

# 400 Oak St

400 Oak St, Bryan, TX 77801

Presented By:  
Golden River Enterprises



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## Property Details

Positioned on a prominent corner lot, 400 Oak St in Bryan, TX is a versatile property that seamlessly blends residential comfort with commercial utility. The space includes four dedicated offices, 1.5 bathrooms, a full kitchen, central heating and air on one side of the house and mini-split systems for efficient climate control on the second side of the house. A thoughtfully designed addition provides multiple office configurations and a private restroom, making it ideal for professional use. With generous parking and zoning that supports both office and residential applications, this property is surrounded by community amenities including schools, churches, and the Midtown Legends Event Center—an active hub for local sports and events.

**Price: \$20.50 /SF/YR**

- Close to Midtown Legends Event Center, schools, and churches
- Plenty of parking
- 15 minutes from Kyle Field

View the full listing here: <https://www.loopnet.com/Listing/400-Oak-St-Bryan-TX/38308876/>

Rental Rate:	\$20.50 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Rentable Building Area	1,679 SF
:	
Year Built:	1945
Walk Score ®:	79 (Very Walkable)
Rental Rate Mo:	\$1.71 /SF/MO

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## Listing space

1st Floor	Space Available:	1,679 SF
	Rental Rate:	\$20.50 /SF/YR
	Date Available:	December 20, 2025
	Service Type:	Triple Net (NNN)
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	1 - 3 Years

400 Oak St offers a unique blend of residential charm and professional functionality in the heart of Bryan, TX. Originally a home, this property has been thoughtfully converted into a flexible office space featuring two offices, 2.5 bathrooms, a full kitchen, and mini-split systems in half the building. The addition includes multiple offices and a private restroom, making it ideal for small businesses or hybrid work setups. Located on a corner lot with abundant natural light and ample parking, it's surrounded by schools, churches, and just minutes from the Midtown Legends Event Center.



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## Location



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## Property Photos



Front Door



Back Parking Lot



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## Property Photos



Side View of the House



Side View

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## Property Photos



Back Door



Back Door



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## Property Photos



Back Yard



Building Photo



# 400 Oak St

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## Property Photos



IMG\_3733



IMG\_3914

# 400 Oak St

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## Property Photos



Bath 1



Bath 2



# 400 Oak St

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## Property Photos



IMG\_3908



IMG\_3913

# 400 Oak St

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## Property Photos



IMG\_3915



IMG\_3917



# 400 Oak St

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## Property Photos



IMG\_3967



IMG\_3965

# 400 Oak St

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## Property Photos



IMG\_3963



IMG\_3960



# 400 Oak St

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## Property Photos



IMG\_3970



IMG\_3958

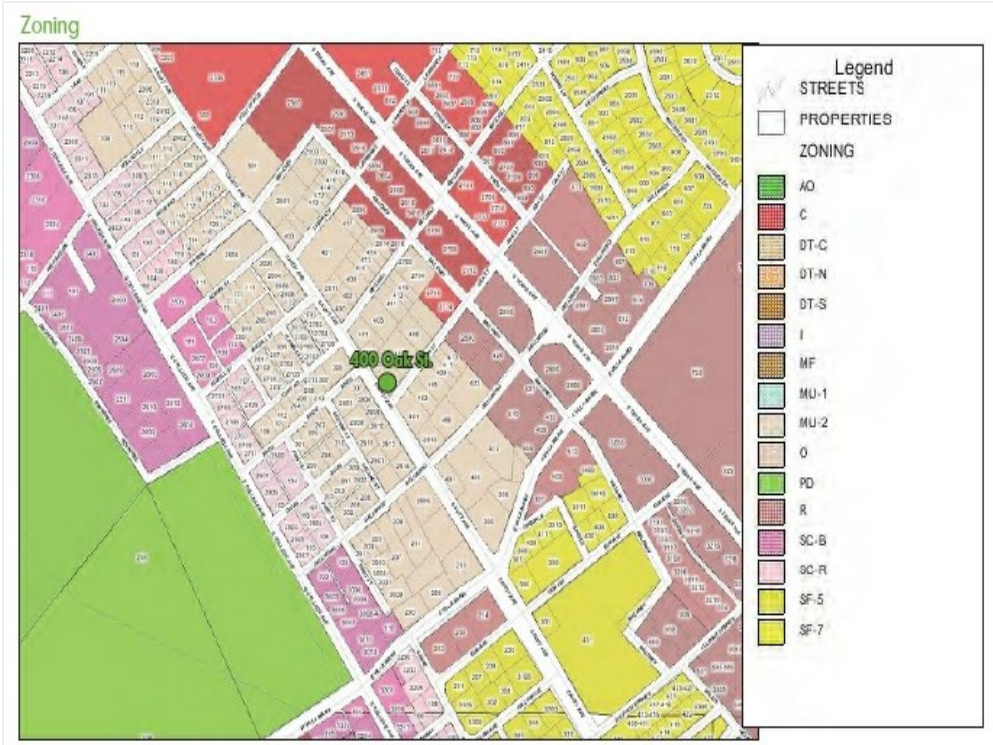
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Property Photos



