

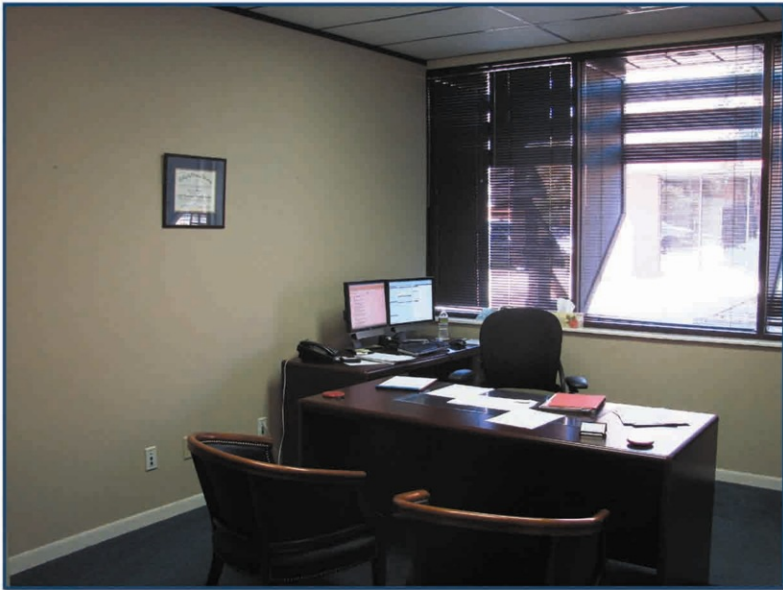
- Professional office condo located in the landmark 4444 Carter Creek Building
- 2,518 SF available - Ready for immediate occupancy
- Extensive finish-out throughout including large windows that give the office an abundance of natural light. Some furniture negotiable with acceptable sale or lease offer.
- Suite 110 features a large reception area, 6 offices (each could be an optional conference room), a break room, a telecom/server room, and 2 large open work areas perfect for group sessions or cubicles
- Rare opportunity to locate in the 4444 building due to Briaud Financial relocating to a larger facility.
- Condo association dues: \$437.87/month
- Offered For Sale: \$225,000 - **Seller Financing Available!**
- Offered For Lease: ~~\$3,150/month Gross~~ **Price Reduction! \$2,700/month Gross**

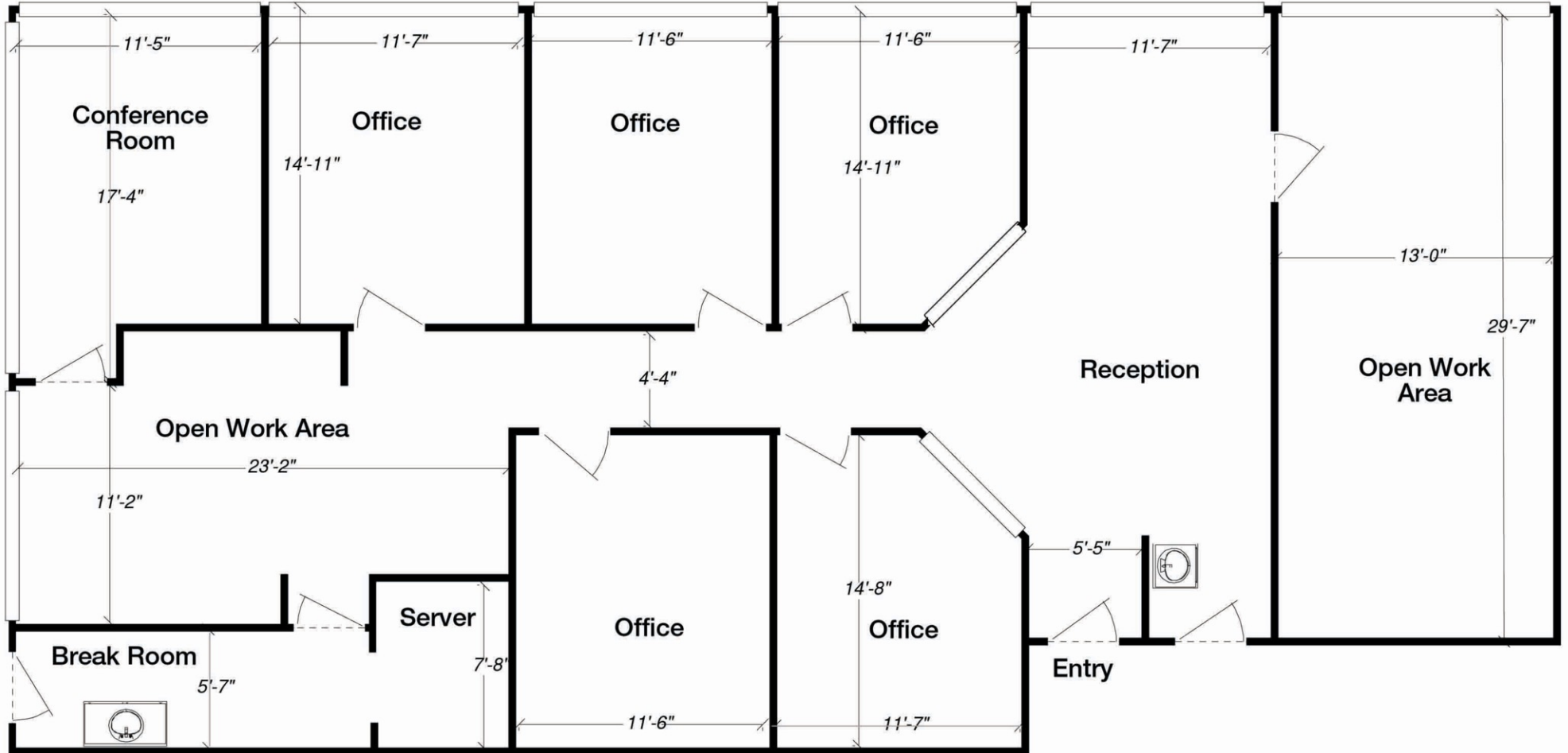


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979.268.6840 o
979.268.6841 f





Seller Financed Loan Terms: \$225,000 with 20% down and a 5 Year Balloon

Loan Amount after Down Payment	\$180,000
Interest Rate	6.00%
Amortization Period	20 Years
Principal & Interest Monthly Payment	\$1,289.58
Plus Monthly Taxes & Insurance	+ \$600.00
Plus Condo Association Monthly Fee	+ \$437.87
Possible Total Monthly Cost to Buy Your Own Office!	= \$2,327.45!

Own for Less
than
You can Lease!



* Interest Rate Dependent on Buyer Credit and current Market Rates

* Seller Financing available pending approval of Buyer's Financials

* Monthly expenses in chart reflect historical values