



PROPERTY FEATURES

- 7530 SF of excellent modern office space comprising the entire 2nd (top) floor of Prosperity Bank's Bryan/College Station headquarters. Prominent building, and location. Built in the 1970's by First National Bank of Bryan, owned by Prosperity Bank since 2009. Extensively updated over the years. Building and grounds always well maintained.
- Great security with surveillance cameras. Interior office door lockable with reinforced glass side lights.
- Building Fascia signage available!
- Abundant parking! Some designated if needed or required.

LEASE TERMS

\$18.00/SF/YR Full Service (including janitorial)

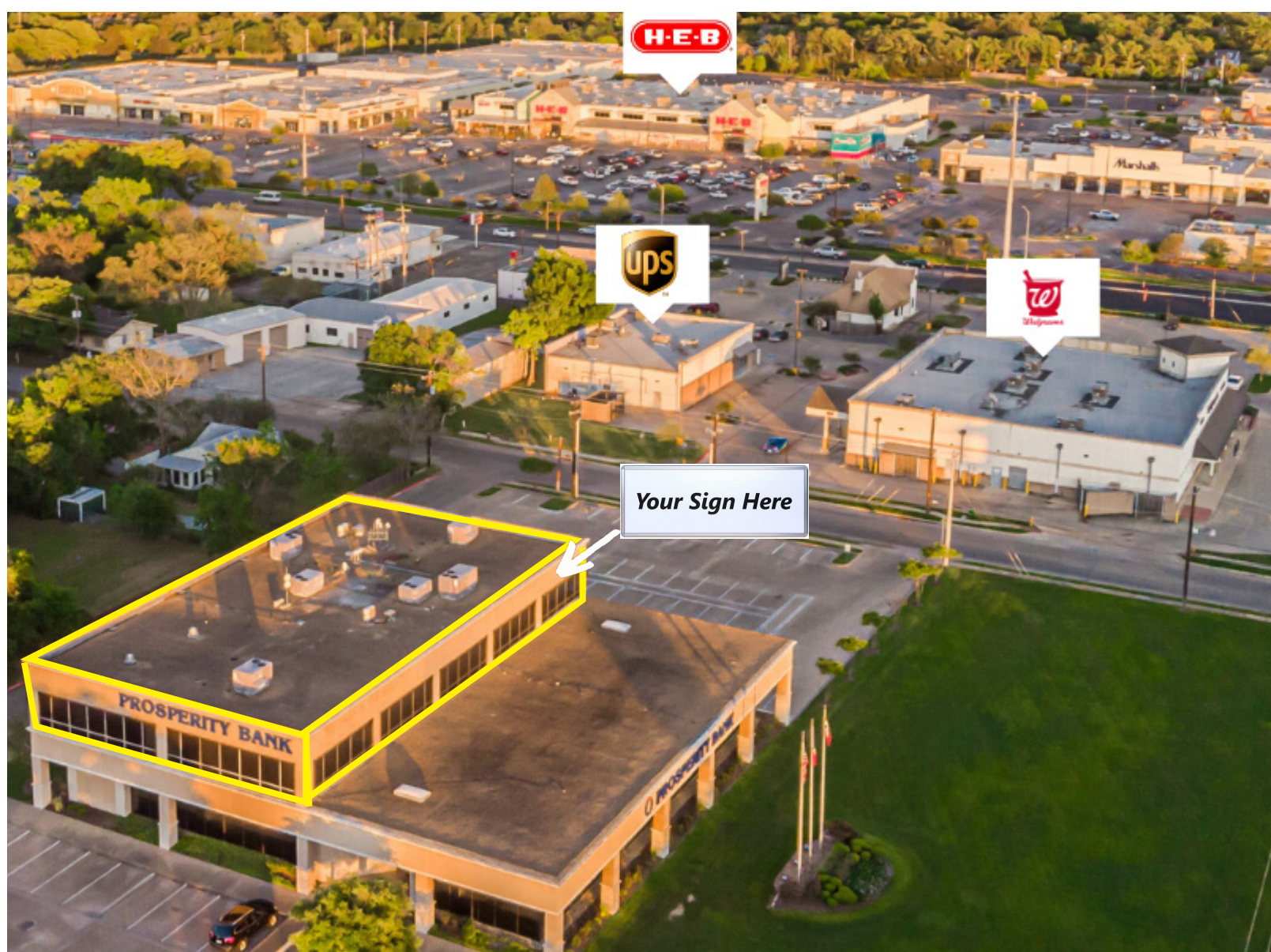
3% annual escalation

3 months rent free to help with relocation!

\$10.00 finish out allowance with 5 year initial term.

\$5.00 finish out allowance with 3 year initial term.

AERIAL



1.5 miles north of Texas A&M University!



ENTRANCES



- ★ 24/7 access through East side covered entrance with private elevator.
- ★ Access during normal bank hours through North and South side bank entrances.



EXTERIOR PHOTOS



- Reception area off private elevator
- 18 private offices, all have nice exterior windows or interior windows and/or door side lights. (Largest office is 24' X 20', Smallest 13' X 9'8")
- Large open area for desks, or team work tables (44'X 23')
- Great corner conference room (30' X 40')
- Large mechanical storage room (15'X 15')
- Large break room with food counter, sink, and fridge (23'X 13")
- 3 misc. work rooms with rooms counter and cabinets

INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





Information About Brokerage Services

Texas law requires all real estate licensees 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.

CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOUR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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