FOR LEASE

The Offices at Caprock

4519 Mills Park Cir

College Station, TX 77845

CLARK ISENHOUR
Real Estate Services, LLC

Blake Baumann

OVERVIEW

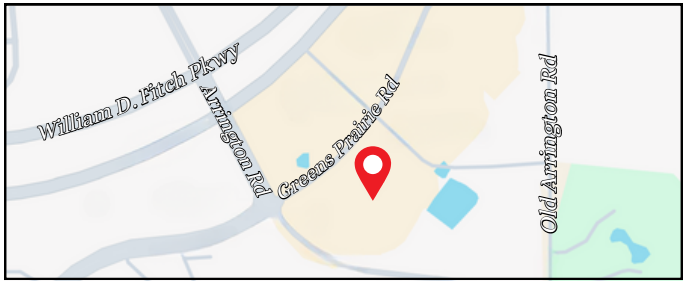
4519 Mills Park Cir
College Station, TX 77845

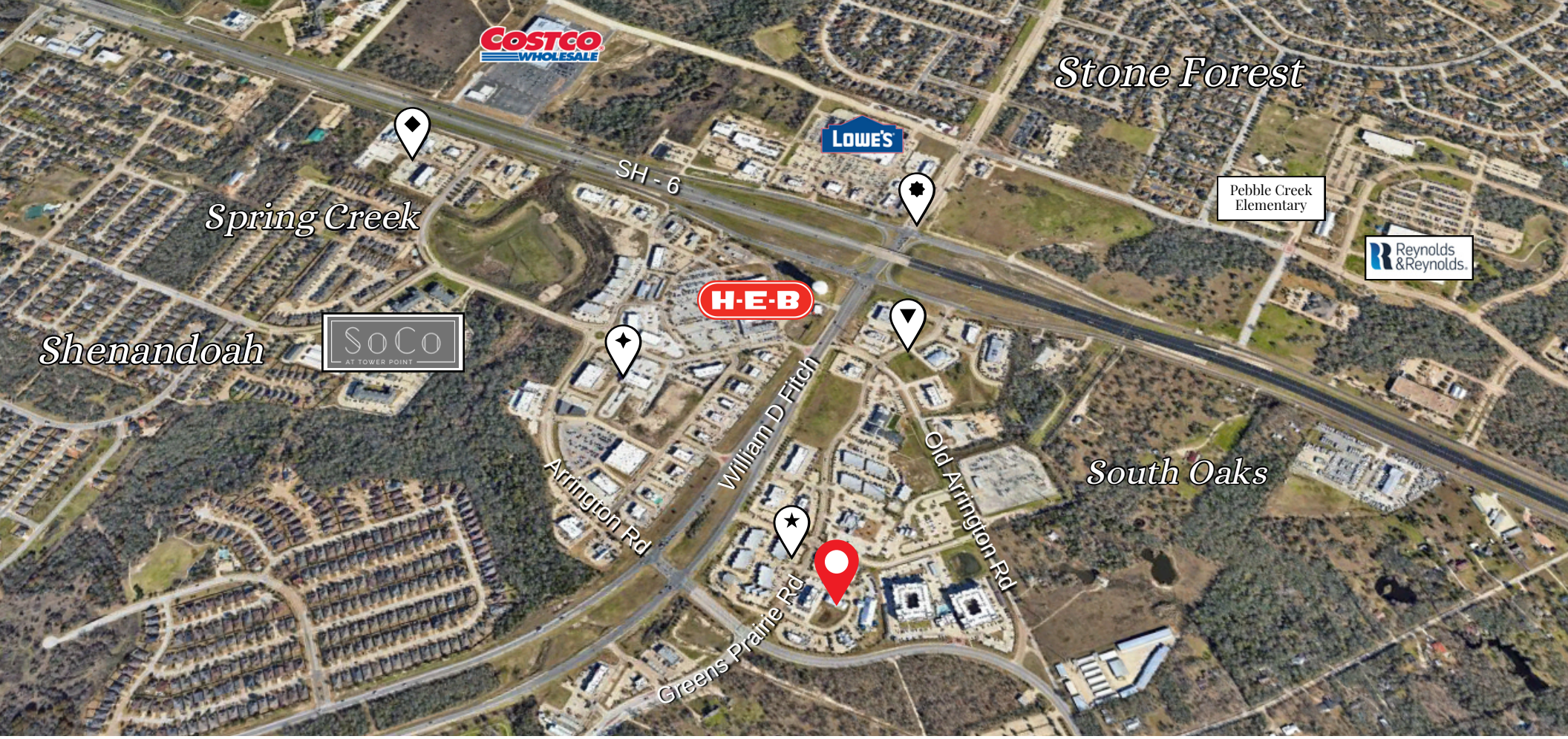
PROPERTY HIGHLIGHTS

- Executive office suite in South College Station with high-end 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	5 MILES
Current Population	5,703	38,785	76,866
Average Household Size	2.6	2.8	2.6
Average Household Income	$154,837	$124,840	$88,170





