



FOR LEASE

1,355-4,637 SF
\$31/SF YR

The Physicians Centre

3201 University Dr
Bryan, TX 77802

**CLARK
ISENHOUR**
Real Estate Services, LLC



Sam Solcher

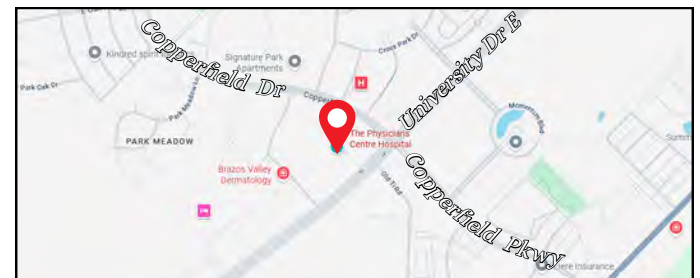


ABOUT THE PHYSICIANS CENTRE

A premier four-story medical office building totaling approximately 46,000 square feet, The Physicians Centre offers state-of-the-art facilities directly attached to a 16-bed hospital. Constructed in 1999, the property features spacious floor plates, elevator service, abundant natural light, and about 450 parking spaces shared with hospital visitors and tenants.

While The Physicians Centre is home to a strong mix of medical and wellness providers, the building is also well-suited for a variety of professional office users. With flexible floor plans, ample parking, and a high-traffic location near major highways and Texas A&M University, it's an ideal setting for businesses such as financial, consulting, or educational providers seeking a professional environment with strong visibility and accessibility.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	5,587	48,487	141,979
Average Household Size	1.8	2.1	2.2
Average Household Income	\$65,802	\$53,305	\$47,947

