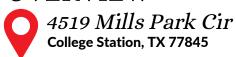




OVERVIEW



PROPERTY HIGHLIGHTS

- Executive office suite in South College Station with highend finish-outs
- Common conference room
- Great amenities and lots of new development in the immediate area
- Walk to Blue Baker, Mad Taco, RX Pizza, Tipsy Bean and Casa Do Brasil!
- Great opportunity to office close to home in a professional setting
- Fun work environment with lots of potential synergy with other tenants

DEMOGRAPHICS 1 MILE 3 MILES Current Population 5,703 38,785

Average Household Size

Average Household Income \$154,837 \$124,840 \$88,170

2.6

2.8

5 MILES

76,866

2.6





SURROUNDING BUSINESSES



♦Gringos Mexican Kitchen Walk-On's Sports Bistreaux Saltgrass Streak House Napa Flats Bistro Domino's Pizza **IHOP** McDonald's First Financial Massage Envy **Great Clips**

Chef Cao's

Drew's Carwash

Suede Boutique

SoCo Blow Dry Bar

♦Farmhouse Frozen Yogurt Subway Chase Bank AT&T Shogun Japanese Grill Petsmart **Andrews Orthodontics** Gold's Gym **Erikson Dental** Taco Bell

Farmhouse Creamery

Evie + Oak

Postal Plus

Tropical Smoothie Cafe

Starbucks Marble Slab 1860 Italia **▼**Marfa Texas Kitchen Pizza Hut The Yard CapRock 24-Hour Emergency Bahama Bucks **Prosperity Bank Discount Tire ★**Layne's Walgreens Blue Baker Costa Vida Rx Pizza La Bodega Baja Taco

Freddy's Steakburgers

Pure Bliss Spa

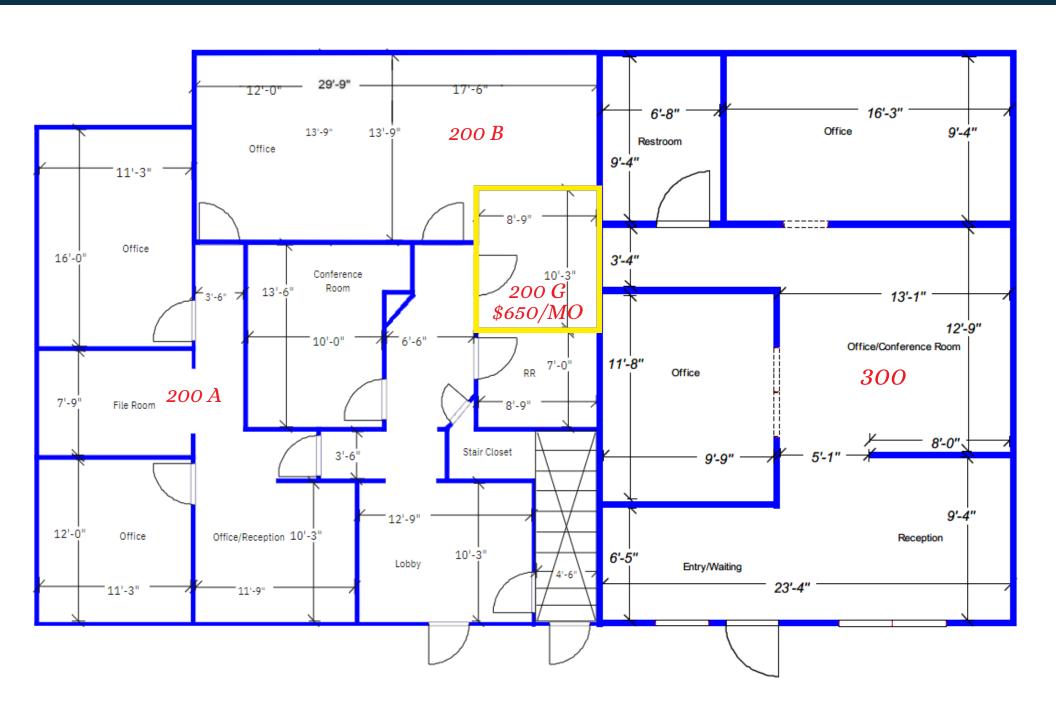
Harvest Coffee

Nam Cafe

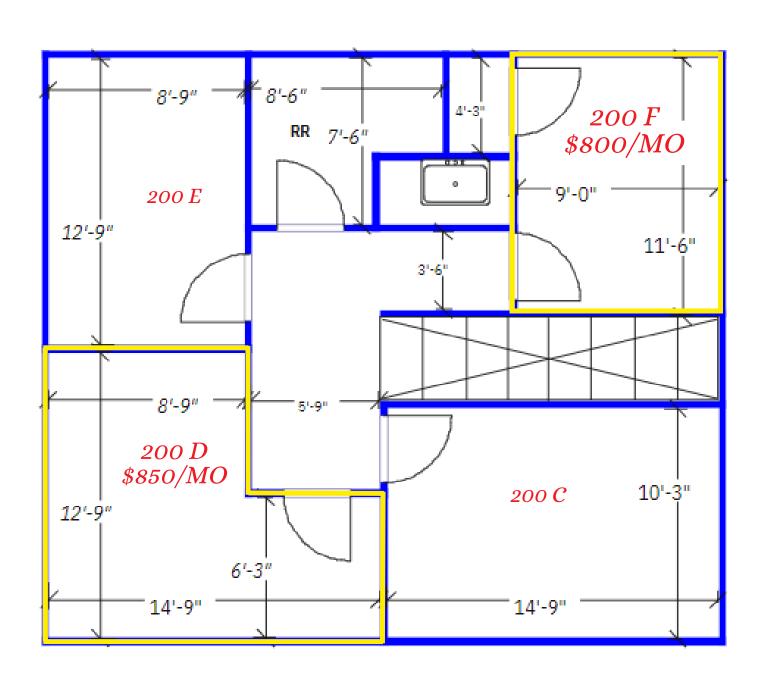
Zaxby's Chicken Fingers **♦**Whataburger Chick-fil-a TaD's Louisiana Cooking **MOOYAH Burgers** Bubbie's Kolache Kitchen Frost Bank

Casa Do Brasil

FLOOR PLAN - First Floor



FLOOR PLAN - Second Floor















Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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. DWho 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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