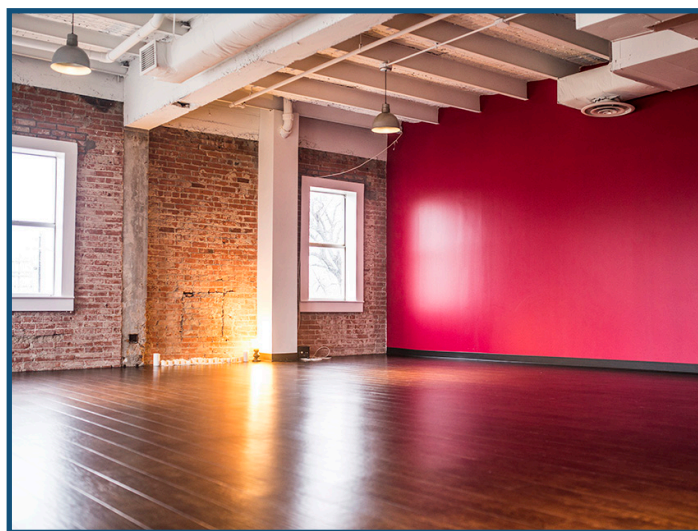
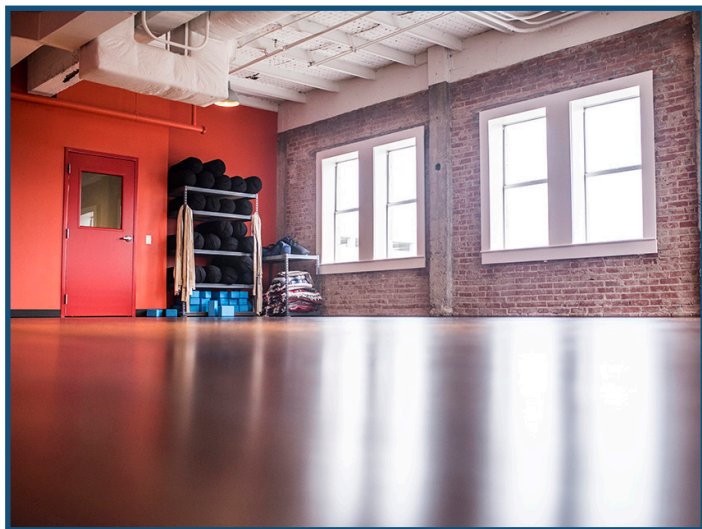
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PHOTOS