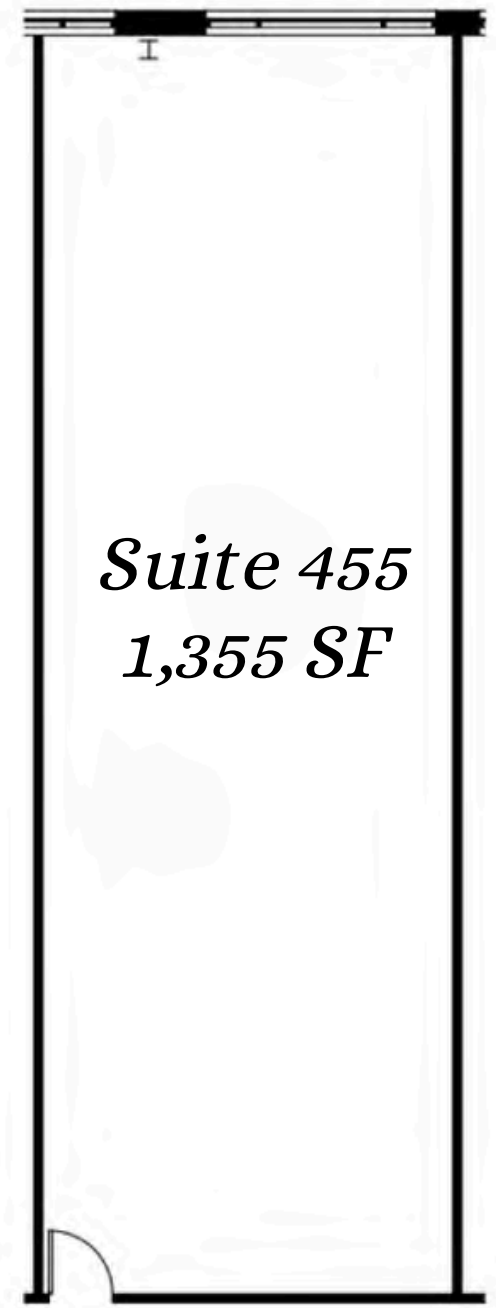
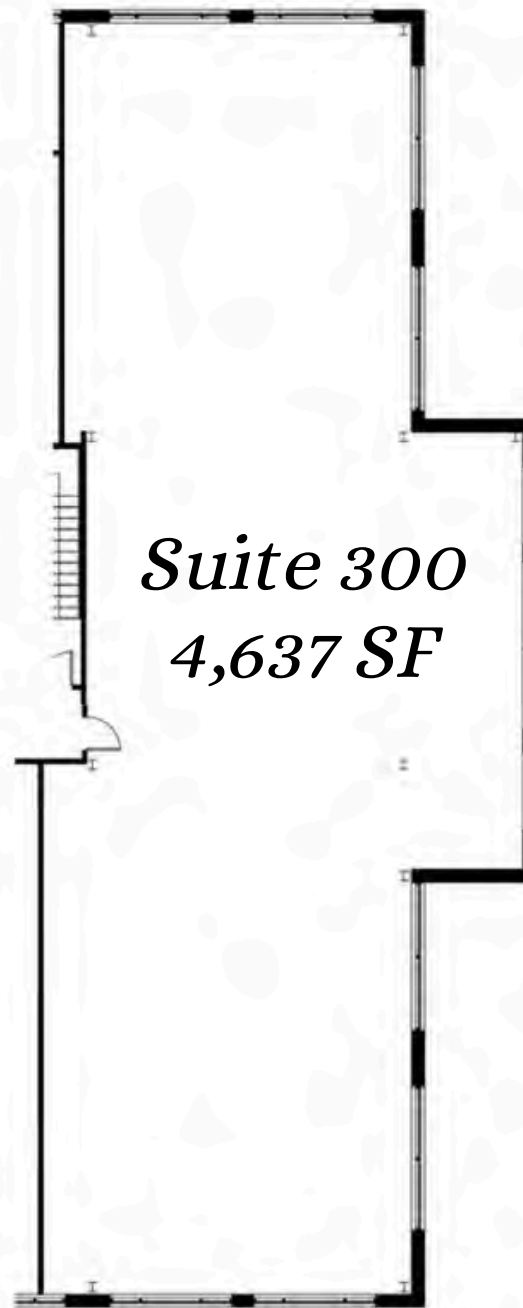
