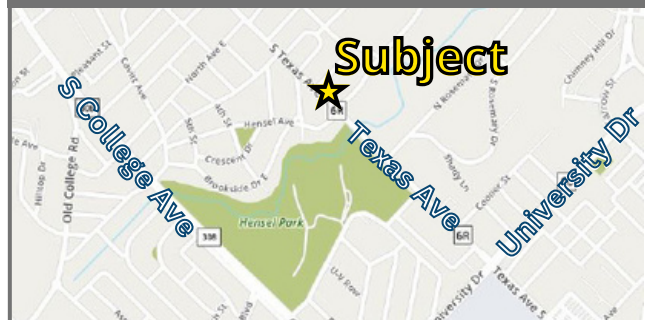




## PROPERTY FEATURES

- Excellent access and close proximity to Texas A&M! 2,185 SF professional office space with signage on Texas Avenue
- Abundant parking - 5.78/1,000 SF - Well above City of Bryan requirements
- 8 private offices, conference room, and open work space
- Common area, breakroom, and restrooms
- Full service lease

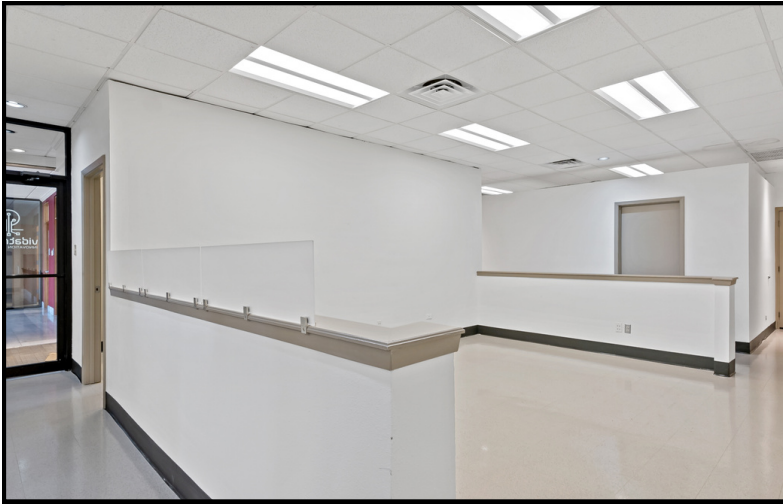
### SPACE FOR SALE



**For Lease:**  
**Suite A**  
**2,185 SF**  
**\$2,730/MO (\$15/SF/Year)**  
**Full Service**



**PROPERTY PHOTOS**





**FLOOR PLAN**

