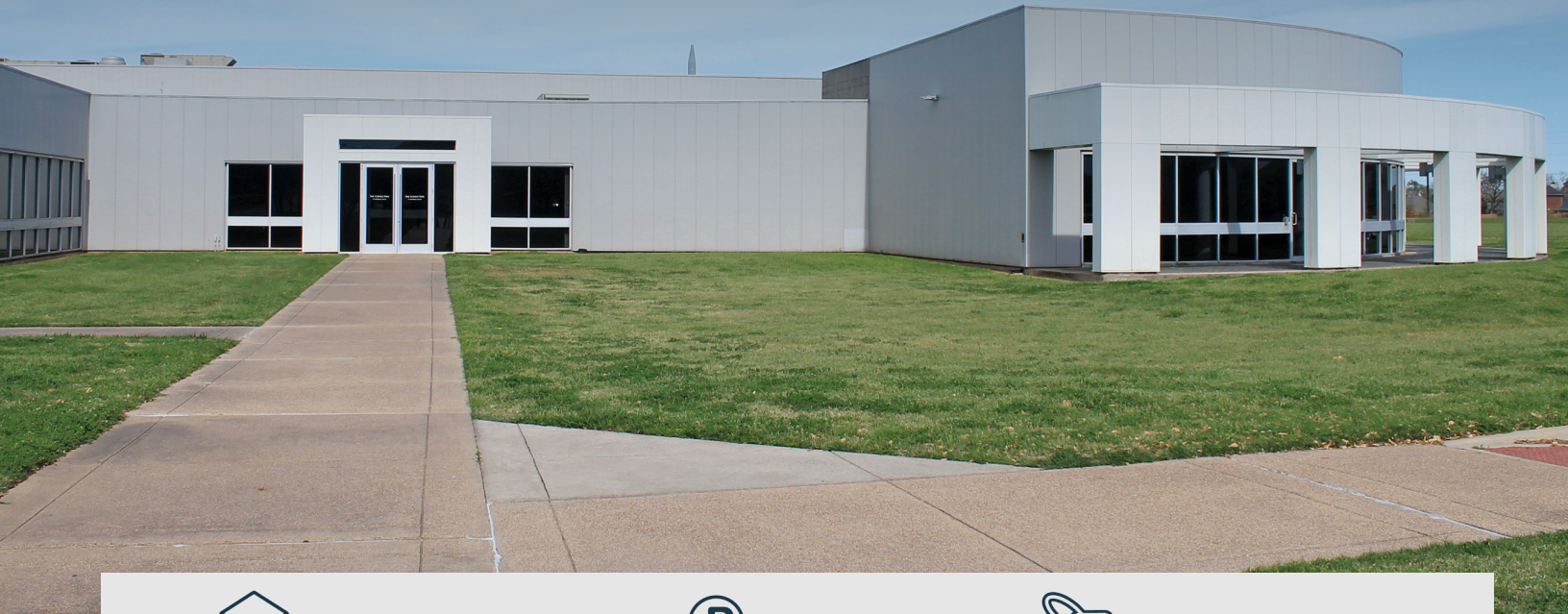


FOR LEASE

OFFICE AND LAB SPACE

2501 EARL RUDDER FREEWAY
COLLEGE STATION, TEXAS 77845

Oldham
Goodwin **OG**



BUILDING SIZE

180,000 SF



PARKING

4.2/1,000 SF



RENTAL RATE

Call For Pricing

AVAILABLE SPACE

- Suite 700: 6,401 SF (Lab/Office)
- Suite 710: 7,243 SF (Office)
- Suite 1600: 16,237 SF (Lab)

PROPERTY HIGHLIGHTS

- Located in an Academy Sports + Outdoors anchored, 54-acre mixed use development.
- Excellent visibility and easy access to Hwy 6, the most important regional mobility and transportation corridor in the Brazos Valley.
- Exceptional traffic counts (90,452 VPD per TxDot)
- Located less than 2 miles from Texas A&M University, Fall 2024 enrollment of over 79,000 students.
- Fully sprinklered
- 30' roof height
- Shared loading doc
- Zoning: Light Industrial