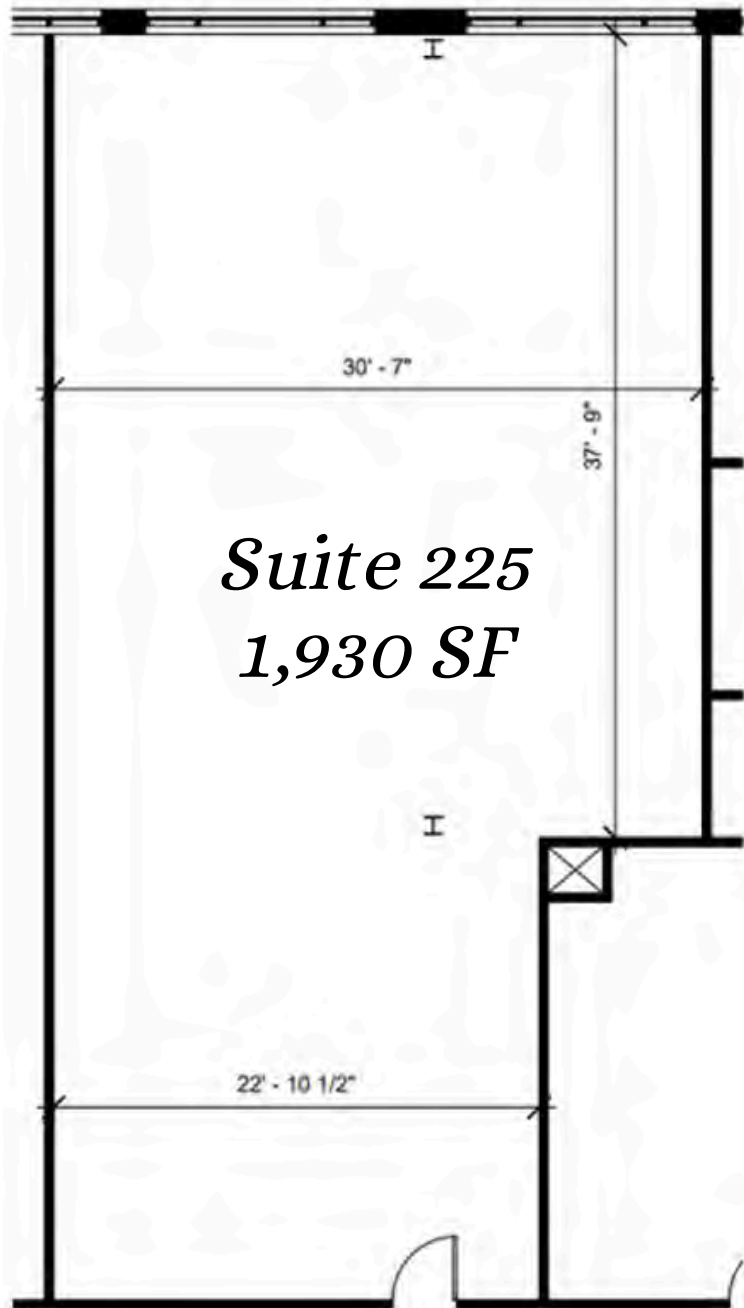




