



## PROPERTY FEATURES

- Two - 2nd generation restaurant spaces available in the heart of Bryan/College Station!
- Just seven blocks east of Texas A&M University campus – 2019 enrollment: 64,882 students!
- TXDOT traffic count: 44,409 VPD and increasing every year.
- Excellent access and connectivity to adjoining developments and neighborhoods.
- Large signage available on building façade and on pylon sign fronting University Dr.
- New roof in 2018
- Both spaces have modern HVAC, venting, and grease traps in place

## Suites For Lease:

- 6,500 SF Total, free standing building
- 4,704 SF Former Genghis Grill (available immediately)
- 1,796 SF Currently Blake's Steaks (available with 30 days written notice)
- For a quality long-term lease, Landlord would consider combining the two suites

## Pricing

- Initial rate \$20/SF NNN through August 31, 2021.
- Then \$25.00/SF NNN for minimum of 5 years.



**FOR LEASE**  
**ADVANTAGE CENTER**  
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COLLEGE STATION, TEXAS 77845

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