



Anadarko Petroleum has vacated its regional office at NorthPoint. This has created an excellent opportunity in the tight Bryan/College Station industrial market. Tilt wall office building and training/conference facility, modern communications tower, wired for heavy back-up generator. 4 acre paved storm drained yard.

Would serve as an excellent disaster recovery/back up facility.

- Great location and access. Immediately west of Hwy 6 fronting FM 2818, minutes from Texas A&M University, quick access to Hwy 21, via Hwy 6 or FM 2818
- Multi-tenant Industrial facility. Major tenants include US Well Service, Texas A&M University, Plygem Windows (extrusion division), and New SouthWest Baking
- **Current Availability: Suites 200 & 900.** 27,800 SF total. See details on following pages
- Offered For Lease: \$7.50/SF/NNN

For more information, please contact:

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Clark Isenhour Real Estate Services, LLC
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Suite 200

- Square Footage Breakdown:
 - Crane Served Warehouse Space: 8,400 SF (140' X 60')
 - Warehouse Office Space: 2,600 SF
 - Main Office Building (2 story): 6,500 SF
 - Training/Conference Building: 2,400 SF
 - Secure Storage Building: 1,500 SF
 - Total Area: 21,400 SF
- Warehouse space has a 3-ton crane that spans the entire shop floor.
- Warehouse also includes 5 private offices, 2 restrooms, and 2 storage closets.
- Main office building includes 20 private offices, large open work areas (with built-ins), conference room, breakroom, file room, and 4 restrooms.
- Training building includes a large conference room (approx. 25' X 45'), 3 private offices, 3 restrooms, a copy room, and a kitchen/breakroom.
- Secure storage building includes open, covered and completely enclosed areas.
- Yard Space: Approximately 3.4 acres, paved and storm drained.

