



PROPERTY FEATURES

- Large executive office suites in South College Station with high-end finish-outs
- Common conference room, reception area, and break room
- Family work environment with lots of synergy with other tenants
- Private lactation room and private shower are available for tenant use
- Quick drive to HEB and other shops and restaurants located at Tower Point

OFFICE FOR LEASE



Office Price

- 1 \$2,390
- 2 LEASED
- 3 LEASED
- 4 LEASED

Office Price

- 5 LEASED
- 6 LEASED
- 7 LEASED
- 8 LEASED



FOR LEASE
City View Executive Suites

3028 BARRON RD, COLLEGE STATION, TX 77845

For more information, please contact:

Josh Isenhour

979.268.6840

josh@clarkisenhour.com

Blake Baumann

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blake@clarkisenhour.com

PROPERTY PHOTOS





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AERIAL





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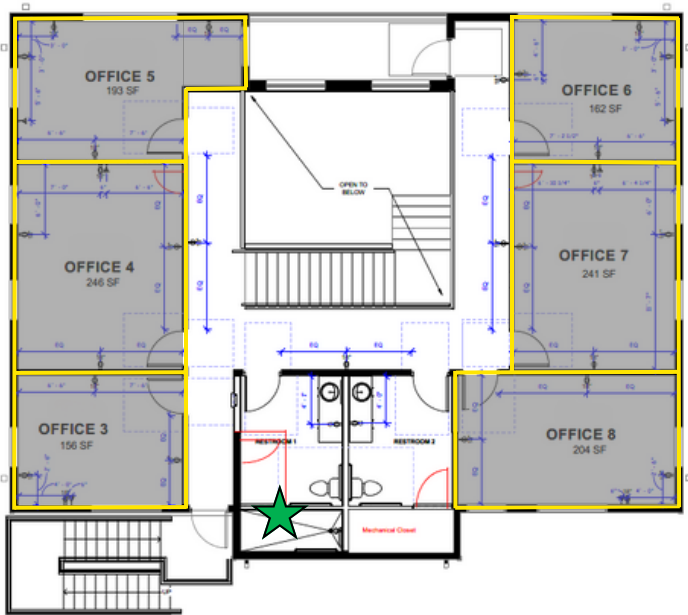
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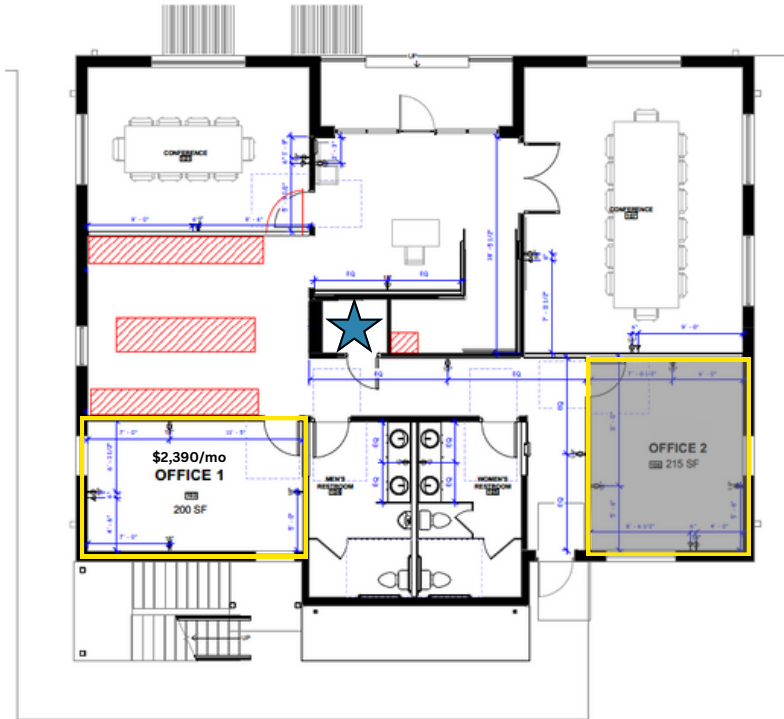
blake@clarkisenhour.com