IMG\_3957



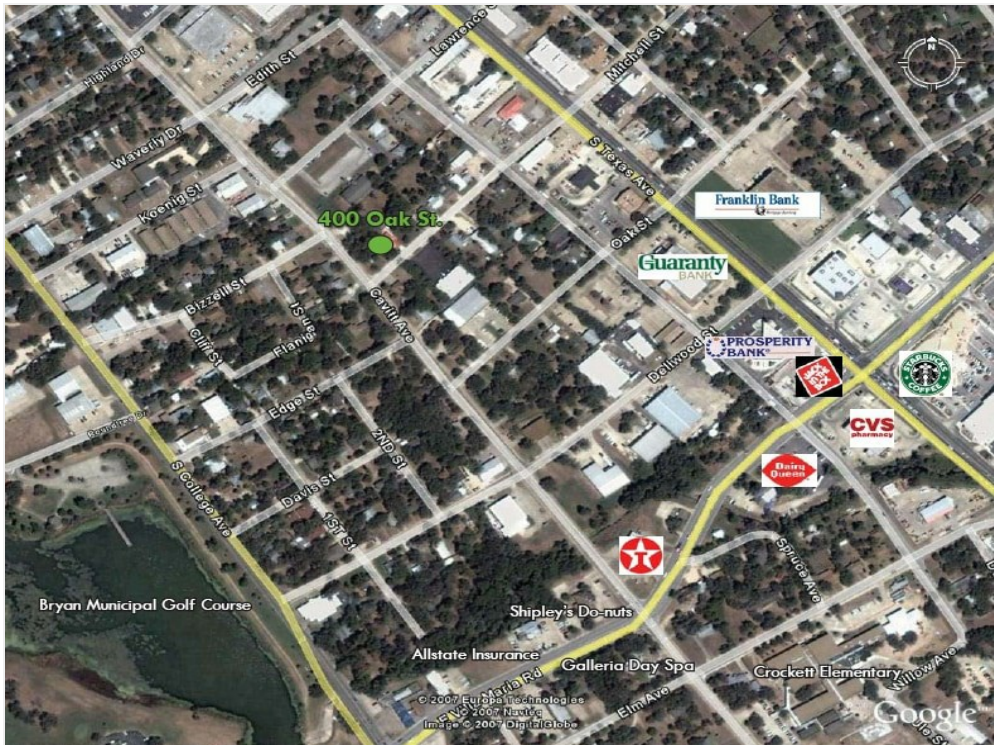
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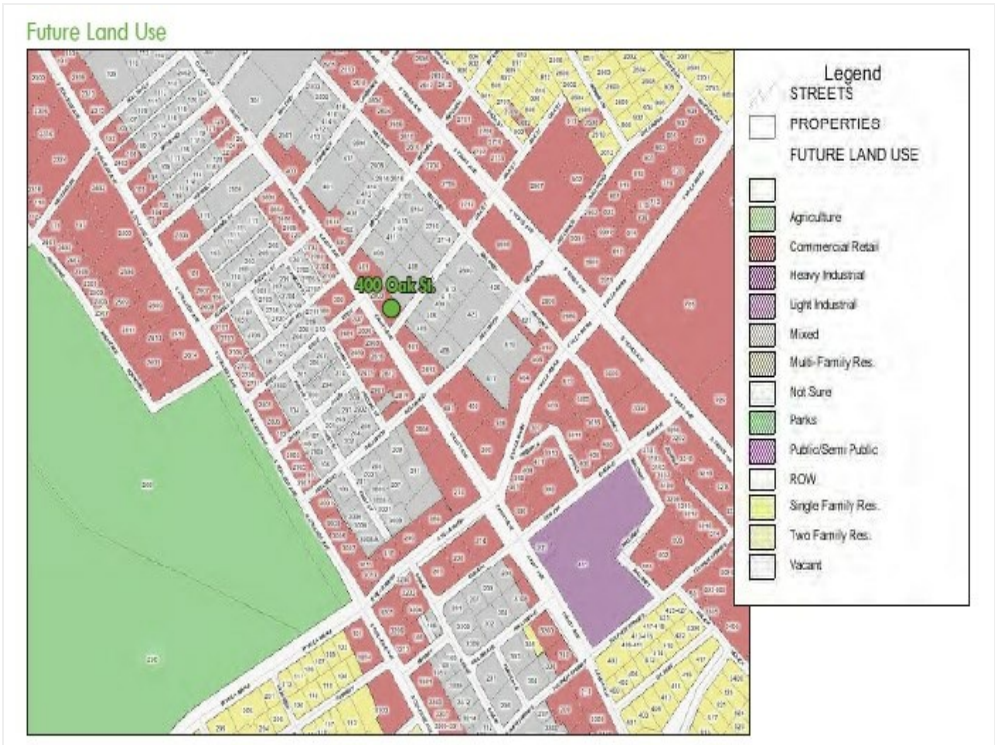
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## Property Photos



