

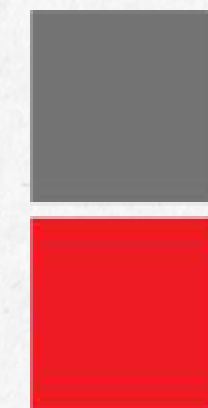


3131 E. 29TH ST, BUILDING C
Bryan, Texas 77802



brick + parcel
REAL ESTATE GROUP

**CLARK
ISENHOUR**
Real Estate Services, LLC



Jordan Kleckley '08 | Broker/Owner
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Offering Summary

Leasing Rate: \$600 - \$850/month

Building Size: 3496 SF

Available SF: +/- 89 SF to 141 SF

Highlights

Renovated Fall 2023

Professional Co-Working Environment

Shared Main Living/Common Areas

Shared Conference Room with Smart TV

Kitchen with Refrigerator and Microwave

2 Restrooms

24/7 Security Code Access

Lease includes high speed internet, utilities and regular janitorial services





Turn-key remodeled offices located in a professional co-working environment and available for immediate lease.

The office boasts modern high-quality finishes and is equipped with a shared conference room that features a large TV for online meetings or presentations.

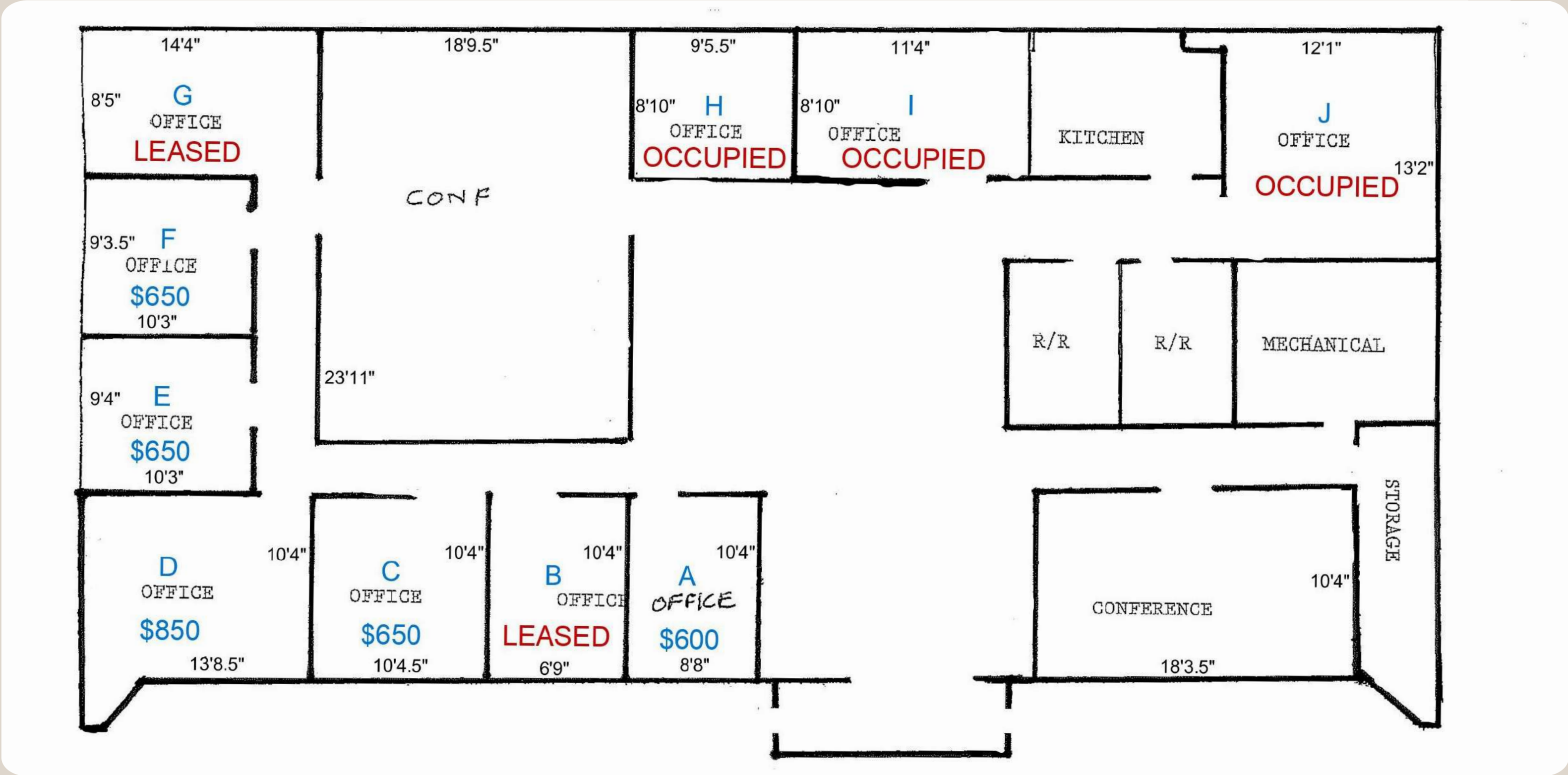
The common area is furnished with spacious and comfortable seating and the renovated kitchen is equipped with a sink, refrigerator and microwave.

