

FOR LEASE

Tower Center Business Condo

*750 William D. Fitch Pkwy
#230
College Station, TX 77845*



Scott Lovett



OVERVIEW



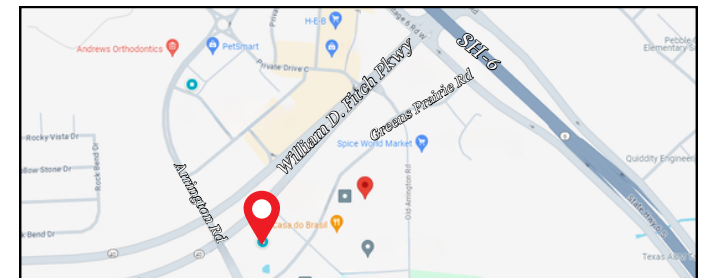
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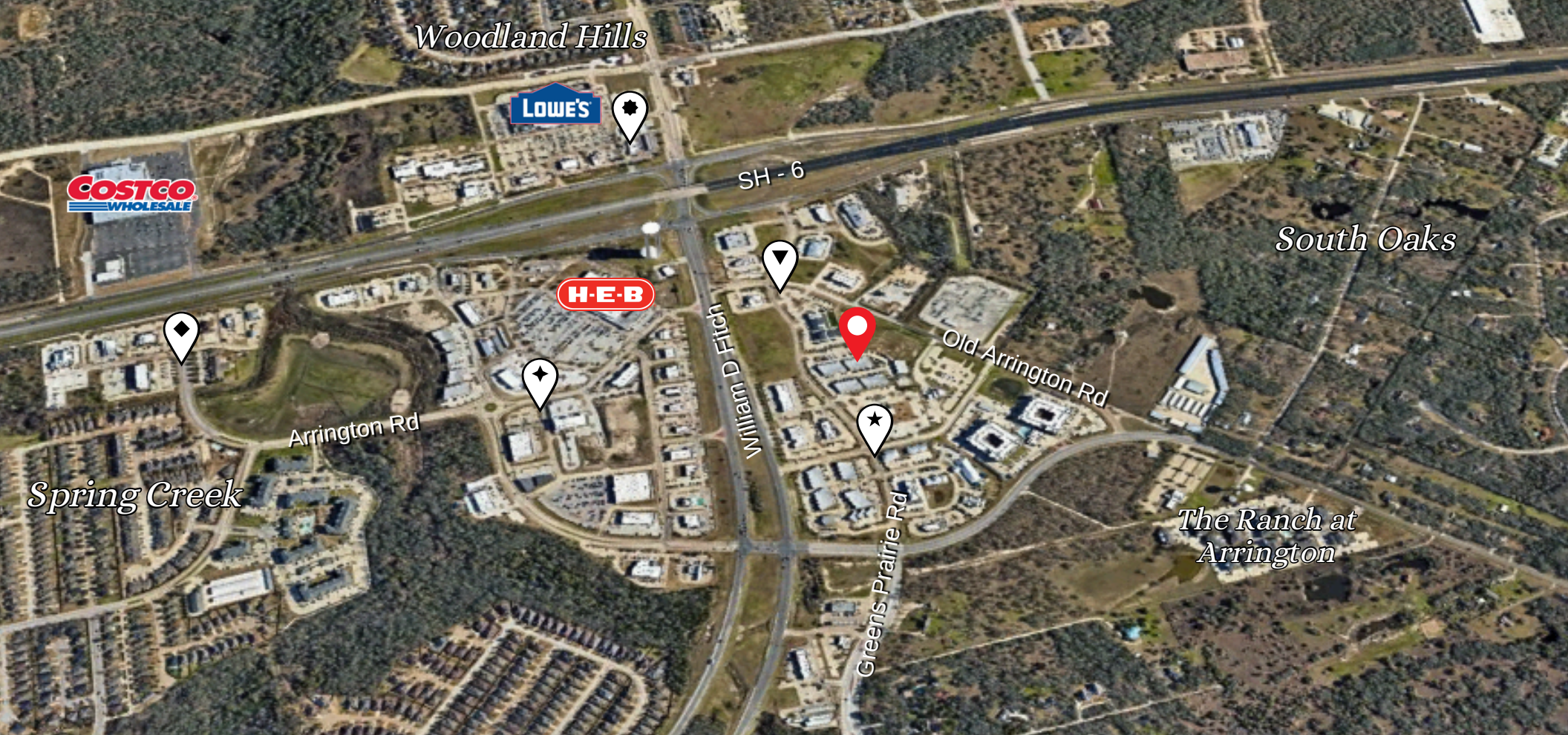
PROPERTY HIGHLIGHTS