Suite 900

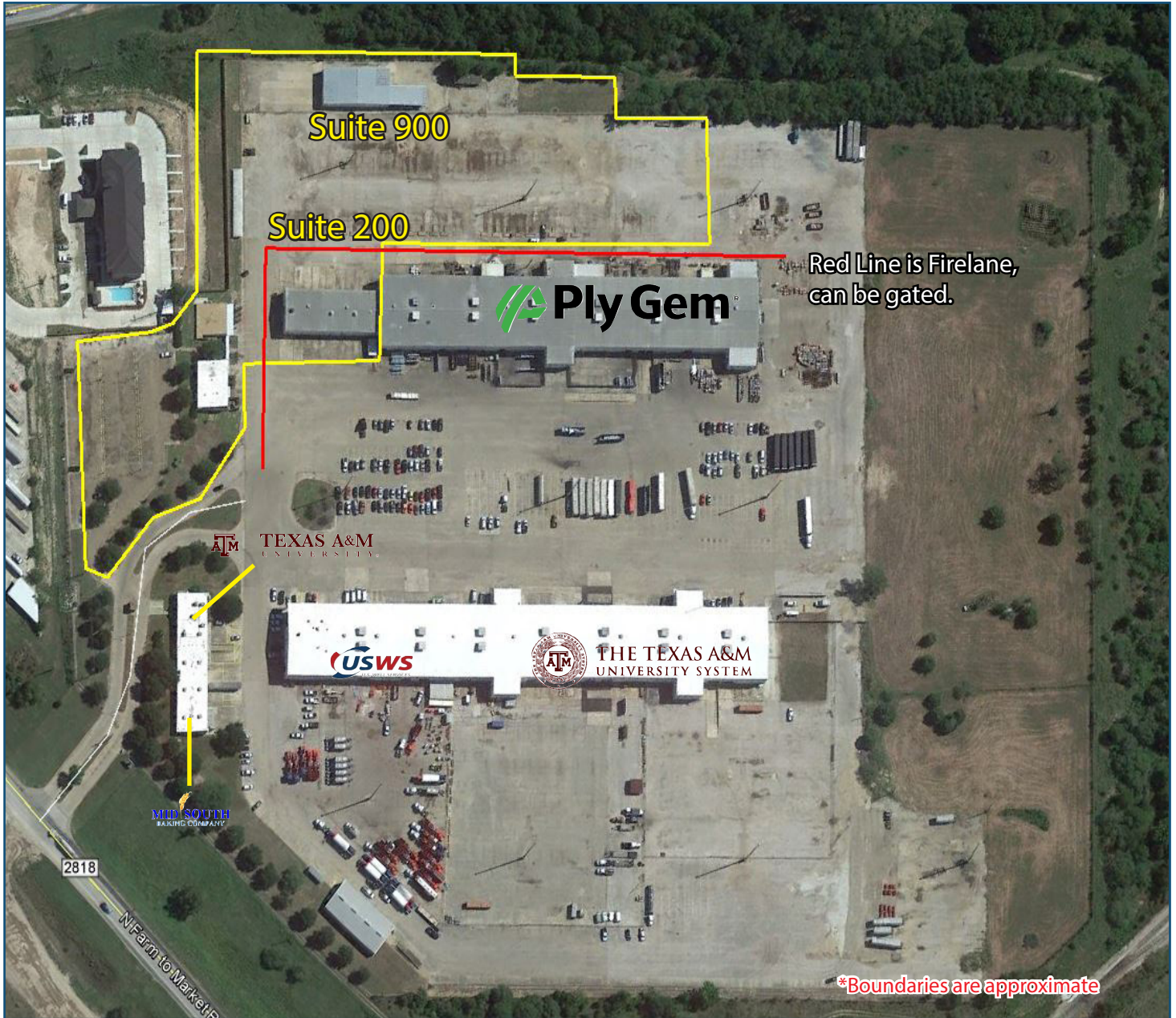
- +/- 6,400 SF warehouse building with office trailer and security fenced yard space.
- Warehouse has 16' eave height, 2 overhead doors, is plumbed for compressed air, and has an insulated roof.
- Yard space: Approximately 0.8 acres, paved and storm drained
- +/- 10 acres additional vacant land available at south end of property. All storm drained, with utilities available, for ground lease or build-to-suit.

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Main Office



Conference Building



Secure Storage Building



Warehouse/Yard space



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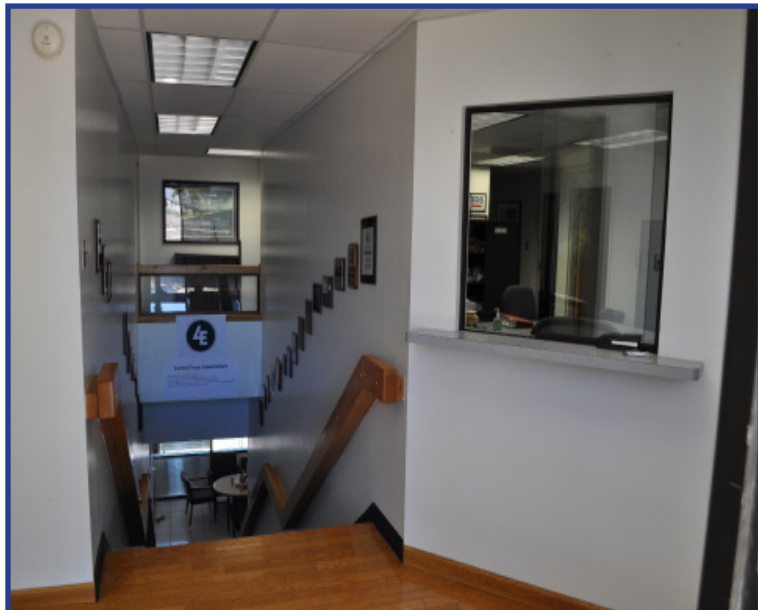
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Lobby