Other



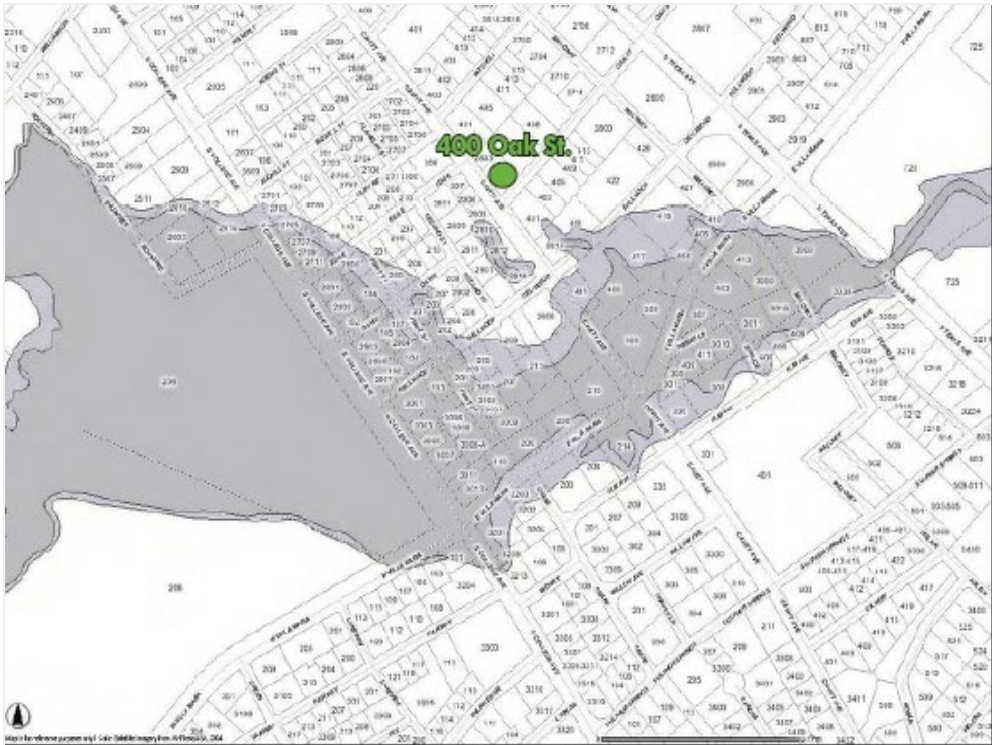
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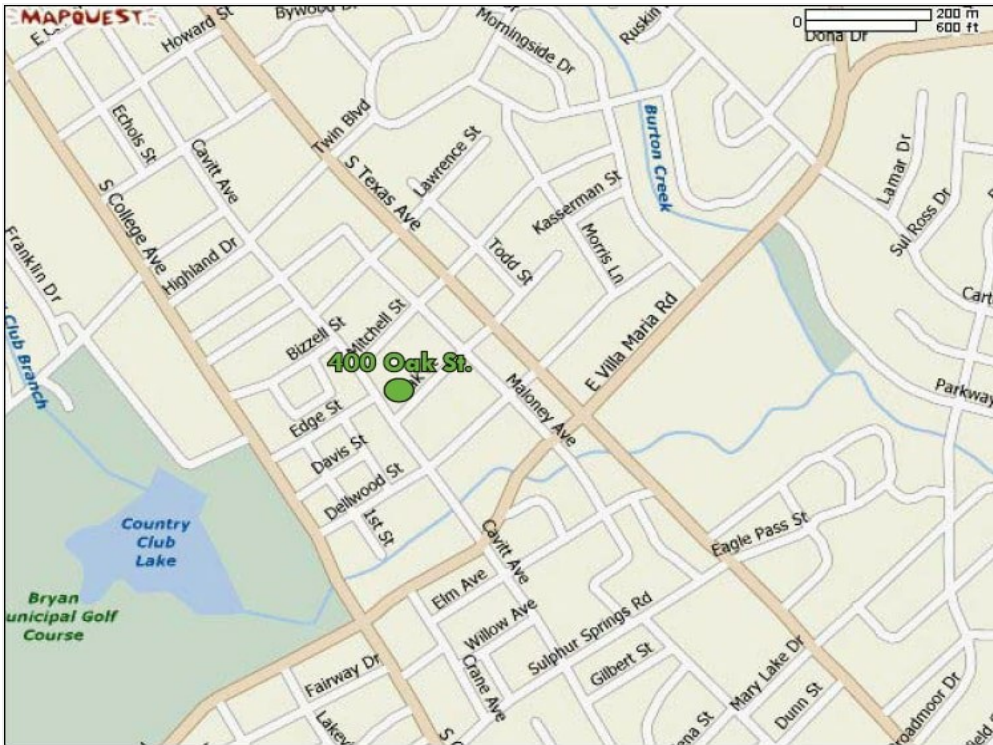
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## Property Photos



Other



Other



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