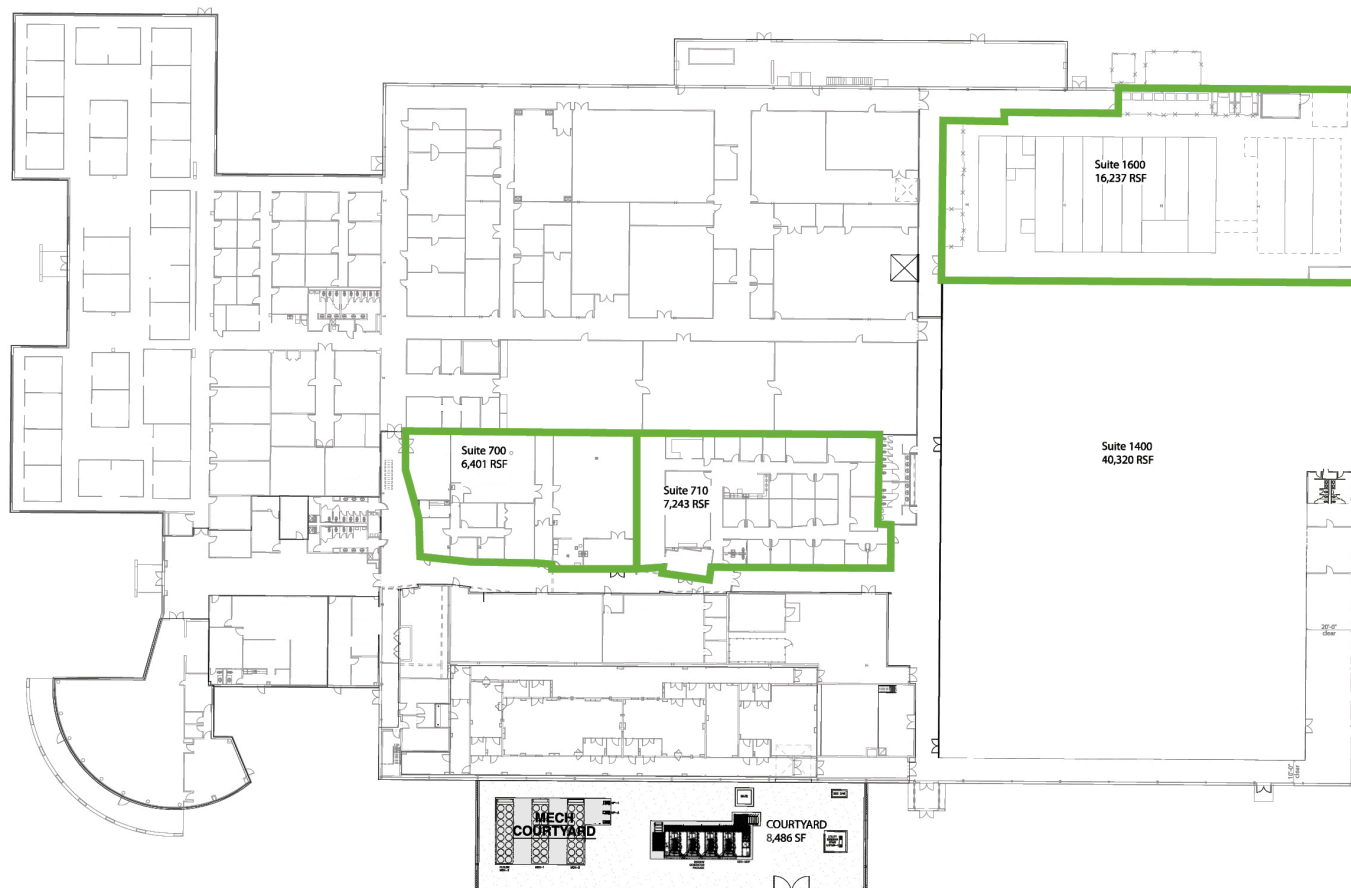


FOR LEASE

OFFICE AND LAB SPACE

2501 EARL RUDDER FREEWAY
COLLEGE STATION, TEXAS 77845

FLOOR PLAN



SUITE	AVAILABLE	RSF
700	December 2025	6,401 SF (Lab/Office)
710	December 2025	7,243 SF (Office)
1600	September 2025	16,237 SF (Lab)



FOR LEASE

OFFICE AND LAB SPACE

2501 EARL RUDDER FREEWAY
COLLEGE STATION, TEXAS 77845



FOR LEASE

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COLLEGE STATION, TEXAS 77845

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 77,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY
POPULATION
412,681

#1

BEST SMALL TOWNS FOR BUSINESS AND CAREERS IN TEXAS

#1

FASTEST JOB GROWTH RATE IN TEXAS IN MID-SIZED METRO AREAS



HOME TO TEXAS A&M UNIVERSITY
LARGEST UNIVERSITY IN THE COUNTRY

FALL 2023 ENROLLMENT - 77,000
TIER 1 RESEARCH INSTITUTION

12%

LOWER
COST

OF LIVING THAN THE NATIONAL AVERAGE

4.1%

UNEMPLOYMENT RATE



OFFICE AND LAB SPACE

2501 EARL RUDDER FREEWAY
COLLEGE STATION, TEXAS 77845

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

Email

Email

Email

(979) 268-2000
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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



Jody Slaughter

Managing Director | Corporate Services

D: 979.977.6097 **C:** 713.927.1157

Jody.Slaughter@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500 | Bryan, Texas 77802

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     OLDHAMGOODWIN.COM

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