Reception Area



Breakroom



Typical Office



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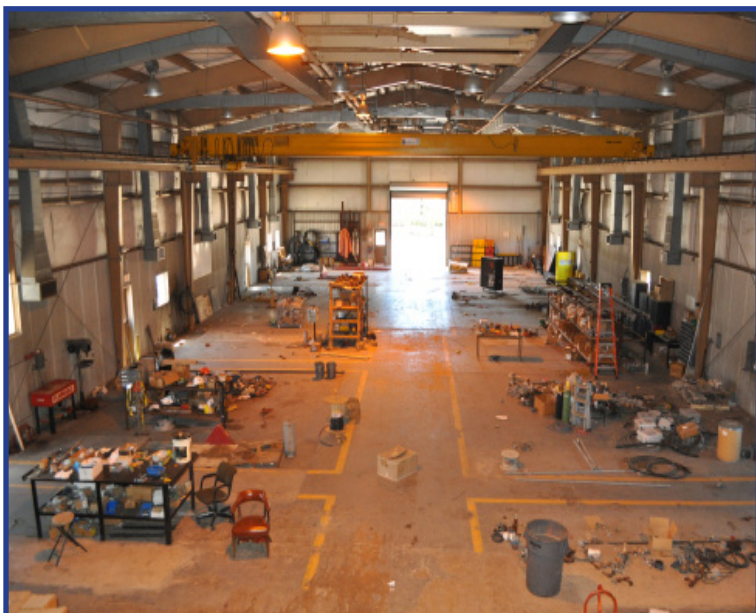
Conference Room