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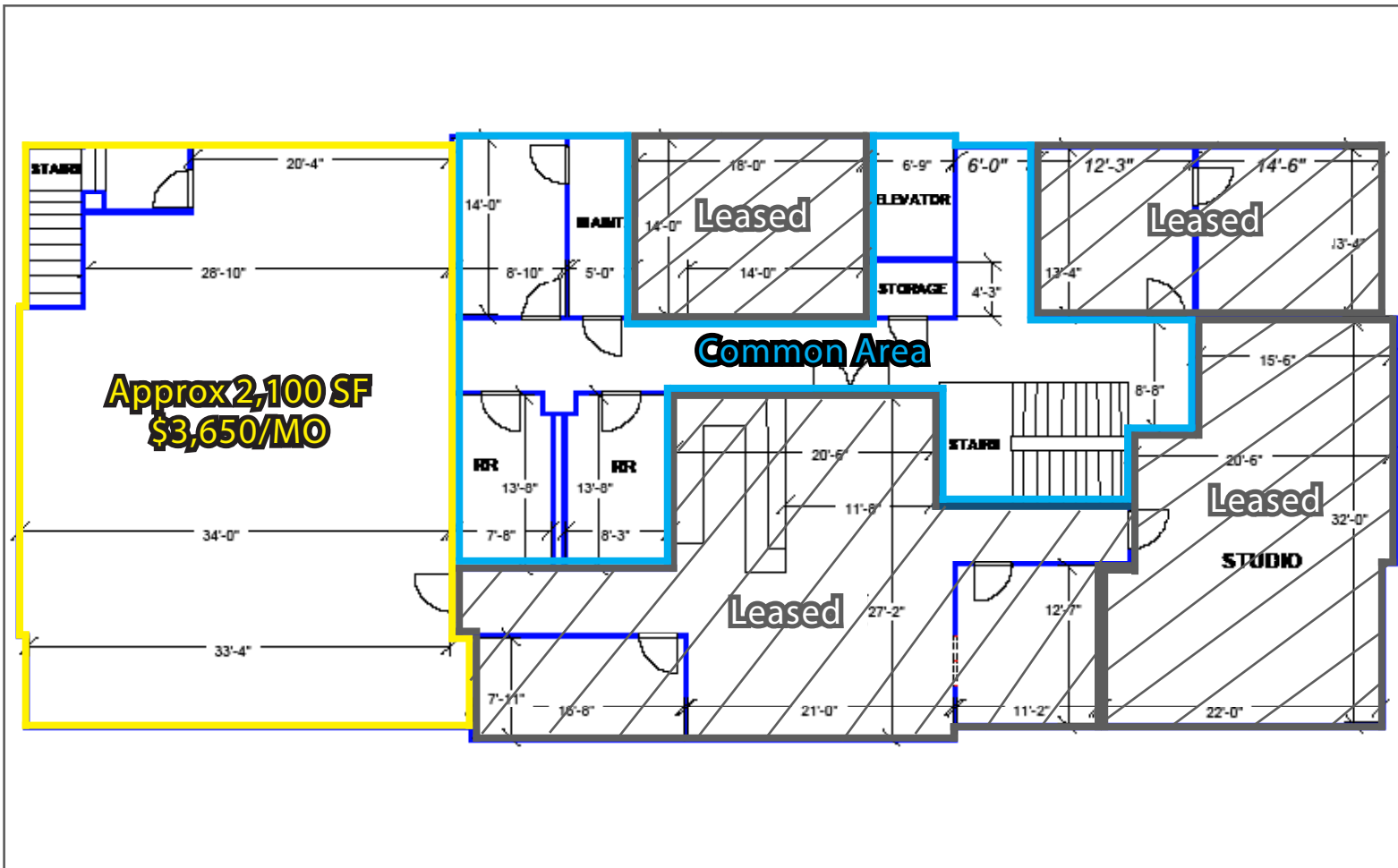
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FLOOR PLAN



*All measurements are approximate. For reference only.
*Square footage includes pro-rata share of common area.

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Brief History of the Bryan Municipal

The Bryan Municipal Building was constructed in 1929 and was the first modern municipal facility in Bryan to house the city's main governmental offices and police and fire departments. The building was designed by the Austin based architectural firm of Giesecke & Harris and it is a good example of their work and one of Bryan's few buildings reflecting the influence of the Moderne style. As one of Austin's leading architectural firms of the period, Gieseck & Harris were responsible for designing numerous high school and institutional buildings throughout the state including the Austin State School and State School for the Deaf. The building is important for its association with events in Bryan's municipal history and for serving as the governmental focus of Bryan's original commercial district.

The building was accepted on December 13, 1929 and occupied by the city staff three days later. On December 17, 1929 the fire department moved in and an open house was held the following Friday. For the first time the main governmental services of the city were found within one building, with the chambers for the City Council occupying the entire south bay of the second floor; the Fire Department housed in the central; the Police Department offices on the south end of the first floor, and both floors on the north end of the building used as offices for city government.

The attractive and well-proportioned structure gave Bryan its first city hall designed along modern lines and quickly became a source of pride for the community. Through its nearly sixty years of operation, the municipal building was the focus of politics and government for the city of Bryan.

Information above taken from the National Register of Historic Places Registration Form



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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
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Designated Broker of Firm	License No.	Email	Phone
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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
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