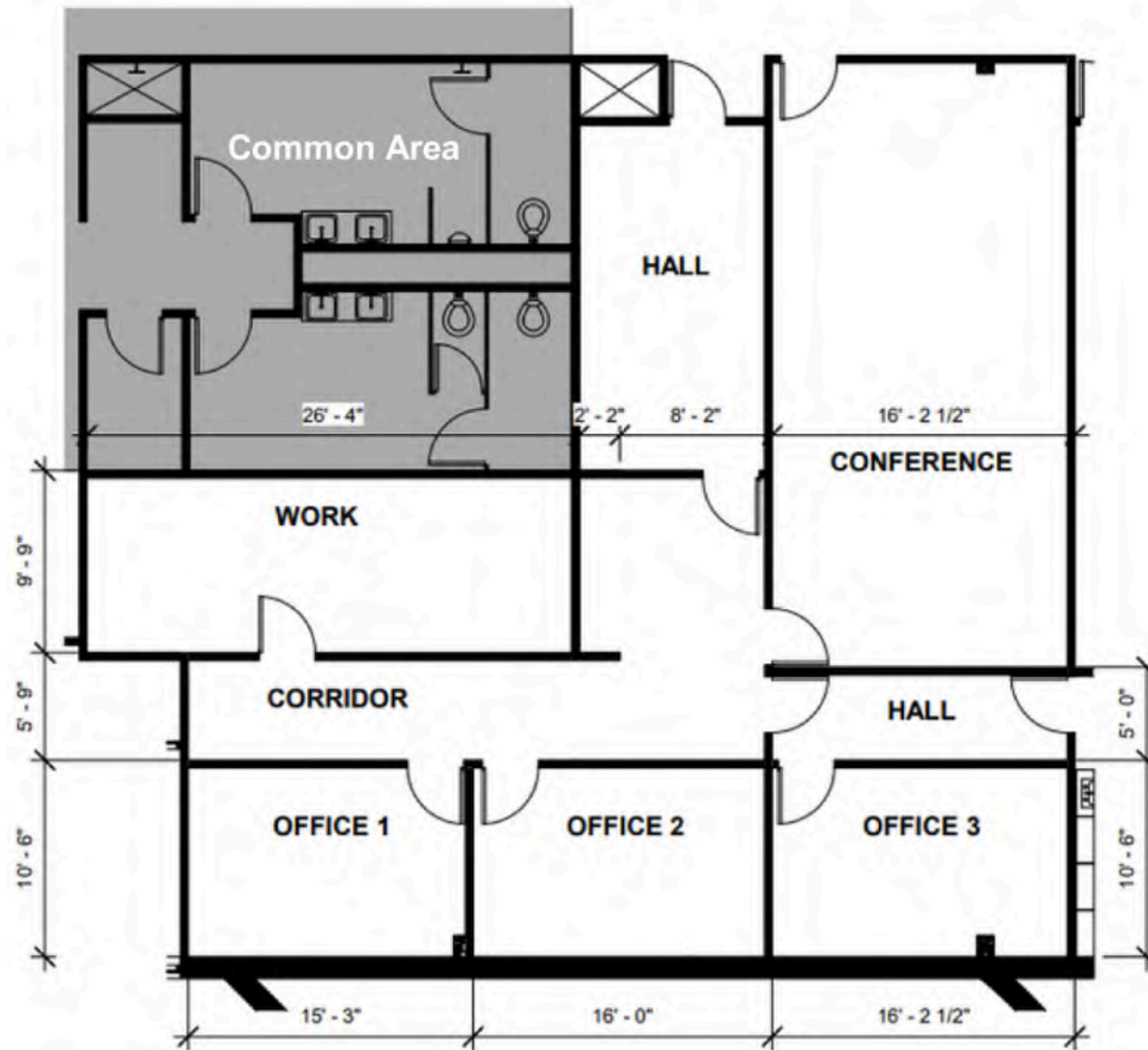
TURNKEY OPPORTUNITIES

We're offering a unique opportunity for medical, wellness, or professional office users to secure turnkey space in a well-located, professionally managed medical office building. With a strong mix of existing tenants including primary care, specialists, and wellness providers, incoming tenants benefit from built-in foot traffic and complementary services that support business growth. Turnkey build-outs can be delivered to meet your needs, saving you time and upfront cost, with acceptable lease terms. Let us handle the details so you can focus on what matters most, serving your clients.