Kitchen/Breakroom



Warehouse Floor



Warehouse Offices



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Warehouse/Yard



Covered Storage



Warehouse/Interior



Office Trailer



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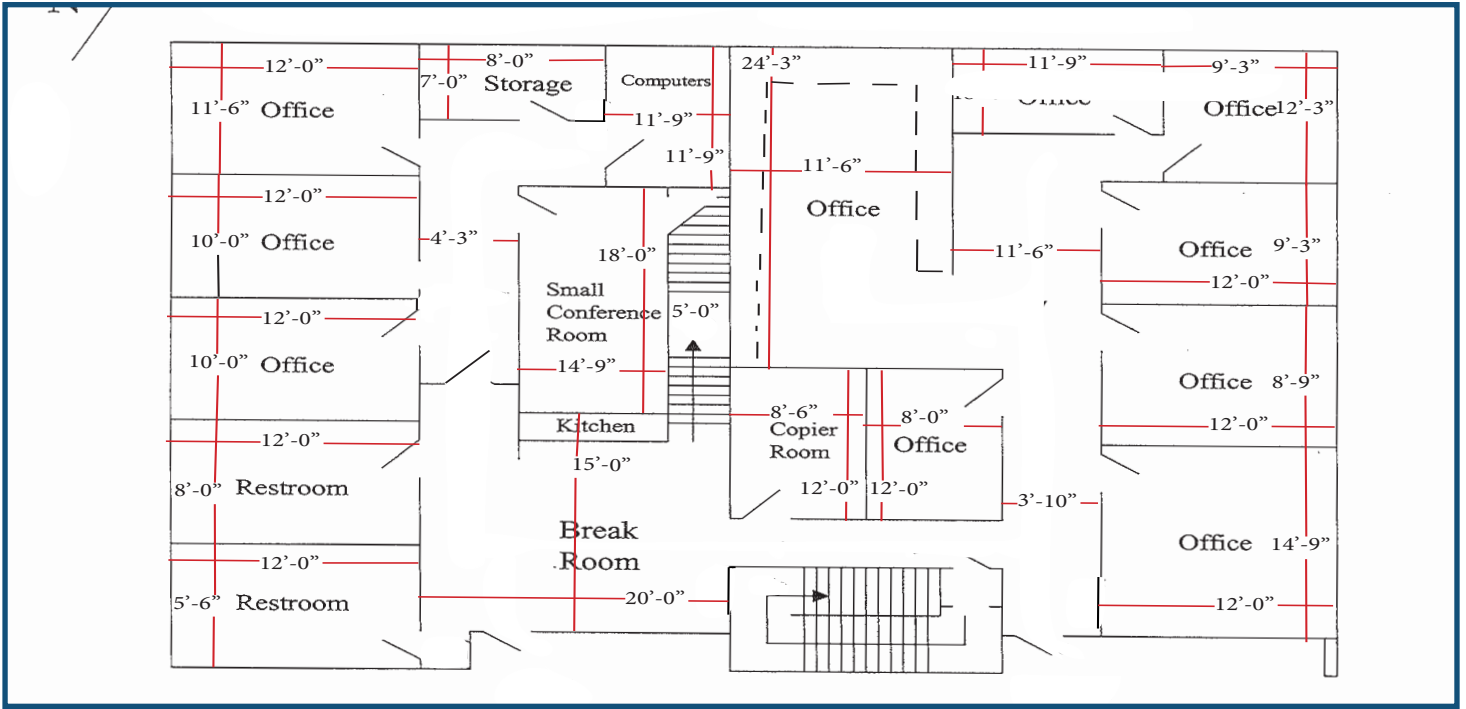
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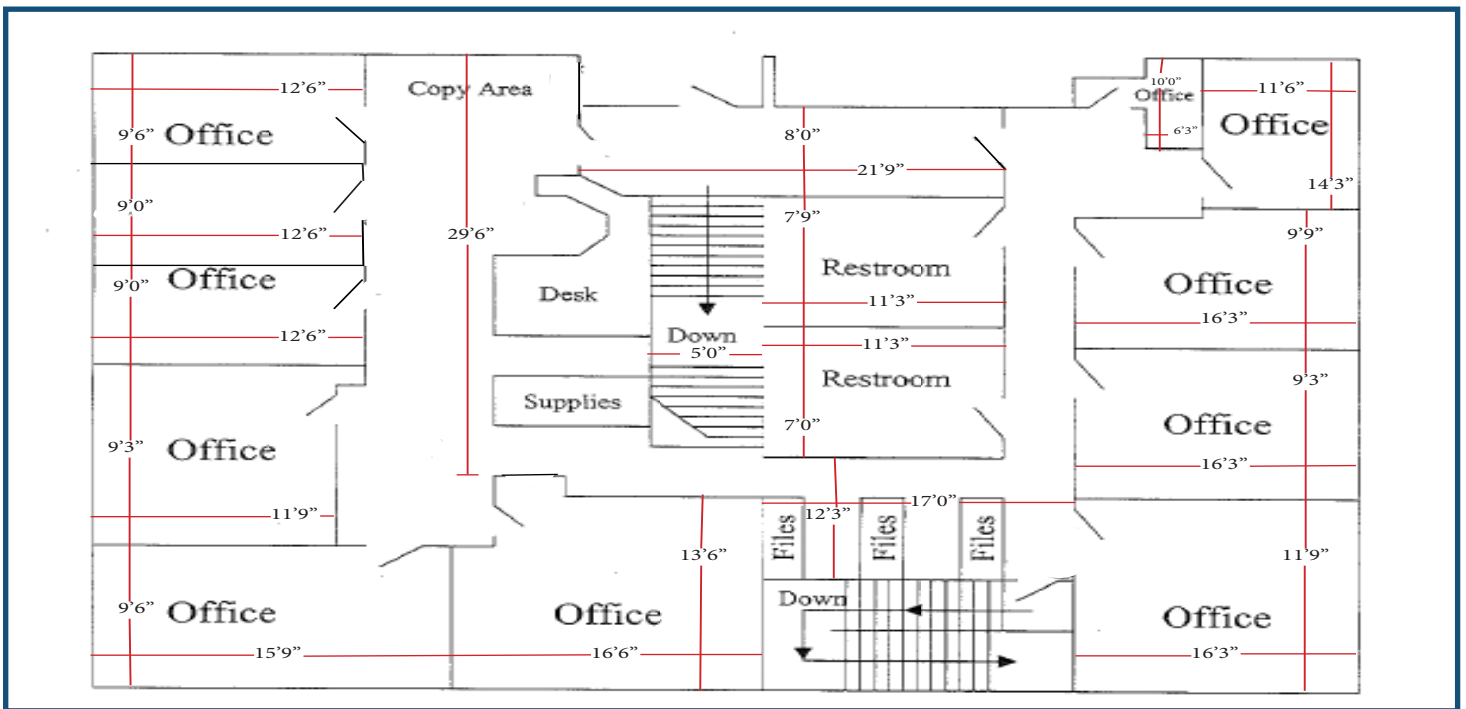
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1st Floor