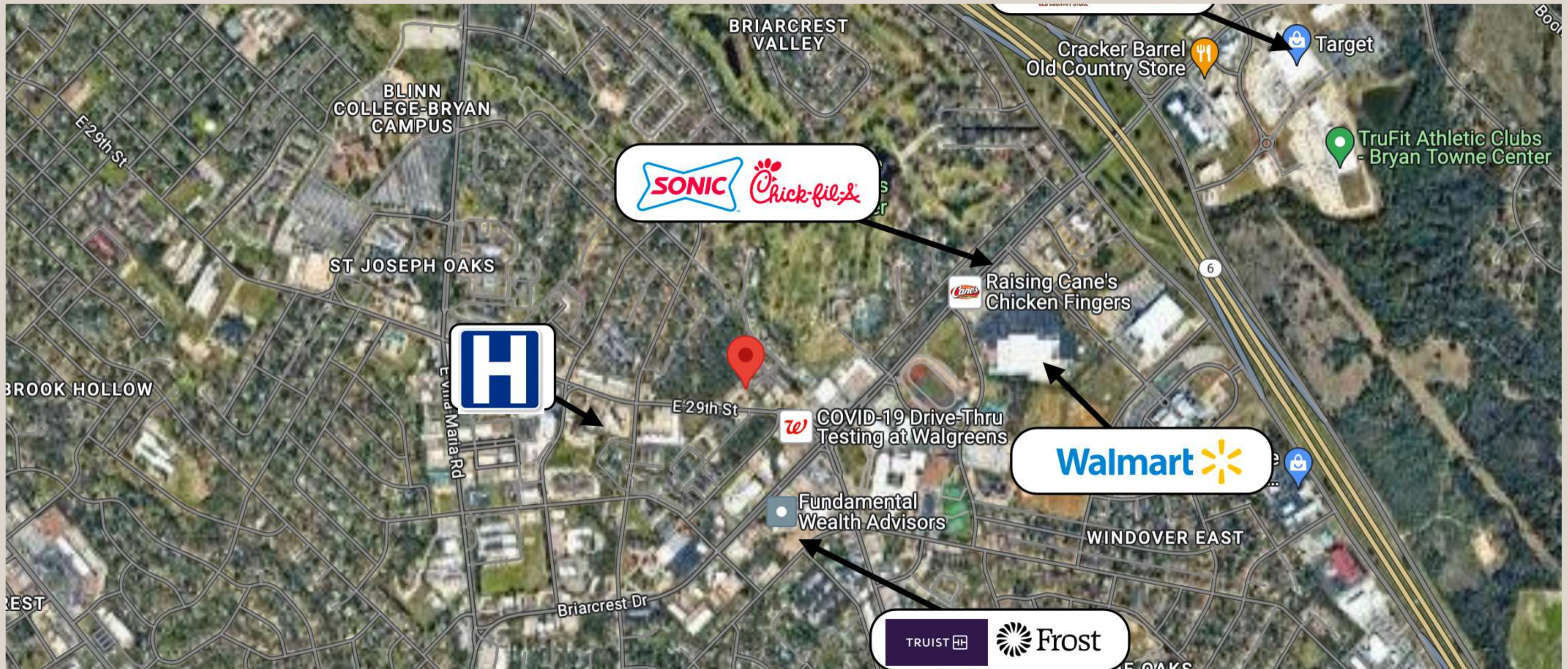
The property also features two renovated and spacious restrooms. The office is accessible 24/7 with a security code access system.

Each private office has a window, BRAND NEW carpet, new paint and door that locks. All bills included - utilities, high-speed internet and regular janitorial services.