SURROUNDING BUSINESSES

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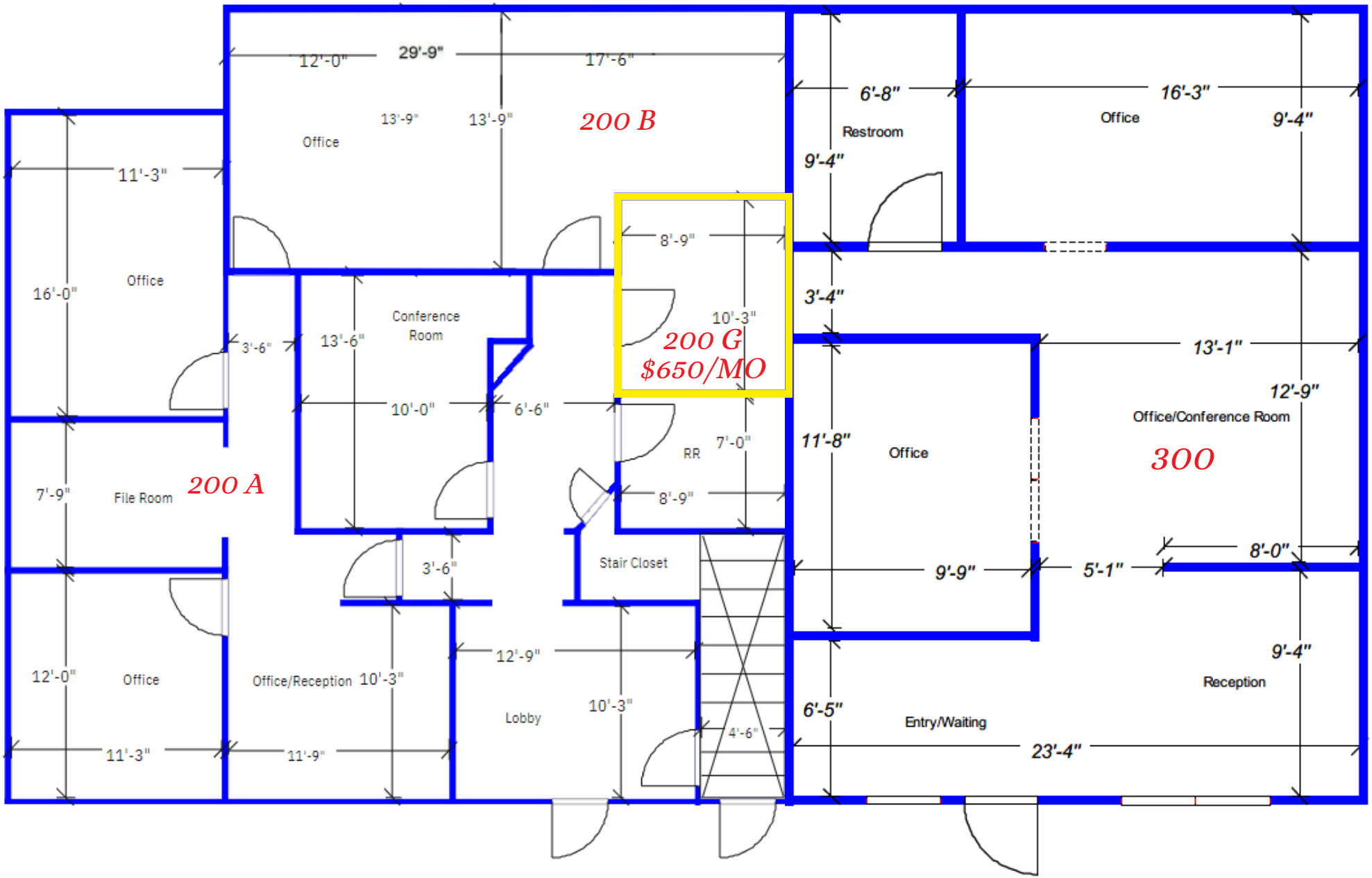
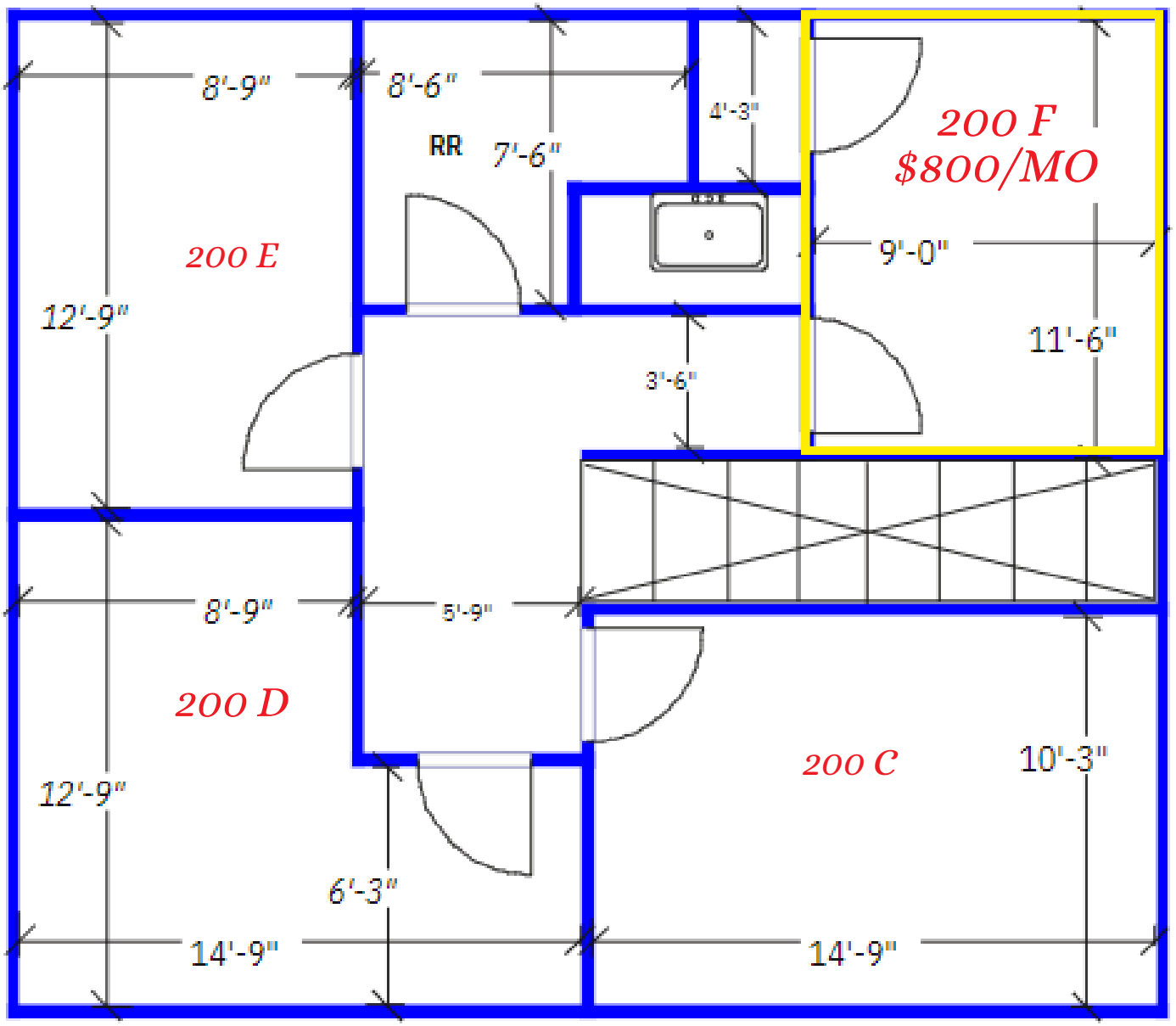
◆Gringos Mexican Kitchen
Walk-On's Sports Bistreaux
Saltgrass Streak House
Napa Flats Bistro
Domino's Pizza
IHOP
McDonald's
First Financial
Massage Envy
Great Clips
Chef Cao's
Drew's Carwash
SoCo Blow Dry Bar
Suede Boutique
Farmhouse Creamery
Tropical Smoothie Cafe
Evie + Oak
Postal Plus
✦Farmhouse Frozen Yogurt
Subway
Chase Bank
AT&T
Shogun Japanese Grill
Petsmart
Andrews Orthodontics
Gold's Gym
Erikson Dental
Taco Bell
Freddy's Steakburgers
Starbucks
1860 Italia
Pizza Hut
Bahama Bucks
Prosperity Bank
★Layne's
Blue Baker
Costa Vida
Rx Pizza
La Bodega Baja Taco
Pure Bliss Spa
Harvest Coffee
Nam Cafe
Casa Do Brasil
Marble Slab
▼Marfa Texas Kitchen
The Yard
CapRock 24-Hour Emergency
Discount Tire
Walgreens
Zaxby's Chicken Fingers
✸Whataburger
Chick-fil-a
TaD's Louisiana Cooking
MOOYAH Burgers
Bubbie's Kolache Kitchen
Frost Bank

FLOOR PLAN - First Floor



FLOOR PLAN - Second Floor



Suite 220
SUITES
200C - 200F
UPSTAIRS
GMC

Welcome

For more information contact:

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11-2-2015

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.

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:
  - 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.

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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
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
Blake Baumann	767080	blake@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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