FLOOR PLAN

Second Floor



First Floor



<u>Office</u>	<u>Price</u>
1	\$2,390
2	LEASED
3	LEASED
4	LEASED
5	LEASED
6	LEASED
7	LEASED
8	LEASED

★ Shower

★ Lactation Room





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RETAIL MAP





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DEMOGRAPHIC INFORMATION

1 mile

KEY FACTS

7,917

Population

25.8

Median Age

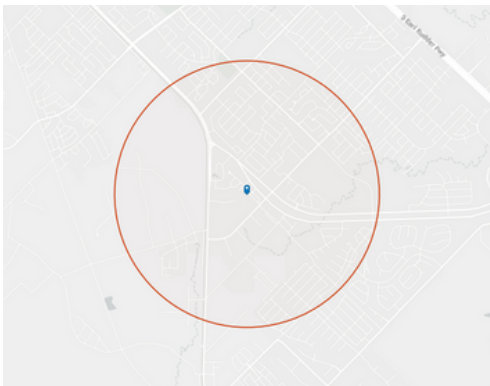


2.8

Average Household Size

\$86,163

Median Household Income



EDUCATION

4%

No High School Diploma



12%

High School Graduate



24%

Some College



60%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT

76.7%

White Collar

12.4%

Blue Collar

10.9%

Services

2.7%

Unemployment Rate



\$86,163

Median Household Income



\$37,807

Per Capita Income



\$140,965

Median Net Worth

3 miles

KEY FACTS

51,232

Population

28.6

Median Age

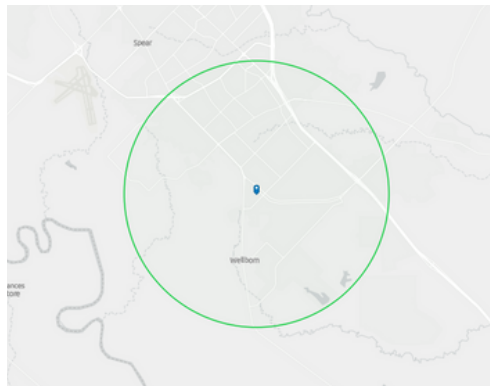


2.7

Average Household Size

\$82,578

Median Household Income



EDUCATION

4%

No High School Diploma



12%

High School Graduate



23%

Some College



61%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT

75.1%

White Collar

12.2%

Blue Collar

12.7%

Services

2.4%

Unemployment Rate



\$82,578

Median Household Income



\$40,634

Per Capita Income



\$141,303

Median Net Worth

5 miles

KEY FACTS

113,900

Population

24.0

Median Age

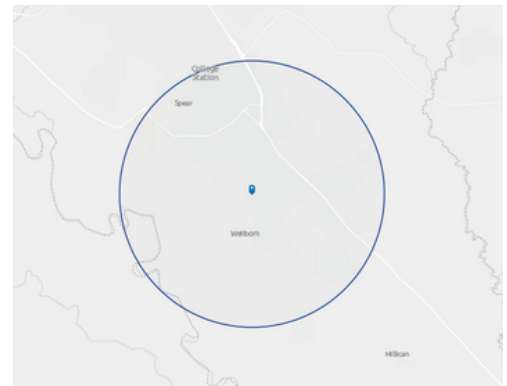


2.5

Average Household Size

\$59,915

Median Household Income



EDUCATION

5%

No High School Diploma



12%

High School Graduate



22%

Some College



61%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT

72.0%

White Collar

13.5%

Blue Collar

14.5%

Services

3.7%

Unemployment Rate



\$59,915

Median Household Income



\$32,473

Per Capita Income



\$27,153

Median Net Worth



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date