Multiple office spaces available for lease.

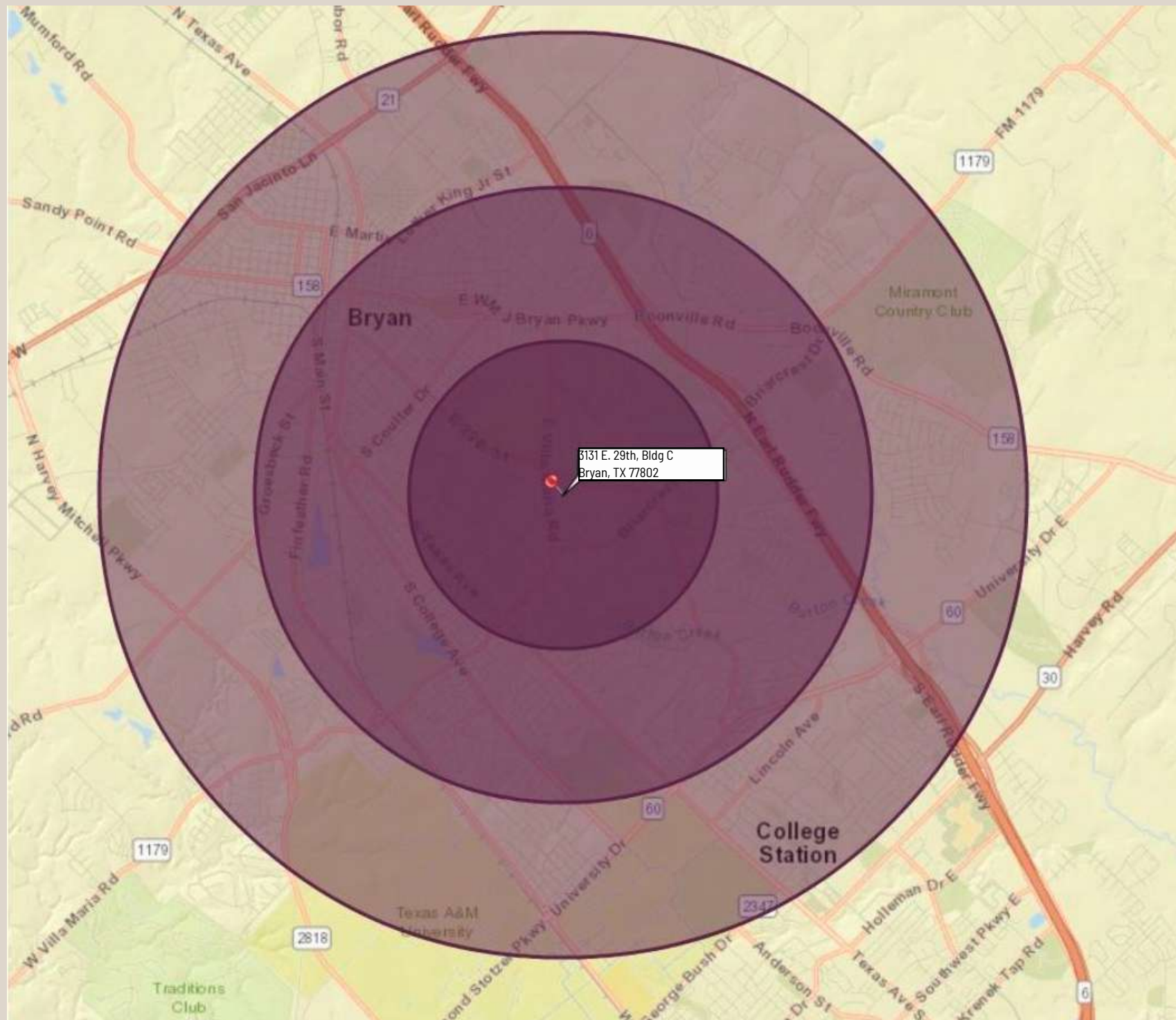






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Market Overview






Population :	1 Mile	2 Miles	3 Miles
Total Population:	5,402	25,642	49,917
Median Age :	37.7	37.95	36.05

Households:	1 Mile	2 Miles	3 Miles
Total Households :	2,268	10,158	19,144
# of Persons/HH:	2.38	2.39	2.51
Avg HH Income :	\$61,244	\$47,382	\$42,022
Avg House Value :	\$180,044	\$124,791	\$121,829





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