2nd Floor

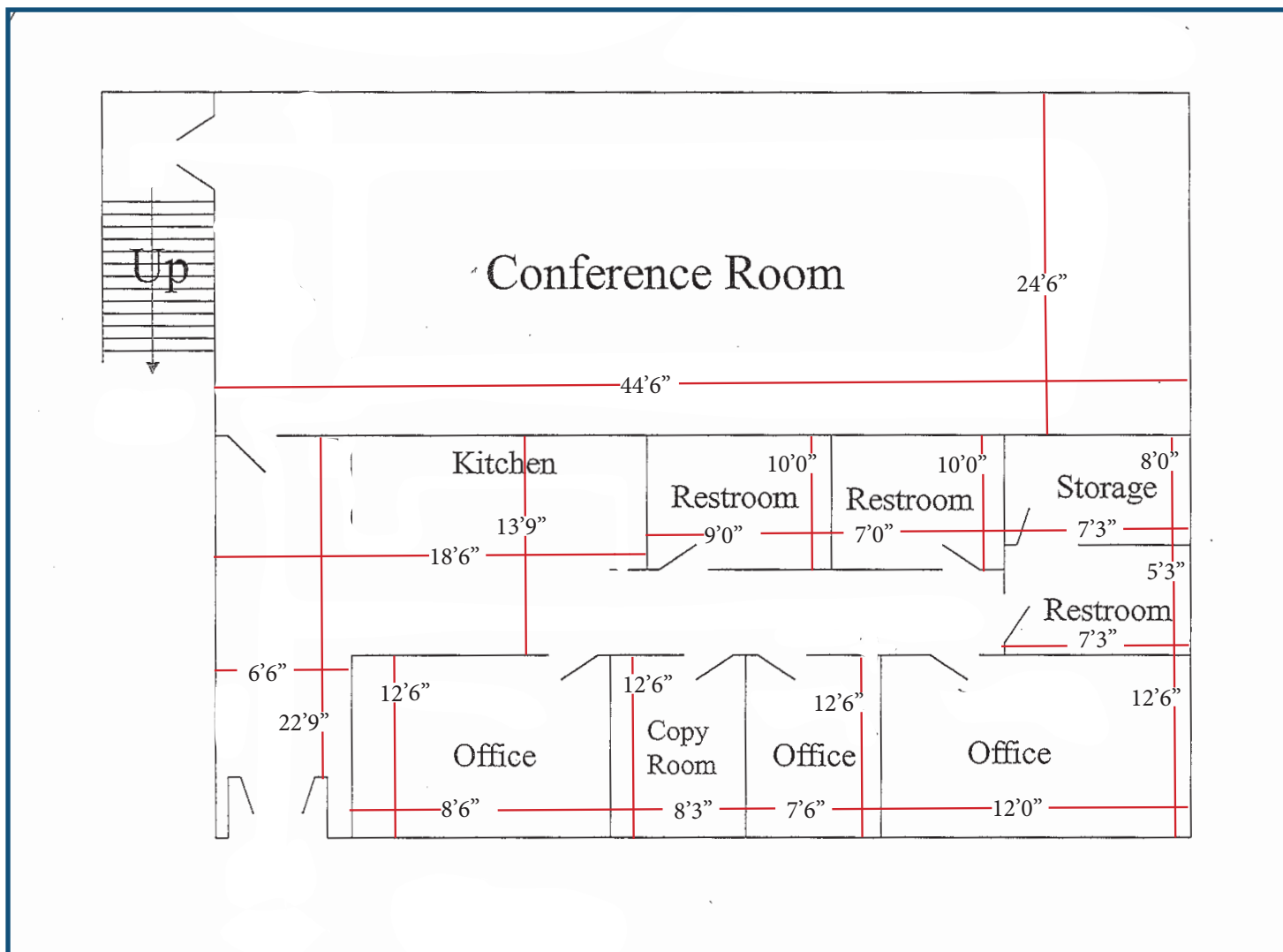


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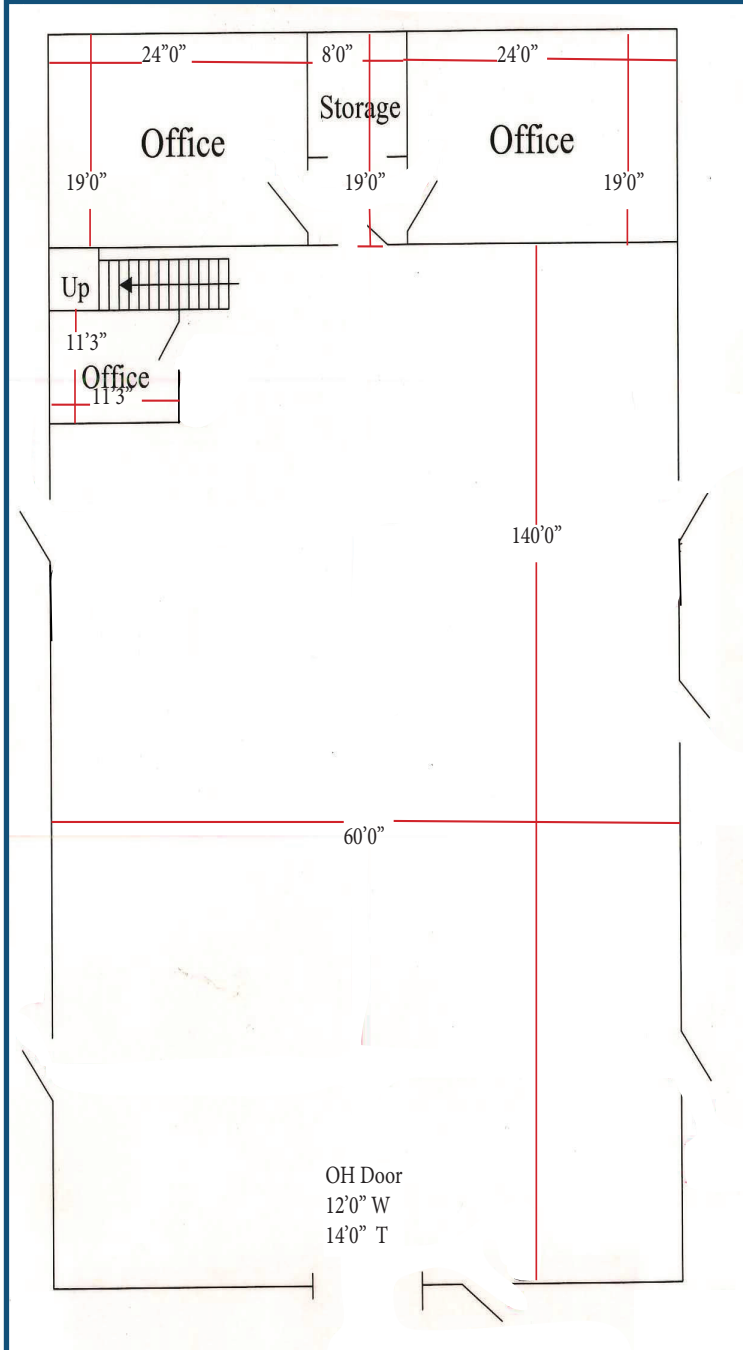
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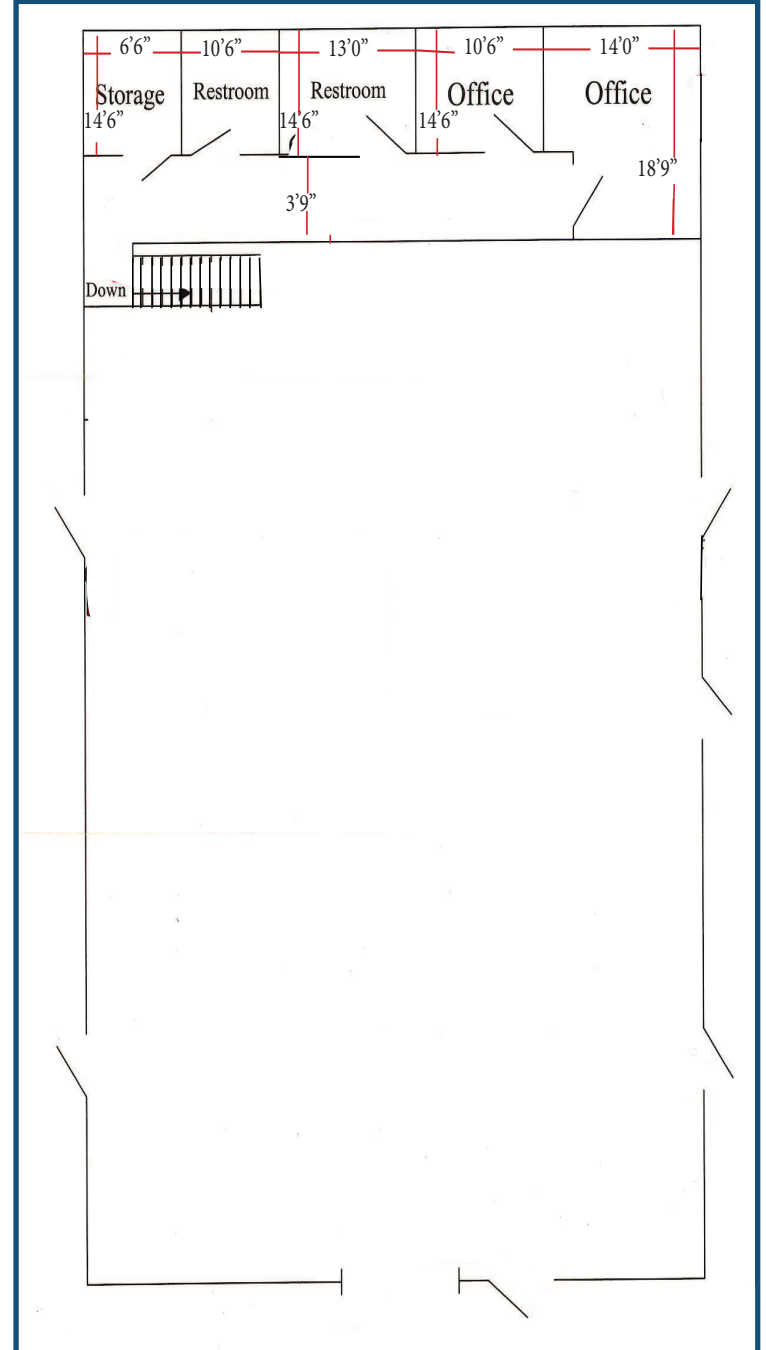
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1st Floor



2nd Floor



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Information About Brokerage Services

11-2-2015

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.

| | | | |
|---|-------------|-------|-------|
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| 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

TAR 2501

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