SHELL FOOTPRINTS

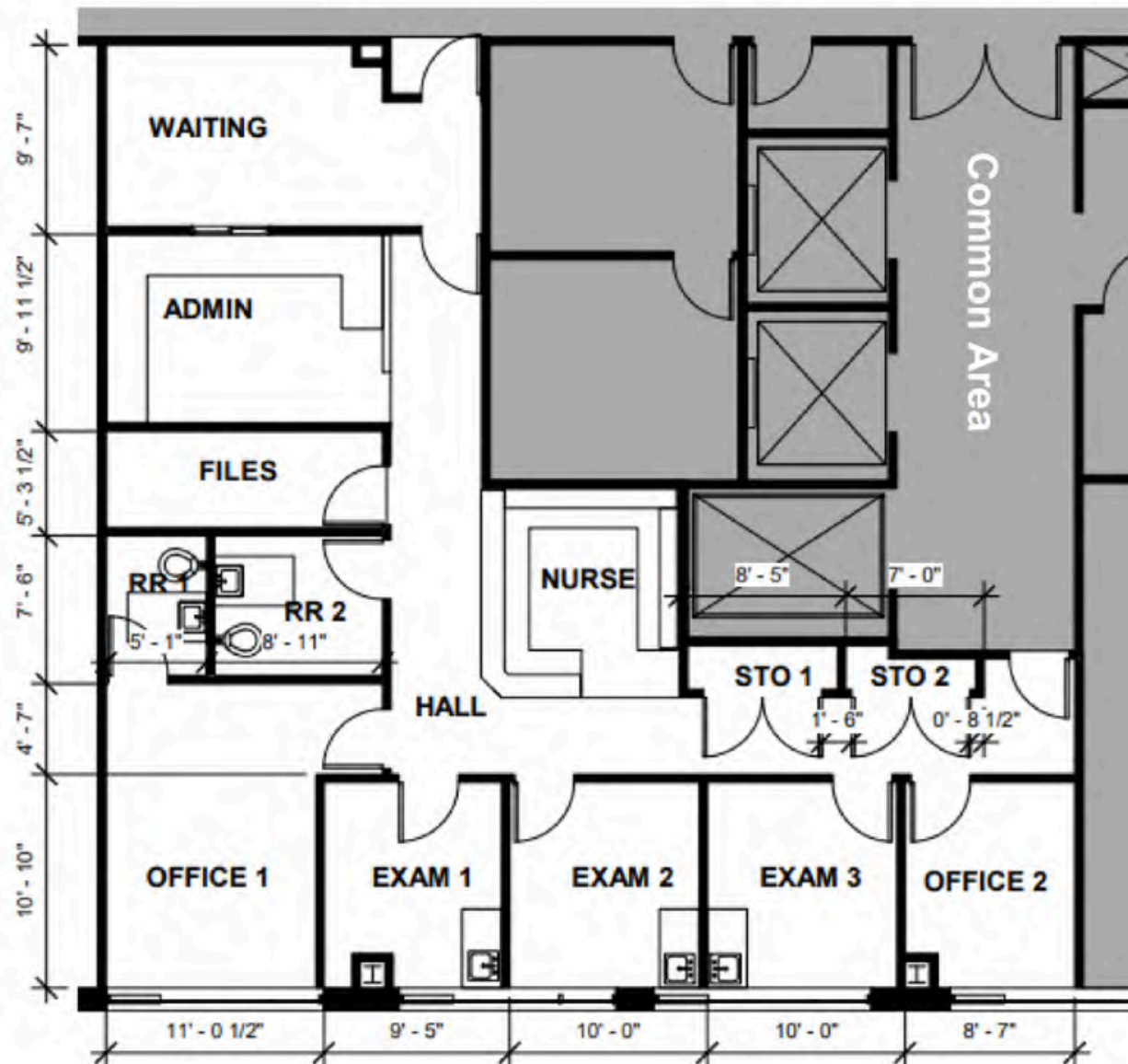


FLOOR PLAN

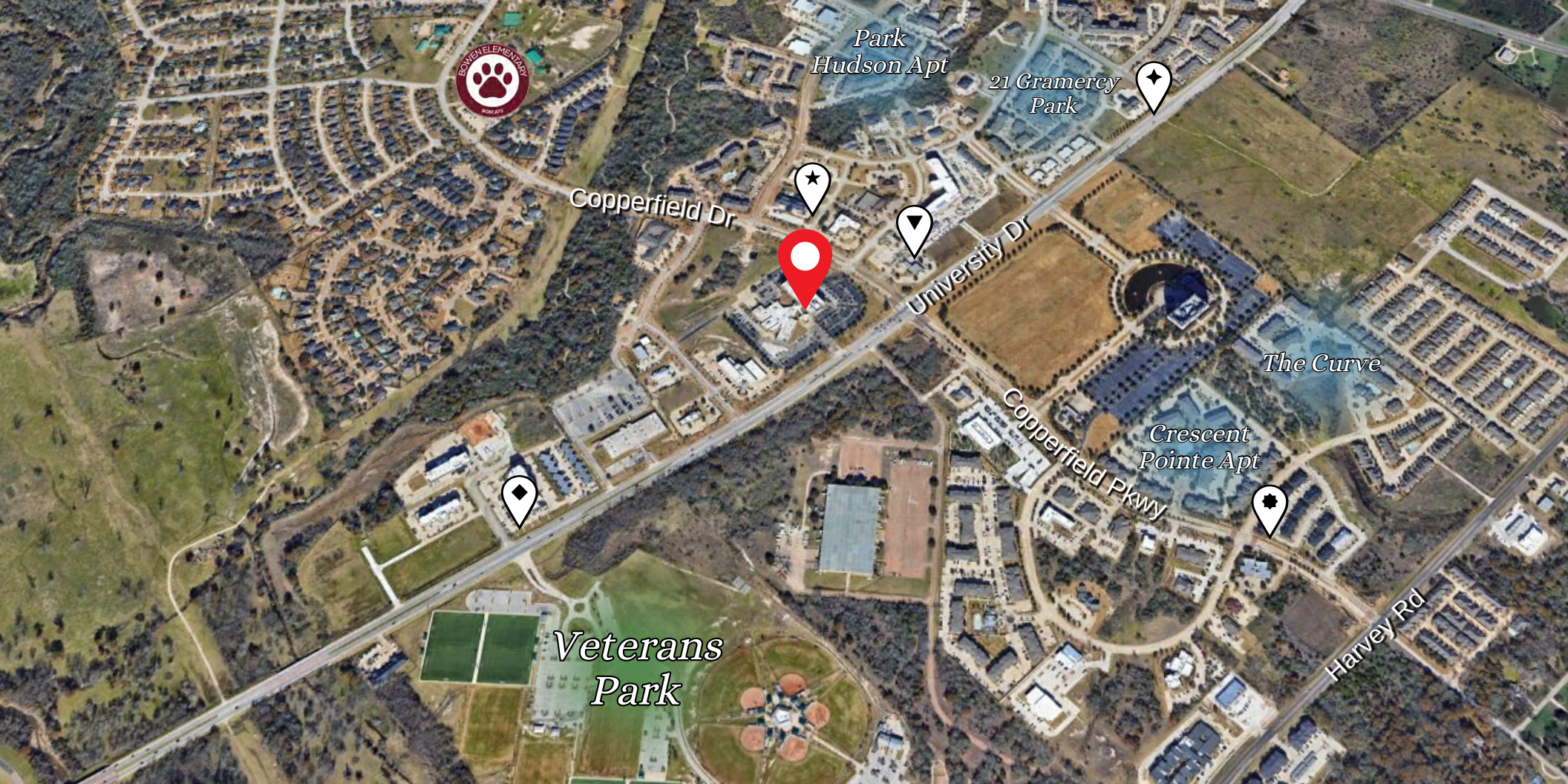


Suite 230
2,142 SF

FLOOR PLAN



Suite 440
1,873 SF



SURROUNDING BUSINESSES



3201 University Dr
Bryan, TX 77802

★ The Payne Law Group
Service Insurance Group
Reece Homes
Ernst Dental Centre
James Stonecipher
Advanced Care Endodontics
Thornton Dental
Kidde Academy of Bryan
Fountain Place
South Land Title
Prosperity Bank
Texas Regional Eye Center

◆ Starbucks
TXB Convenience Store
Wellman Insurance
Johnson Dentistry
Integrity Urgent Care
Effective Massage Therapy
Kory Gil Sports Medicine
Restore Hyper Wellness
Brazos Valley Dermatology
Jefferson Custom Homes
Laura's Custom Framing
Specialties Photography

Lisam Systems
Citizens Bank
At Home Properties
TM5 Properties
Hilton Garden Inn
Holiday Inn Express
Hernandez Law Firm
▼ Prosperity Bank
Lawyers Title Company
Scasta Family Dentistry
J&S Studies
American Momentum Bank

◆ BCS Pain Clinic
Beal Properties
The Dunlap Group
Capital Title of Texas
HOTWORX
◆ Thompson, Derrig & Craig
Lawyers Title Company
Scasta Family Dentistry
J&S Studies, Inc
Paradowski Law
Casper Technology
Northwestern Mutual

Conveniently located just east of Highway 6, the building serves the growing Bryan/College Station market and is within minutes of Texas A&M University, nearby restaurants, retail, and hospitality amenities. The current tenant mix includes urgent care, pathology labs, sports medicine, allergy/immunology, and primary care clinics which creates a well-rounded medical ecosystem that enhances cross-referral potential and foot traffic.







*For more information
contact:*

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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.

2-10-2025

**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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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	frontdesk@clarkisenhour.com	9792686840
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
Sam Solcher	741686	sam@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

