

FOR LEASE

ENERGY PLAZA

1701 SOUTHWEST PARKWAY
COLLEGE STATION, TEXAS 77840

Oldham
Goodwin **OG**



YEAR BUILT
1980/2019



RENTAL RATE
CALL FOR PRICING



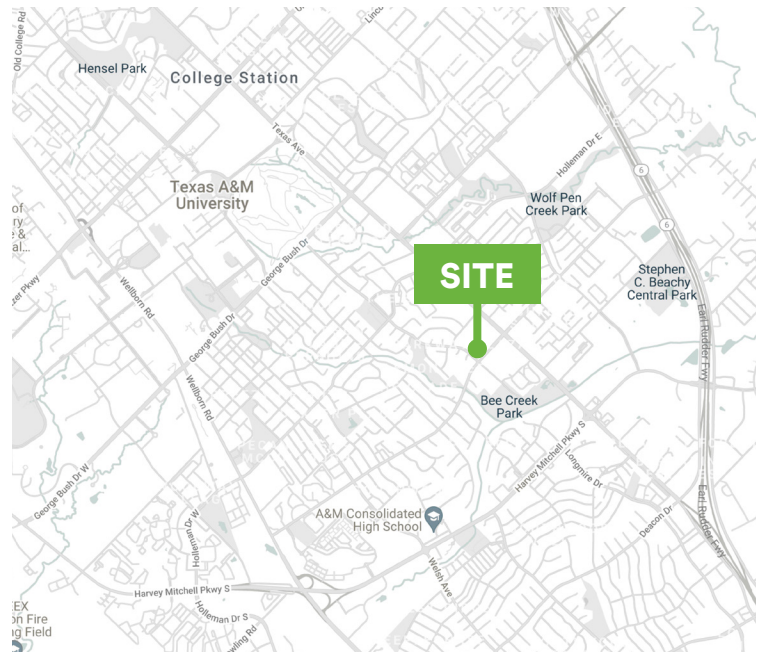
PARKING
4.0/1,000 SF

BUILDING FEATURES

- Recent lobby upgrades, new roof and HVAC
- Centrally located within the Bryan/College Station MSA
- Within ~1.5 miles of Texas A&M University
- Class B office building built in 1980 with renovations completed in 2019
- Immediate occupancy available

AVAILABILITY

- Suite 200 - 666 SF
- Suite 203 - 869 SF
- Suite 205 - 437 SF
- Suite 206 - 739 SF



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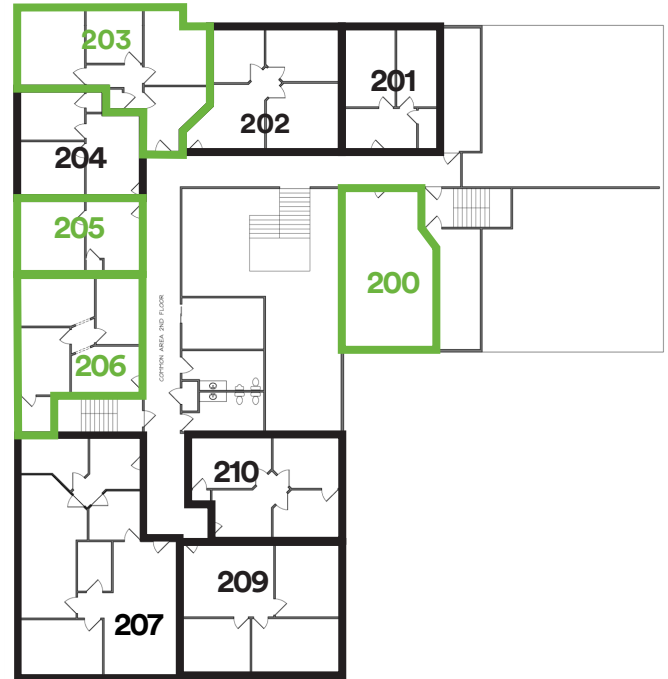
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FLOOR PLAN | FIRST FLOOR



SUITE	AVAILABILITY	RSF
99	Leased	~722
100	Leased	~1,465
101	Leased	~883
102	Leased	~488
103	Leased	~431
104	Leased	~892
105	Leased	~929
106	Leased	~529
107	Leased	~491
108	Leased	~409
109	Leased	~588
110	Leased	~1,872
113	Leased	~787

FLOOR PLAN | SECOND FLOOR



SUITE	AVAILABILITY	RSF
200	Available	~666
201	Leased	~567
202	Leased	~764
203	Available	~869
204	Leased	~578
205	Available	~437
206	Available	~739
207	Leased	~1,586
209	Leased	~989
210	Leased	~717

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David M. Watson
Innovated Minds
Hudson Architecture
Bowman Business and Tax Services
Chiffest
Genesis MMS
Mudler Exploration
Real Estate BCS
Academy for Competent Youth Work
Kenneth Cook
Applix
Aggie Movers Company
Christina Folkers
Farmers Insurance Agency
Mr. Appliance
Texas Best Selfie Event Photo Booth
Lauran Melissa Photography
Whelan Event Services
Modern Woodmen Fraternal Financial

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INFORMATION ABOUT BROKERAGE SERVICES

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.

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Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
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Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Managing Director | Corporate Services

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Bryan

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