- Executive office spaces located in the prestigious Tower Center Business Condos
- Conveniently located near Blue Baker, Starbucks, RxPizza, Casa Do Brasil, H-E-B, and many other restaurants and retail businesses
- Fun work environments and synergy with other tenants
- Common Area includes access to conference room, breakroom, server/storage room, bathrooms, phone, and internet
- Available immediately

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	5,460	39,932	86,145
Average Household Size	2.67	2.8	2.6
Average Household Income	\$151,200	\$124,502	\$78,452





SURROUNDING BUSINESSES

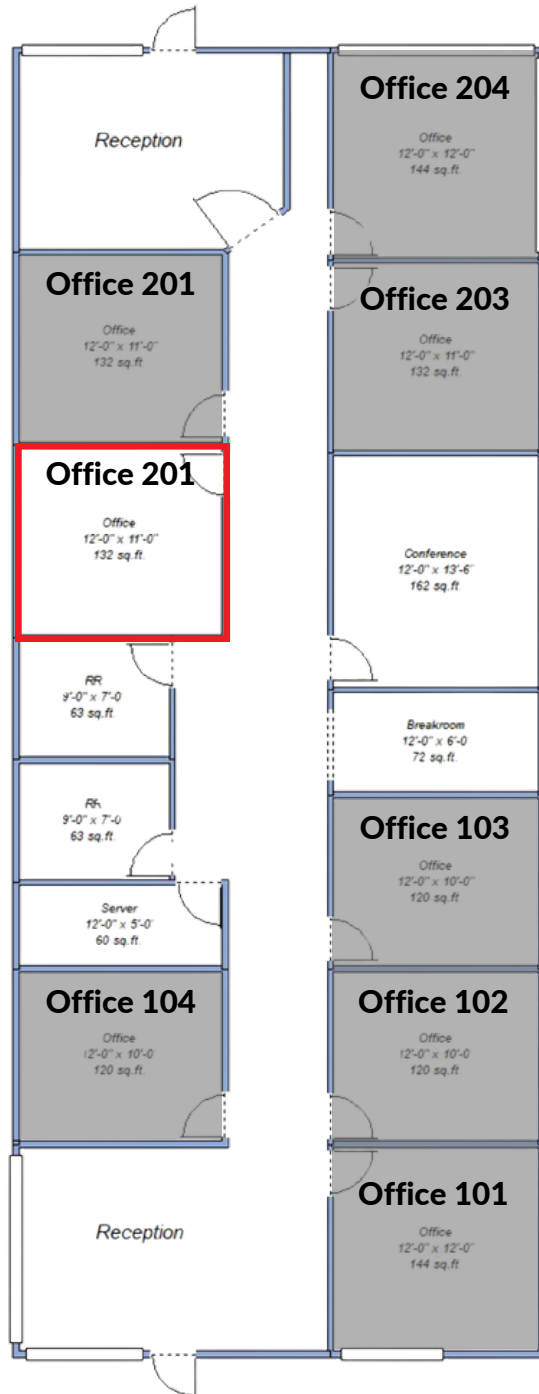


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- | | | | |
|----------------------------|---------------------------|------------------------|---------------------------|
| ◆ Gringos Mexican Kitchen | Farmhouse Creamery | Freddy's Steakhburgers | Casa Do Brasil |
| Walk-On's Sports Bistreaux |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



AVAILABILITY



SUITE

RATE

101

LEASED

102

LEASED

103

LEASED

104

LEASED

201

\$950/MO

202

LEASED

203

LEASED

204

LEASED

Full Service Rent:
Includes all utilities

*For more information
contact:*

Scott Lovett

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College Station, TX 77845*

**CLARK
ISENHOUR**
Real Estate Services, LLC





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.

11-2-2015



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
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Lovett	657747	scott@clarkisenhour.com	9792243721
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

